

ZRA-216

**Southern Veterinary Partners;
Petitioner**

Howard County Planning Board
November 20, 2025



Proposal

1. Add *“Animal Hospitals, completely enclosed”* as the 69th use permitted by right in the M-1 (Manufacturing: Light) zoning district.

Zoning Regulation History – Manufacturing Light (M-1) District

1954

1954 Zoning Regs.: Created M-1 district and included the commercial and manufacturing uses permitted in the district.

1961

1961 Zoning Regs: Described the purpose of the M-1 district as “designed to permit fairly heavy industrial uses but exclude the so-called nuisance uses.”

1985

1985 Zoning Regs: Described the purpose of the M-1 district to “permit a mix of manufacturing, warehousing and business uses with provisions for limited retail sales.”

1993

1993 Zoning Regs.: Increased the number of uses permitted by right from 35 to 68.

2013

2013 Zoning Regs.: Overall largely remained unchanged since the 1993 regulations.

Zoning Regulation History – Animal Hospitals

- 1954**
1954 Zoning Regs.: Allowed Animal Hospitals in the R and R-R districts
- 1977**
1977 Zoning Regs.: Defined Animal Hospitals and expanded the districts they are permitted in (Permitted by right: B-1, B-2, SC; Permitted as Special Exception: R, R-20)
- 1985**
1985 Zoning Regs.: Expanded the use to the BR district permitted by right and RC and RR as a Special Exception
- 1993**
1993 Zoning Regs.: Expanded the use to the PGCC and added criteria for the Conditional Use approval
- 2004**
2004 Zoning Regs.: Expanded the use to the OT, CAC, and TNC district

Where Animal Hospitals are Currently Permitted

Use Criteria	District
Permitted by right	POR, BR, OT, B-1, B-2, SC, CE, CAC, TNC, PGCC (all districts require the use be completely enclosed)
Conditional use	RC, RR

Evaluation of Criteria

1. The compatibility, including potential adverse impacts and consequences, of the proposed Zoning Regulation Amendment with the existing and potential uses of the surrounding areas and within the same zoning district.

- The proposed changes are not anticipated to produce adverse impacts on the uses of the surrounding area as the Petitioner is adding the provision that the Animal Hospital must be fully enclosed.

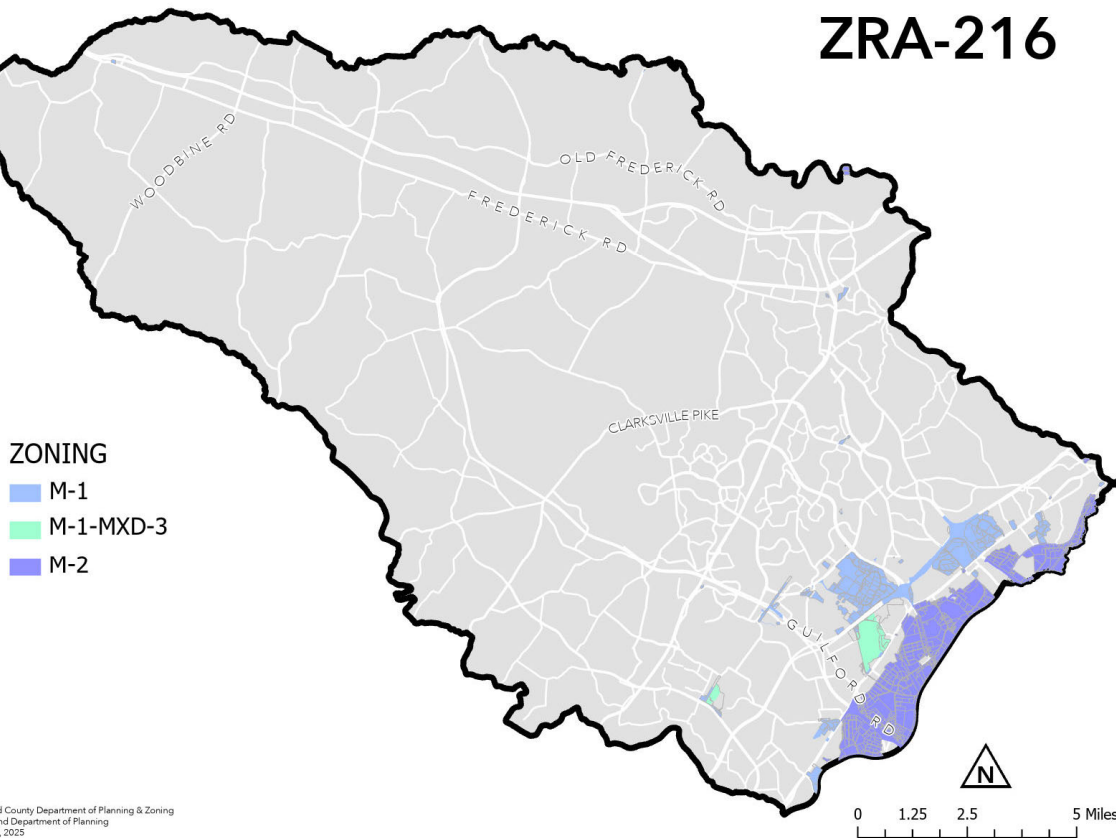
Evaluation of Criteria

ZRA-216

2. The properties to which the Zoning Regulation Amendment could apply and, if feasible, a map of the impacted properties.

- There are an estimated 816 potentially impacted parcels totaling nearly 5,800 acres.

Note: Currently in code, all uses permitted by right in the M-1 district are permitted by right in the M-2.



Evaluation of Criteria

2. The properties to which the Zoning Regulation Amendment could apply and, if feasible, a map of the impacted properties.

- Property Address: 7185 Columbia Gateway
- Zoning: M-1
- Existing Use: Shopping center
- Petitioner Interest: Tenant of the Property

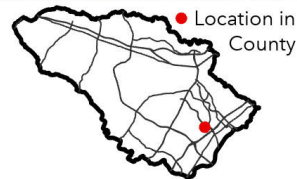


Zoning & Vicinity
ZRA-216

Zoning

■ M-1

□ 7185 Columbia Gateway



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Evaluation of Criteria

3. Conflicts in the Howard County Zoning Regulations as a result of the Zoning Regulation Amendment:

- Staff sees no conflicts with the proposed amendment and the current code as the M-1 district permits businesses and retail service uses which is consistent with Animal Hospitals.
- The M-1 district currently permits similar animal related uses like *Kennels* and *Pet grooming establishments and daycare, completely enclosed*.
 - *Uses were added with ZRA-87 in 2008*

Evaluation of Criteria

4. 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.

- **HoCo By Design** (The General Plan) : The Economic Prosperity chapter supports the growth of manufacturing and warehousing jobs.
- **HCBD EP-7** Policy Statement - “employ adaptive and innovative strategies to meet emerging economic shifts.”
 - **Implementing Action 1** adapt zoning regulations to “provide greater flexibility in use categories and respond to changing industries.”

Evaluation of Criteria

4. 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.

Environmental Policies

- The proposed ZRA-216 would not change any development requirements for sensitive resource protection, stormwater management or forest conservation.

Evaluation of Criteria

5. If the zoning regulation text amendment would impact eight parcels of land or less.

ZRA-216 impacts more than eight parcels (816 total); therefore, this criterion does not apply.

Planning Board Recommendation

Planning Board Action:

Advisory – Make a motion on the proposed Zoning Text Amendment to the County Council

- Favorable recommendation of the regulatory text as proposed
- Favorable recommendation with suggested amendments to the regulatory text
- Non-favorable recommendation