COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2015, Legislative Day No. 30 **VETOED**

Bill No. 63-15

Introduced by Mr. Walker

STEVEN R. SCHUH
COUNTY EXECUTIVE

By the County Council, June 15, 2015

9/11/15

Introduced and first read on June 15, 2015
Public Hearing set for and held on July 6, 2015
Bill AMENDED ON July 20, 2015
Public Hearing on AMENDED BILL set for and held on September 8, 2015
Bill Expires September 18, 2015

By Order: Elizabeth E. Jones, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Zoning – Self-Service Storage Facilities
2
3 FOR the purpose of <u>removing self-service storage facilities as a special exception use in a</u>
4   <u>C2 district;</u> amending the special exception requirements for self-service storage
5   facilities; and generally related to zoning.
6
7 BY repealing and reenacting, with amendments: § §§ 18-5-102 and 18-11-151
8   Anne Arundel County Code (2005, as amended) (as amended by Bill 21-15)
9
10   SECTION 1. *Be it enacted by the County Council of Anne Arundel County,*
11 *Maryland*, That Section(s) of the Anne Arundel County Code (2005, as amended) read as
12 follows:
13
14   **ARTICLE 18. ZONING**
15
16   <u>**TITLE 5. COMMERCIAL DISTRICTS**</u>
17
18 <u>**18-5-102. Permitted, conditional, special exception, and business complex auxiliary**</u>
19 <u>**uses.**</u>
20
21   <u>The permitted, conditional, and special exception uses allowed in each of the</u>
22 <u>commercial districts, and uses auxiliary to a business complex, are listed in the chart in</u>
23

EXPLANATION: CAPITALS indicate new matter added to existing law.
           [Brackets] indicate matter stricken from existing law.
           Asterisks***indicate existing Code provisions in a list or chart that remain unchanged.
           <u>Underlining</u> indicates amendments to bill.
           ~~Strikeover~~ indicates matter stricken from bill by amendment.

this section using the following key: P =permitted use; C = conditional use; SE = special exception use; and A = auxiliary to a business complex use. A blank means that the use is not allowed in the district. Except as provided otherwise in this article, uses and structures customarily accessory to permitted, conditional, and special exception uses also are allowed.

Permitted, Conditional, Special Exception, and Business Complex Auxiliary Uses	C1	C2	C3	C4
***				
Self-service storage facilities		[SE]	SE	C
***				

TITLE 11. REQUIREMENTS FOR SPECIAL EXCEPTION USES

18-11-151. Self-service storage facilities.

A self-service storage facility shall comply with all of the following requirements.

(1) The facility shall be located on a lot of at least [two] FOUR acres.

(2) Storage and a residence for a caretaker or resident manager shall be the only activities conducted at the facility.

(3) Access shall be provided as follows:

(i) Each one-way interior driveway shall have a travel lane at least 15 feet wide.

(ii) Each two-way interior driveway shall have two travel lanes, each at least 12 feet wide.

(iii) Traffic direction and parking shall be designated by directional signs or pavement painting.

(4) Outside storage is not permitted.

[(5) In a C2 district, a self-service storage facility shall be within an enclosed controlled central structure with no external access to individual storage units.]

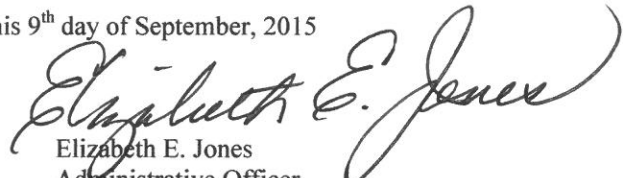SECTION 2. *And be it further enacted*, That this Ordinance shall take effect 45 days from the date it becomes law.

AMENDMENTS ADOPTED: July 20, 2015

READ AND PASSED this 8th day of September, 2015

By Order:

Elizabeth E. Jones

Elizabeth E. Jones
Administrative Officer

PRESENTED to the County Executive for his approval this 9th day of September, 2015
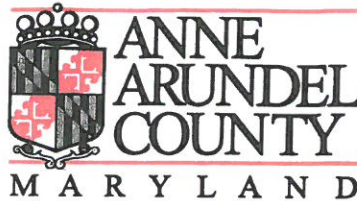
Elizabeth E. Jones

Elizabeth E. Jones
Administrative Officer

APPROVED AND ENACTED this _____ day of September, 2015

Steven R. Schuh
County Executive

EFFECTIVE DATE:

STEVEN R. SCHUH
County Executive

ANNE ARUNDEL COUNTY

MARYLAND

September 11, 2015

Anne Arundel County Council
Arundel Center, 1st Floor
44 Calvert Street
Annapolis, MD 21401

Re: **Veto of Bill 63-15: Zoning – Self-Storage Facilities**

Dear Members of the Council:

Pursuant to Section 307(j) of the County Charter, I have vetoed the enclosed Bill 63-15 that was passed by the Council on September 8, 2015. Bill 63-15 would remove self-service storage facilities as a special exception use in areas zoned C2 in the County. In addition, it would require these facilities to be located on four acres instead of the two acres that are currently required.
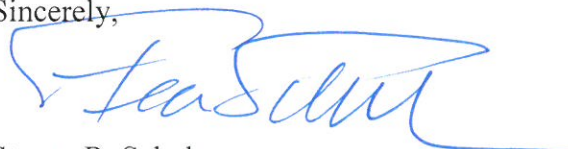
On May 4, 2015 the County Council unanimously passed Bill 21-15 that I requested be introduced to increase the areas in the County where self-service storage facilities could locate. These increased opportunities included areas zoned as C2, which is understood as an area that allows offices and other light commercial and institutional uses. A self-service storage facility is a light commercial use and a completely appropriate and desirable use in C2. Bill 63-15 would reverse this action by the Council, and I opposed this bill at each hearing before the Council.

Bill 63-15 would limit the opportunity for new self-service storage facility operators to open a business while insulating existing operators from outside competition. This legislation would allow existing facilities to dominate the market by increasing the required acreage and eliminating C2 areas that currently permit self-service storage facilities. These road blocks hurt small businesses that are looking to expand in or enter the County. In addition, this bill would inconvenience consumers in our County who need facilities close to their homes and businesses. Finally, with fewer acceptable locations for these facilities, rental prices will inevitably rise as demand outpaces supply in the storage facility market. Current law, which this Council and my administration created together with Bill 21-15, allows for more choices and lower prices for consumers within this County.

"Anne Arundel County: The best place to live, work and start a business in Maryland."

For the above reasons, I have now vetoed Bill 63-15. I look forward to working with you to make Anne Arundel County the best place to live, work, and start a business.

Sincerely,

Steven R. Schuh