



# HARFORD COUNTY, MARYLAND

## Office of the County Auditor

### FISCAL IMPACT NOTE

**Bill Number:**  
23-026

Zoning - Warehouses

**Sponsor:**  
Council President Vincenti  
at the request of the  
County Executive

**Estimated Fiscal Impact:**  
Undetermined

**Additional Information:**  
Version: 01  
based on bill as  
introduced 09/05/2023

Prepared by: Crystal  
Brooks, County Auditor.

Inquiries may be directed  
to (410)638-3161.

#### Summary of Legislation

AN ACT to add the definitions of “distribution and local delivery center”, “freight terminal”, and “warehousing” to Section 267-4, Definitions, of Article I, General Provisions, of Part 1, Standards; that Section 267-60, CI, LI and GI Industrial Districts, of Article VII, District Regulations by amending the purpose of the Light Industrial District and the General Industrial District in Subsection A as amended, and by adding additional general regulations in Subsection C(4)-(7) as amended; and to repeal and reenact, with amendments, Subsection B (3), Non-residential development, of Section 267-126, Adequate public facilities, of Article XV, Growth Management, of Part 2, Miscellaneous, all of Chapter 267, Zoning to clarify the public facility requirements that must be satisfied before issuance of permits and approvals; and by repealing and reenacting with amendments Permitted Uses Chart 19:20 and 19:21 by amending Permitted Uses Chart, Attachment 19:20, the “Freight terminal” row by deleting “freight terminal” as a permitted use in the B3 and LI use districts; and by amending Permitted Uses Chart Attachment 19:21 by deleting “Warehousing and wholesaling, processing and distribution and local delivery as a permitted use category, by adding a new permitted use category: “Warehousing, distribution and local delivery less than or equal to 150,000 square feet” and permitting such uses in the Village Business-VB, Business General-B3, Commercial Industrial-CI, Light Industrial LI and General Industrial GI use districts, and by adding a new permitted use category “warehousing, distribution and local delivery greater than 150,000 square feet and less than or equal to 250,000 square feet that shall be permitted only in CI, LI and GI use districts and only pursuant to the special conditions in Section 267-60C(4)(a)(4) in addition to all other applicable conditions under Chapter 267 Zoning as amended; all to read as follows and generally relating to zoning.

The bill will take effect 60 days after it is adopted.

#### Fiscal Analysis

Currently, the County’s Zoning Code allows Warehouses in several districts. This bill, if adopted, adds clarifications and specification with regard to the different business processes that fit under the umbrella of warehousing (e.g., Processing, Storage, Development, Manufacturing, and/or Distribution). Which functions will be allowed will depend upon

---

multiple factors including the Zoning district, size of the facility and activity volume.

On the Permitted Uses Charts, the legislation splits the 'warehousing' use by facility size. This clarifies where larger facilities may be located while still allowing some smaller warehouse operations in other areas. The proposed changes also include design requirements for new facilities such as buffer yards, access points, parking, landscaping, building size, etc. Several new definitions are included in the bill to support the above changes.

These Zoning changes may impact individual property owners. In accordance with §31-6 of the County Code, a Council Member may request a fiscal impact note for zoning matters from the Director of Planning and Zoning. Accordingly, we have not determined the fiscal impact of this legislation. A fiscal note request should allow the Department at least four weeks to prepare the note.