



Howard County Maryland
Department of Planning and Zoning
3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350
www.howardcountymd.gov

DPZ Office Use only:
Case No ZRA-217
Date Filed 7/31/2025

Zoning Regulation Amendment Petition

Description of Proposed Amendment:

The proposed ZRA aims to reduce conflicts in the current zoning code, add opportunities for agritourism, and also implement goals and policies of HoCo By Design by: adding new definitions and amending current definitions, amend Agritourism Special Farm Permit, add Incidental Outdoor Stays and Small-Scale Agritourism as a Special Farm Permit use, amend the Bed and Breakfast Inn use on ALPP properties and allow under Special Farm Permit, amend uses and certain restrictions for ALPP properties, amend Limited Social Assembly use and rename to Rural Venue Space, amend the Farm Winery and Brewery use to Farm Alcohol Producer, and increase the allowable lot coverage for detached accessory structures on RC and RR zoned properties developed with single-family detached dwellings.

Petitioner Information

Name: Lynda Eisenberg

Trading As:

Address: 3430 Courthouse Drive, Ellicott City, MD, 21043

Phone: 4103132350

Email: leisenberg@howardcountymd.gov

Petitioner's Interest in the Property: Other

Representative Information

Name: David Moore

Address: 3450 Courthouse Drive, Ellicott City, MD, 21043

Phone: 4103132100

Email: dmoore@howardcountymd.gov

Profession: Attorney

Property Information

Property Address: 12985 Frederick Road, West Friendship, MD, 21794

Total Site Area: 135.4 acres Use Area (if different): Tax Map: 15 Grid: 10 Parcel: 142

County Council District: 5 Zoning District: RC-DEO

Subdivision Name: SDP #:

Zoning Regulation Amendment Information

Please provide a brief statement concerning the reason(s) the requested amendment(s) to the Zoning Regulations is (are) being proposed:

The intended purpose of the proposed ZRA is to accomplish the following:

1. Implement new relevant policies as outlined in the County's General Plan, HoCo By Design,
2. Address issues and reduce conflicts in the current code to improve clarity, accessibility, and ease of technical administration,
3. Respond to changed market conditions and new industry opportunities to aid in the expansions of traditional farming operations.

The Legislative Intent of the Zoning Regulations in Section 100.0.A. expresses that the Zoning Regulations have the purpose of "...preserving and promoting the health, safety and welfare of the community." Please provide a detailed justification statement demonstrating how the proposed amendment(s) will be in harmony with this purpose and the other issues in Section 100.0.A.

The proposed ZRA is in harmony with preserving and promoting the health, safety, and welfare of the County as described in Section 100.A. Specifically, this proposed ZRA is described in enumerated intent number 2: "To protect the character, the social and economic stability of all parts of the County; to guide the orderly growth and development of the County, and to protect and conserve the value of land and structures appropriate to the various land use classes established by the General Plan for Howard County, and by these comprehensive Zoning Regulations."

Does the amendment, or do the amendments, have the potential of affecting the development of more than one property, yes or no? If yes, and the number of properties is less than or equal to 12, explain the impact on all properties affected by providing a detailed analysis of all the properties based upon the nature of the changes proposed in the amendment(s). If the number of properties is greater than 12, explain the impact in general terms.

The amendment would impact more than 12 properties. The amendment has a general impact on parcels that are zoned RC, RR, R-ED, R-20, R-12, R-SC, and R-VH. The proposed amendment would change the regulations for uses permitted in the listed districts or add uses not currently permitted in those districts.

Provide the address, Tax Map, and Parcel Number for any parcel of land known to be affected by the amendment(s) that the Petitioner owns or has a legal or equitable interest in.

N/A

Zoning Regulation Amendment Criteria

The compatibility, including potential adverse impacts and consequences, of the proposed zoning regulation amendment with the existing and potential land uses of the surrounding areas and within the same zoning district.

This ZRA would generally have an impact on all parcels that are zoned RC, RR, R-ED, R-20, R-12, R-SC, and R-VH because the proposal would be amending the uses allowed within the districts. The proposed ZRA would not produce adverse impacts on land uses of a specific area within the same zoning district because the ZRA is an encompassing update to multiple zoning districts and uses.

The properties to which the zoning regulation amendment could apply and, if feasible, a map of the impacted properties.

The proposed amendment will largely impact the western part of the County, outside of the Public Service Area. One of the purposes of the amendment is to expand agritourism opportunities for current/future farming operations and provide avenues for different types of uses outside of traditional farming, which for the most part, are in the western part of the County.

The zoning districts this amendment would impact are the RC, RR, R-ED, R-20, R-12, R-SC, and R-VH. The amendment will amend current uses allowed in those districts, introduce new uses that are currently not allowed in the district, or introduce completely new uses in the district that are not currently in the code.

Conflicts in the Howard County Zoning Regulations as a result of the zoning regulation amendment.
 If approved, this amendment would not create any conflicts in the Howard County Zoning Regulations. One of the purposes of the proposed legislation is to clear up existing conflicts DPZ has seen and/or experienced administratively.

The compatibility of the proposed zoning regulation amendment with the policies and objectives, specifically including the environmental policies and objectives, of the Howard County General Plan.
 The general plan’s Economic Prosperity chapter is supportive of continuing to grow opportunities for agricultural diversification and agritourism in the county supported in the Agricultural Land Use ZRA. General Plan Policy Statement EP-10 aims to “Promote and support modern farming initiatives that reflect the changing needs and economic drivers of agriculture in Howard County,” which is supported through several new and expanded agricultural use allowances, such as incidental outdoor stays-lodging; small-scale agritourism; expanded Bed and Breakfast allowances; and Festival-Agritourism uses.
 General Plan Policy Statement EP-13 states that the County should “Reduce regulatory barriers to diversified agricultural operations in both the Rural West and the East.” This ZRA expands and adds new agricultural uses in western and eastern portions of the county to support diversified agricultural operations.
 General Plan Implementing Action EP-13.1 calls for updates to “the Zoning Regulations and other policies to promote agricultural expansion and diversification, especially for on-farm processing and other agribusiness opportunities,” which is accomplished through this ZRA.
 General Plan Implementing Action EP-13.2 calls for the county to “Work with agricultural and community stakeholders to review and update the Zoning Regulations and other regulations to create more opportunities for agritourism.” The Agricultural Land Use ZRA has engaged with many community stakeholders in order to develop the proposed changes within the ZRA.
 General Plan Implementing Action EP-13.3 calls for the County “Reduce barriers to the burgeoning demand for on-farm breweries, wineries, cideries, meaderies, distilleries, farm stays, event venues, and other agritourism uses.” The Agricultural Land Use ZRA includes expanded allowances for winery, brewery, and distilling operations.
 The proposed ZRA would not be changing any development requirements for sensitive resource protection, stormwater management, or forest conservation, therefore not impacting environmental policies.

If the zoning regulation text amendment would impact eight (8) parcels of land or less:
 (i) A list of those impacted parcels;
 (ii) The address of each impacted parcel;
 (iii) The ownership of each impacted parcel; and
 (iv) The contact information for the owner, if an individual, or resident agent or owner, if a corporate entity, of each impacted parcel.
 The proposed ZRA impacts more than 8 parcels therefore this criterion does not apply.



Signatures

The undersigned hereby affirms that all of the statements and information contained in, or filed with this petition, are true and correct.

Petitioner's Signature  **Date** 7/31/2025

Property Owner's Signature _____ **Date** _____

Process information and submittal requirements can be found on the [ProjectDox website](#)