

**COUNTY COMMISSIONERS OF CAROLINE COUNTY, MARYLAND**

**LEGISLATIVE BILL #2026-002**

---

INTRODUCED BY: COMMISSIONERS BREEDING, PORTER, AND BARTZ

INTRODUCED ON: FEBRUARY 10, 2026

ATTEST: \_\_\_\_\_  
J. TRAVIS BREEDING, PRESIDENT

PUBLIC HEARING: \_\_\_\_\_, 2026, BEGINNING AT 9:00 A.M.  
COURTHOUSE, 109 MARKET STREET,  
ROOM 106  
DENTON, MARYLAND 21629

THIRD READING: \_\_\_\_\_, 2026

ENACTED: \_\_\_\_\_, 2026

EFFECTIVE: \_\_\_\_\_, 2026

---

**A BILL ENTITLED**

**An Act to amend the Caroline County Table of Use Regulations, 175 Attachment 3:2 - of Chapter 175 – Zoning, to add “Warehouse, mini-storage” facilities as a permitted use by Special Use Exception in the VC, Village Center Zoning District, and to add new Supplementary Regulations establishing the criteria for consideration by the Board of Zoning Appeals.**

---

**WHEREAS**, the County Commissioners of Caroline County, Maryland (the "County Commissioners") are authorized under Article XI-F of the Maryland Constitution and §9-308 of the Local Government Article of the Annotated Code of Maryland (the “Local Government Article”) to adopt public local laws in general;

**WHEREAS**, the County Commissioners are authorized under the Land Use Article, Title 4, of the Annotated Code of Maryland to enact and administer zoning and land use Bills and a Comprehensive Plan;

**WHEREAS**, the Village Center District is intended to provide for low or moderate intensity residential and commercial uses, with a mix of residential, commercial, and maritime agricultural service uses located within and near existing rural development centers; and

**WHEREAS**, commercial uses are primarily intended to serve residents and those in the immediate area, while directing development into the Village Districts to protect the environment and natural resources of more rural areas; and

**WHEREAS**, currently, mini-storage facilities, defined in § 175-8 as “[A] building or group of buildings which are composed of contiguous individual units which are rented to the public for the storage of personal property and which have independent access and locks under the control of the tenant”, fall under “warehouses” within the “Commercial Business and Personal Services” category of the Table of Uses, and they are: (1) permitted in the C-1 Neighborhood Commercial District by Special Use Exception; and (2) permitted in the C-2 General Commercial and I-2 Light Industrial Districts with site plan approval; and

**WHEREAS**, the Village Center District is intended to accommodate neighborhood-scale businesses and commercial uses which serve residents of the rural village and surrounding area, and although many storage facilities are currently limited to other Commercial districts, they can function at a neighborhood scale and offer useful service to residents and small businesses; and

**WHEREAS**, both the VC and C-1 districts allow for stores, businesses, and personal services that meet the needs of adjacent neighborhoods, and, as mini-storage is already allowed in the C-1 District through the Special Use Exception process, extending the same allowance to the VC District would be consistent with the intent of the Zoning code; and

**WHEREAS**, a review of storage facilities in the area indicates that demand for mini-storage remains unmet, and allowing this use in the VC District would expand service availability in rural villages and their surrounding areas while maintaining local oversight through the Special Use Exception process; and

**WHEREAS**, pursuant to §197.B of Chapter 128 of the Code of Public Local Laws of Caroline County, the County Commissioners have received the positive recommendation of the Planning Commission and the staff of the Caroline County Department of Planning and Codes (the “Department”) regarding the provisions proposed in this Bill, which will have the effect of adding “Warehouse, mini-storage” facilities as a permitted use by Special Use Exception in the VC, Village Center Zoning District, and adding Supplementary Regulations regarding Building Setbacks, Maximum Building Size, Height, Landscape Buffer, Lighting, Fencing, and Long-term Parking storage (for boats, recreational vehicles, vehicles); and

**WHEREAS**, this Bill may also be known by its short title “Chapter 175 – Zoning – Adding Mini-Storage Facilities as a Permitted Use by Special Use Exception in the VC, Village Center District”.

**NOW, THEREFORE**, in an exercise of the County’s police power as a Code Home Rule County, be it enacted by the County Commissioners of Caroline County, Maryland that:

**SECTION 1.** A new Section 175-49 is hereby enacted, to read:

**ARTICLE V**  
Supplementary Regulations

**§ 175-49. WAREHOUSE, MINI-STORAGE FACILITIES (VC ZONING DISTRICT)**

**A. PURPOSE AND APPLICABILITY.**

**THE PURPOSE OF THIS SECTION IS TO ESTABLISH SUPPLEMENTARY REGULATIONS FOR WAREHOUSE, MINI-STORAGE FACILITIES LOCATED WITHIN THE VC ZONING DISTRICT. THESE STANDARDS ARE INTENDED TO ENSURE THAT SUCH FACILITIES ARE COMPATIBLE WITH SURROUNDING LAND USES, ARE APPROPRIATELY SCALED TO THEIR SITES, AND MINIMIZE ADVERSE IMPACTS ON ADJACENT PROPERTIES. WAREHOUSE, MINI-STORAGE FACILITIES SHALL BE PERMITTED IN THE VC ZONING DISTRICT SUBJECT TO APPROVAL OF A SPECIAL USE EXCEPTION AND SITE PLAN APPROVAL, IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THIS CHAPTER.**

**B. BUILDING SETBACKS.**

**MINIMUM BUILDING SETBACKS FOR WAREHOUSE, MINI-STORAGE FACILITIES SHALL BE AS FOLLOWS:**

- (1) ADJACENT TO RESIDENTIALLY ASSESSED PARCELS OR LOTS.**
  - (A) FRONT SETBACK: 10 FEET.**
  - (B) SIDE SETBACK: 10 FEET.**
  - (C) REAR SETBACK: 10 FEET.**
  
- (2) ADJACENT TO COMMERCIALY OR INDUSTRIALLY ASSESSED PARCELS OR LOTS.**
  - (A) FRONT SETBACK: 10 FEET.**
  - (B) SIDE SETBACK: 5 FEET.**

**(C) REAR SETBACK: 10 FEET.**

**C. MAXIMUM BUILDING SIZE.**

- (1) FOR PARCELS OR LOTS OF ONE (1) ACRE OR LESS IN SIZE, THE MAXIMUM GROSS FLOOR AREA PERMITTED FOR WAREHOUSE, MINI-STORAGE BUILDINGS SHALL BE 3,000 SQUARE FEET. WHERE MULTIPLE BUILDINGS ARE PROPOSED, THE COMBINED TOTAL GROSS FLOOR AREA OF ALL BUILDINGS ON THE PARCEL OR LOT SHALL NOT EXCEED 3,000 SQUARE FEET.**
- (2) FOR PARCELS OR LOTS GREATER THAN ONE (1) ACRE IN SIZE, THE MAXIMUM PERMITTED GROSS FLOOR AREA SHALL BE DETERMINED BY THE BOARD OF ZONING APPEALS (BZA) AS PART OF THE SPECIAL USE EXCEPTION APPROVAL, BASED UPON THE SIZE OF THE PARCEL OR LOT, THE SCALE AND INTENSITY OF DEVELOPMENT, AND THE SIZE AND CHARACTER OF ADJACENT AND NEARBY BUILDINGS.**

**D. BUILDING HEIGHT.**

- (1) THE MAXIMUM PERMITTED BUILDING HEIGHT SHALL BE TWO (2) STORIES.**
- (2) THE BOARD OF ZONING APPEALS MAY APPROVE A BUILDING OF UP TO THREE (3) STORIES IN HEIGHT WHERE IT FINDS THAT THE ADDITIONAL HEIGHT IS COMPATIBLE WITH SURROUNDING DEVELOPMENT AND WILL NOT ADVERSELY IMPACT ADJACENT PROPERTIES.**

**E. LANDSCAPE BUFFERS.**

**LANDSCAPE BUFFERS SHALL BE PROVIDED ALONG ALL PROPERTY BOUNDARIES WHERE A WAREHOUSE, MINI-STORAGE FACILITY ABUTS ANOTHER PARCEL OR LOT, AS FOLLOWS:**

- (1) ADJACENT TO RESIDENTIALLY ASSESSED PARCELS OR LOTS. A SINGLE ROW OF EVERGREEN TREES SHALL BE PROVIDED, WITH TREES HAVING A MINIMUM HEIGHT OF SIX (6) FEET AT THE TIME OF PLANTING AND SPACED TEN (10) FEET ON CENTER.**
- (2) ADJACENT TO COMMERCIALY OR INDUSTRIALLY ASSESSED PARCELS OR LOTS. A SINGLE ROW OF EVERGREEN TREES SHALL BE PROVIDED, WITH TREES HAVING A MINIMUM HEIGHT OF SIX**

**(6) FEET AT THE TIME OF PLANTING AND SPACED TWENTY (20) FEET ON CENTER.**

**ALL REQUIRED LANDSCAPING SHALL BE SHOWN ON THE APPROVED SITE PLAN AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED PLAN.**

**F. LIGHTING.**

- (1) ADEQUATE LIGHTING SHALL BE PROVIDED FOR PARKING AREAS, ACCESS DRIVES, AND OTHER AREAS OF PEDESTRIAN OR VEHICULAR ACTIVITY TO ENSURE SAFETY FOR CUSTOMERS AND EMPLOYEES AND TO DETER VANDALISM AND THEFT.**
- (2) ALL EXTERIOR LIGHTING SHALL BE SENSOR-ACTIVATED WHERE PRACTICABLE AND SHALL BE DESIGNED TO BE DARK-SKY FRIENDLY, INCLUDING FULL CUT-OFF OR DOWNWARD-DIRECTED FIXTURES THAT MINIMIZE GLARE, LIGHT TRESPASS, AND SKYGLOW.**

**G. FENCING.**

**WHERE FENCING IS PROPOSED, THE TYPE, HEIGHT, AND LOCATION OF FENCING SHALL BE SHOWN ON THE SITE PLAN.**

**WHERE FENCING IS NOT PROPOSED, THE BOARD OF ZONING APPEALS SHALL DETERMINE, AS PART OF THE SPECIAL USE EXCEPTION APPROVAL, WHETHER FENCING IS REQUIRED BASED ON THE NATURE OF ADJACENT USES, SITE CONDITIONS, AND INPUT PROVIDED BY THE APPLICANT.**

**H. LONG-TERM PARKING STORAGE.**

- (1) LONG-TERM OUTDOOR STORAGE OF BOATS, RECREATIONAL VEHICLES (RVS), AND OTHER VEHICLES MAY BE PERMITTED AS AN ACCESSORY USE TO A WAREHOUSE, MINI-STORAGE FACILITY, SUBJECT TO THE FOLLOWING STANDARDS:**
  - (A) NO MORE THAN TEN PERCENT (10%) OF THE TOTAL PARCEL OR LOT AREA MAY BE UTILIZED FOR LONG-TERM PARKING STORAGE.**
  - (B) LONG-TERM PARKING STORAGE SHALL BE LIMITED TO THE REAR OF THE PARCEL OR LOT.**

**(C) PARKING SPACES SHALL BE DESIGNED TO ACCOMMODATE LARGE VEHICLES, WITH A TYPICAL SPACE SIZE OF APPROXIMATELY TWELVE (12) FEET BY FIFTY (50) FEET, ALLOWING FOR AN AVERAGE OF APPROXIMATELY SEVEN (7) VEHICLES PER ACRE.**

**(2) SCREENING. AREAS USED FOR LONG-TERM PARKING STORAGE SHALL BE SCREENED FROM ADJACENT PARCELS BY TWO (2) ROWS OF EVERGREEN TREES, EACH HAVING A MINIMUM HEIGHT OF SIX (6) FEET AT THE TIME OF PLANTING AND SPACED TEN (10) FEET ON CENTER.**

**(3) SURFACE AND MARKING. ALL LONG-TERM PARKING STORAGE AREAS SHALL BE PAVED OR GRAVELED WITH A SURFACE SUITABLE FOR LARGER VEHICLES AND SHALL BE CLEARLY MARKED.**

**(4) ENVIRONMENTAL AND SAFETY MEASURES. ALL VEHICLE STORAGE AREAS SHALL INCLUDE MEASURES TO PREVENT SPILLS AND HAZARDS FROM GASOLINE, OIL, OR OTHER FLUIDS, INCLUDING APPROPRIATE CONTAINMENT METHODS, DRAINAGE CONTROLS, AND COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS AND SAFETY STANDARDS.**

**SECTION 2.** The Caroline County Table of Use Regulations 175 Attachment 3:2, of Chapter 175 – Zoning of the Code of Public Local Laws of Caroline County, Maryland is hereby amended by interlineation to add the provision that “Warehouse, mini-storage” is permitted in the Village Center Zoning District, so that the following appears:

175 Attachment 3:2  
Caroline County Table of Use Regulations

Zoning Districts		
Primary		
Use <sup>3</sup>	VC	Additional Regulations <sup>1</sup>
COMMERCIAL BUSINESS AND PERSONAL SERVICES		
Warehouse, mini-storage <sup>2</sup>	E	SEE 175-49

**SECTION 3.** Matter deleted is noted by ~~strikethrough~~. Matter added is noted by **BOLD CAPITALIZATION**.

**SECTION 4.** The Recitals to this Bill are incorporated herein and deemed a substantive part of this Bill.

**SECTION 5.** The provisions of this Bill are declared to be severable. If any section, subsection, sentence, clause, phrase, or portion of this Bill is for any reason held invalid or unconstitutional by any court of competent jurisdiction, the same shall be deemed separate, distinct, and independent from, and such holding shall not affect the validity of, the remaining portions of this Bill, it being the intent of the County that this Bill shall stand, notwithstanding the invalidity of any section, subsection, sentence, clause, phrase, or portion hereof.

**SECTION 6.** The Publishers of the Code of Public Local Laws of Caroline County, Maryland (the “Code”), the Caroline County Office of Law, or the Caroline County Department of Planning and Codes, in consultation with and subject to the approval

of the County Administrator, shall be authorized to make non-substantive corrections to codification, style, capitalization, punctuation, grammar, spelling, organization, and any internal or external reference or citations to the County Code or the State Code that is incorrect or obsolete, with no further action required by the County Commissioners. All such corrections shall be adequately referenced and described in the editor's note following the section affected.

**SECTION 7.** The title and summary of this Bill shall be published in at least one newspaper of general circulation in Caroline County three times, at weekly intervals, and within the 4-week period after passage of the Bill, in accordance with §9-311 (i) of the Local Government Article of the Annotated Code of Maryland. The title of this Bill, or a condensed version thereof, shall be deemed to be, and is, a fair summary of this Bill for publication and all other purposes. The title is not a substantive part of this Bill for publication and all other purposes. If the Bill is amended, the title may be administratively revised to conform to the content of the Bill as finally enacted.

**SECTION 8. AND BE IT FURTHER ENACTED,** that upon enactment, this ordinance shall be retroactive and applicable, to the maximum extent permitted by law and subject to the severability clause above, to all proceedings, and to all filed, pending, or future applications for building, use, special exception, or permits issuable by the Department.

**ENACTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.**

*[Signature page follows]*

**ATTEST:**

**COUNTY COMMISSIONERS OF  
CAROLINE COUNTY, MARYLAND**

---

Jennifer F. Reibly  
Public Information Officer

---

J. Travis Breeding, President

---

Larry C. Porter, Vice-President

(SEAL)

---

N. Franklin Bartz III, Member

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

---

Stewart Barroll  
County Attorney

