



**TOWN OF PORT DEPOSIT  
PLANNING COMMISSION  
RESOLUTION 01-2020**

**TEXT AMENDMENTS TO ZONING CODE  
B & I EMPLOYMENT DISTRICT**

**A RESOLUTION BY THE PORT DEPOSIT PLANNING COMMISSION RECOMMENDING APPROVAL BY THE MAYOR AND COUNCIL OF PORT DEPOSIT OF TEXT AMENDMENTS TO THE PORT DEPOSIT ZONING CODE TO CREATE THE B & I EMPLOYMENT DISTRICT.**

**WHEREAS**, due to change in circumstances, character and nature of the area known as the former Bainbridge Naval Training Center, the current Special Zoning District entitled BX Bainbridge Mixed Use District is no longer compatible or an appropriate means by which to promote the orderly development of this area for the best interests of the citizens of Port Deposit; and

**WHEREAS**, in order to permit needed business and industrial development for the Town and promote the orderly and effective development of the former Bainbridge Naval Training Center area, a new zoning district entitled B & I Employment District has been developed; and

**WHEREAS**, after giving required public notice in a newspaper of general circulation, the Planning Commission conducted a public hearing on January 29, 2020 to receive public comment related to the proposed text amendment to the zoning code to create the new zoning district entitled B & I Employment District, as attached hereto; and

**WHEREAS**, The Planning Commission after considering all comments received during public hearing process and the record of this matter, believes it is in the best interest of the Town of Port Deposit for the Mayor and Town Council of Port Deposit to adopt the new B & I Employment District.

**NOW, THEREFORE BE IT RESOLVED THAT**, the Port Deposit Planning Commission hereby recommends that the Mayor and Council of the Town of Port Deposit adopt the new B & I Employment District.

Affirmative \_\_\_\_\_

Absent \_\_\_\_\_

Negative \_\_\_\_\_

Abstained \_\_\_\_\_

**READ AND PASSED THIS 29<sup>th</sup> day of January, 2020.**

ATTEST/WITNESS:

\_\_\_\_\_  
Vicky Rinkerman, Town Administrator

PLANNING COMMISSION

\_\_\_\_\_  
Jeff Heck, Chair

**Section 109. General Districts**

**8. B & I Business and Industrial Employment District**

**1. Intent.**

The intent of the B & I Employment District is to provide locations for warehouse storage, business/professional offices, research and development, and certain light industrial uses similar thereto which require large areas, truck traffic, and are of an intensity that is not compatible with dense zones and residential areas. For the most part, these industrial activities include the processing or assembly of previously processed materials. This district also provides for various special exception uses subject to the Board of Appeals process for uses which are consistent with the zone, but require extra review and scrutiny to determine their compatibility that the neighborhood and any conditions that must be placed on the use to ensure its harmony with the neighboring properties and community. This zone is intended to permit less outwardly intensive uses, activities and establishments.

**2. Performance Standards**

If, in the opinion of the Zoning Administrator, any proposed industrial use could create a fire hazard, carcinogenic, radiation or health hazard, emit smoke, noise, odor or dust or could produce other results that could be obnoxious or detrimental to other properties either because of the productive process or the suitability of the site, the Zoning Administrator shall refer the proposed use to the Board of Appeals. The Board shall determine if any of these conditions would or would not be created by the proposed use. If the Board determines that any of these conditions would be created it shall require assurances, by means of special design of the structure or processing procedures or equipment, that the detrimental conditions will not be created. The Board may require the posting of sufficient bond, with corporate surety, or such other assurances that it may deem satisfactory to guarantee that those conditions will not be created or, if created, will be eliminated.

**3. General Requirements.**

In determining whether to approve or disapprove a major site plan or subdivision in the B & I Employment District, the Planning Commission shall consider the following:

- a. The impact of the proposed development on existing or planned public services, facilities, and infrastructure;
- b. The impact of the operation of the proposal on the surrounding area with special consideration to neighboring residential uses or zoning;
- c. The effect and/or influence the proposal might have on the health, safety, and welfare of the residents and employees of the neighborhood.

Modifications to the Town of Port Deposit standards and requirements will be considered by the Planning Commission on a case by case basis dependent upon the site plan and related operations information presented during the process.

**4. Definitions**

Cargo Container – An enclosed, reusable vessel (with doors for loading and unloading), designed without an axle or wheels, which was originally, specifically or formerly designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities, and/or designed for or capable of being mounted or moved by trains, trucks, ships or other modes of transportation. This definition shall also include box-like containers used for storage of personal or business items. The definition shall not include sheds.

Cargo Container Maintenance Facility – Any business that engages in the maintenance and repair of cargo containers, not located within a storage facility that removes the containers from the chassis. This may include facilities or operations engaged in the conversion of cargo containers for secondary use or sale.

Cargo Container Storage Facilities – Any site which the principal use is the movement, storage on a non-permanent basis, staging or redistribution of cargo containers.

Data Center - A use where digital information is processed, transferred, and/or stored, occupying 10,000 square feet or more, where the majority of space is occupied by computers, servers, telecommunications and related equipment (including supporting equipment).

Distribution Facility - An establishment that distributes and stores goods, products, cargo, and materials, including transshipment by boat, rail, air, or motor vehicle.

Light Industry - Research and development activities, the manufacturing, compounding, processing, packaging, storage, assembly, and/or treatment of finished or semi-finished products from previously prepared materials, which activities are conducted wholly within an enclosed building.

Offices - Offices for the use of physicians, optometrists, dentists, attorneys, architects, surveyors, engineers, insurance agents, accountants, stockbrokers, commodity brokers, real estate brokers, general services and employment agencies.

Power Generating Facilities - Power generating facilities may be permitted as a Special Exception provided that the power is generated solely from solar, wind or water power sources.

Truck Terminal – A structure or land used or intended to be used primarily to accommodate the transfer of goods or chattels from trucks or truck trailers to other trucks or truck trailers or to vehicles of other types in order to facilitate the transportation of such goods or chattels or for truck or truck-trailer parking or storage. The term “Truck Terminal” includes facilities for the storage of freight-shipping containers designed to be mounted on chassis for part or all of their transport.

Warehouse - A structure in which goods, materials, or other items are stored for compensation for a period of time pending transfer or sale.

## **5. Uses**

- a. Cargo container maintenance or storage facility.
- b. Data centers.
- c. Building and structures related to electric power, gas transmission & telecommunications, or distribution thereof may be permitted as a Special Exception.
- d. Light Industry, as defined.
- e. Offices.
- f. Power generating facilities may be permitted as a Special Exception provided that the power is generated solely from solar, wind or water power sources.
- g. Truck Terminal.
- h. Warehouse and distribution facilities.

## **6. Uses Prohibited**

The uses prohibited below include, but are not limited to:

- a. Residential dwellings.
- b. Manufacturing uses involving asphalt, hot mix, asphalt bituminous concrete, charcoal, and fuel briquettes.
- c. Manufacturing uses involving primary production of the following products from raw materials: chemicals: aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, carbon black and bone black, creosote, hydrogen and oxygen, industrial alcohol, nitrates (manufactured and natural) of an explosive nature, potash, plastic and synthetic resins, pyroxylin, rayon yarn, and hydrochloric, nitric, phosphoric, picric, and sulphuric acids; coal, coke, and tar products, including gas manufacturing; explosives; synthetic fertilizers; gelatin, glue, and size (animal); linoleum and oil cloth; matches; paint, varnishes, and turpentine; rubber (natural and synthetic); soaps, including fat rendering; and starch.
- d. The following processes: nitrating of cotton or other materials; magnesium foundry; reduction, refining, smelting, and alloying of metal or metal ores; refining secondary aluminum; refining petroleum products, such as gasoline, kerosene, naphtha, and lubricating oil; distillation of wood or bones; and chemical reduction and processing of wood pulp and fiber, including papermill operations and recycling centers.
- e. Operations involving stockyards and slaughterhouses.
- f. Storage of explosives.
- g. Quarries, stone crushers, screening plants, and storage of quarry screenings, accessory to such uses.
- h. Junkyards, automobile dismantling plants or storage of used parts of automobiles or other machines or vehicles or of dismantled or junked automobiles.
- i. Rubble or sanitary landfill
- j. Accessory uses shall not be permitted without a principal use.

## **7. Standards**

The following standards will apply to this zoning district and are subject to approval by the Planning Commission. The Planning Commission may impose additional standards due to the nature and location of the proposed use to preserve and protect the character and safety of the Community. Consideration for flexibility within the below provided standards may be considered by the Planning Commission on a case by case basis:

- a. There is no outdoor storage. All goods and equipment must be in a fully enclosed building, storage container or truck trailer and cannot be stacked.
- b. The minimum parcel size shall be ten (10 acres).
- c. The minimum setbacks are:
  - (1) Front, rear and sides shall be three hundred (300) feet.
  - (2) Side and rear setbacks may be reduced to fifty (50) feet when adjacent to a business or

industrial zone.

- (3) Front setbacks off of internal roads shall be 50 feet.
  - (4) Principal buildings shall be separated by at least one hundred (100) feet.
  - (5) Setbacks for parking areas shall be one hundred (100) feet from all existing and proposed roadways and residential existing uses and zones.
- d. The maximum building coverage of the entire parcel is twenty-five (25) percent.
  - e. The maximum height of the buildings shall be fifty-five (55) feet.
  - f. All new distribution utility lines shall be underground except relocation of existing lines.
  - g. A minimum of thirty (30) percent of the parcel shall be landscaped. The landscaping shall include screening to insure that loading and unloading activities are not visible from any public road or street.
  - h. Any building façade visible from adjacent properties or public streets shall incorporate a differentiation that breaks the mass of the façade every 100 feet by changes in at least two of the following design elements, but no more than three: building height, building step-back or recesses (minimum two and a half feet), fenestration, materials, pattern, texture, color, or use of accent materials to be approved by the Planning Commission.
  - i. All ground level and rooftop mechanical equipment and all electrical equipment, electrical yards, or electrical switching stations shall be screened from adjacent properties and public streets by one of the following: solid fencing, parapet walls, landscaping buffer or other screening to be approved by the Planning Commission.
  - j. Pedestrian connectivity throughout the site plan.

## **8. Parking standards**

- a. Truck terminals, warehouse and distribution facilities - one (1) space for each two hundred fifty (250) square feet of office area and one (1) space for each two (2) employees in the largest shift, or one (1) space per ten thousand (10,000) square feet of gross floor area, whichever is greater.

## **9. Additional Standards**

Additional Standards shall be applicable as stated in Zoning Regulations of the Town or otherwise determined by the Planning Commission based on the nature and intensity of the use. Modifications to these standards will be considered by the Planning Commission on a case by case basis dependent upon the site plan related information present