

Staff Report

Ordinance O-18-17

MODIFICATION TO THE TABLE OF USES FOR OFFICE AND MIXED USE ZONING DISTRICTS

This ordinance proposes to eliminate the standards established in 1986 for a personal care establishment in the PM, Professional Mixed Office zoning district. A "Personal Care Establishment" is defined as an establishment providing services for the customary comfort, convenience or care of individuals. The term "personal care establishment" includes but is not limited to barbershops, beauty parlors, dressmaking/tailoring stores, drugstores, and photography studios.

In the PM District, it is subject to the following standards:

- This use may be provided only on a ground floor.
- New construction, expansion or substantial rehabilitation shall not provide commercial or retail uses greater than fifty percent of a structure's gross floor area.
- Where this use is established on lots less than five thousand four hundred square feet in size, all trash and refuse shall be stored in self-enclosed trash storage areas. Trash storage areas shall be screened in an appropriate manner using a board-on-board enclosure.

The intended purpose of the PM district is to serve as a transitional zone between more intense commercial development and residential districts. The zoning is found along Old Solomons Island Road, adjacent to the Parole community; along West Street adjacent to Germantown-Homewood and in West Annapolis.

The standards arbitrarily limit the ability of a small business to be established or expanded.

Prepared by Jacquelyn M. Rouse, AICP, Planning Administrator, Planning & Zoning Department