

Article XI—Special Exceptions

General Provisions

Section 13-350. In General.

(a) The uses set forth in Sections 13-350 through 13-352.35, inclusive, shall be subject to the requirements set forth in this Article (in addition to the requirements of the entire Subtitle).

(b) Applications and site plans shall be required for all special exceptions or modifications thereof.

(c) For the purpose of this Article, EXCEPT FOR USES WHICH ARE SEASONAL AND CONTINUE EACH AND EVERY YEAR, the cessation of a special exception use for a period of ~~six~~ ~~(6)~~ TWELVE (12) months shall constitute an abandonment; upon such abandonment, the special exception shall terminate, ~~and all structures devoted exclusively to such use shall be removed by the owner of the realty.~~

(d) Approval of a special exception shall be rescinded by operation of law if:

(1) Action to implement said use is not begun within one (1) year of the decision of the approving authority; and

(2) The special exception use is not completed and in operation within two (2) years of said decision (unless otherwise accepted).

(e) (1) Any EXISTING PERMITTED land uses ~~re-designated as~~ WHICH BECOMES A special exceptions by virtue of the adoption of this Subtitle shall continue to be a lawful use, provided that not more than six (6) months after said effective date, the owner or operator thereof shall file the below listed information with the Office of Planning and Zoning:

(i) Location map, clearly showing location of tract within the County.

(ii) Detailed site plan to scale, showing the legal boundary description of the tract, the name of the owner and/or operator, the date of commencement of the activity, and the improvement to the property.

(iii) Description of character and extent of activity.

~~(iv) Such other information necessary for the Office of Planning and Zoning to determine the specific nature of the use and its legal status.~~

(2) Upon receipt of the foregoing information, the Office of Planning and Zoning shall assign a registration number to the activity, and shall maintain as a permanent public record a file of matters relating to Special Exception uses. The special exception shall not be granted if said use is not registered as hereinabove set forth; provided that the owner or operator thereof may then proceed ~~under the other provisions~~ TO OBTAIN A SPECIAL EXCEPTION IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE X of this Subtitle.