

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2021, Legislative Day No. 12

Bill No. 73-21

Mr. Izzy Patoka, Councilman

By the County Council, July 6, 2021

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted in the Business, Local (B.L.) Zone

FOR the purpose of permitting certain development tracts to be developed with single-family attached “two-over-two” condominium dwelling units under certain conditions in the Business, Local (B.L.) Zone; and generally relating to uses in the B.L. Zone.

BY adding

Sections 230.1.A.14 and 230.5
Baltimore County Zoning Regulations, as amended

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that the Baltimore County Zoning Regulations read as follows:

3 ARTICLE 2 - ELEVATOR-APARTMENT RESIDENCE ZONES,
4 RESIDENTIAL-OFFICE ZONES, OFFICE ZONES, BUSINESS ZONES,
5 MANUFACTURING ZONES AND DISTRICTS

6 Section 230 - Business, Local (B.L.) Zone Use Regulations

7
8 § 230.1. Permitted Uses.

9 A. The following uses only are permitted:

10 14. RESIDENTIAL USES ON CERTAIN DEVELOPMENT TRACTS THAT
11 MEET THE REQUIREMENTS OF § 230.5 OF THESE REGULATIONS.

12
13 § 230.5. RESIDENTIAL USES IN THE B.L. ZONE ADJACENT TO INSTITUTIONAL
14 USES.

15 A. NOTWITHSTANDING OTHER PROVISIONS OF THESE REGULATIONS TO
16 THE CONTRARY, SINGLE-FAMILY ATTACHED TWO-OVER-TWO CONDOMINIUM
17 DWELLINGS ARE PERMITTED, SUBJECT TO THE REQUIREMENTS OF THIS
18 SECTION, ON ANY TRACT OF LAND THAT:

- 19 (1) IS LOCATED WITHIN THE URDL;
20 (2) IS ZONED PRIMARILY B.L. AS OF JANUARY 1, 2021;
21 (3) HAS A PORTION OF ITS BOUNDARIES ADJACENT TO A PRIVATE,
22 INDEPENDENT EDUCATIONAL FACILITY AND ABUTTING LAND ZONED D.R. 16;
23 AND

(4) IS PART OF A PLANNED SHOPPING CENTER APPROVED PRIOR TO
JANUARY 1, 2021.

B. DENSITY. THE MAXIMUM NUMBER OF UNITS PERMITTED ON THE
DEVELOPMENT TRACT SHALL BE 68 DWELLING UNITS.

C. BULK AND AREA REGULATIONS. NOTWITHSTANDING ANY
REGULATIONS TO THE CONTRARY, DEVELOPMENT OF A TRACT UNDER THIS
SECTION SHALL ONLY BE GOVERNED BY THE FOLLOWING BULK AND AREA
REGULATIONS:

(1) SETBACKS. THE DEVELOPMENT IS EXEMPT FROM ANY
BUILDING TO BUILDING, FRONT, SIDE, OR REAR SETBACKS OR ANY RESIDENTIAL
TRANSITION SETBACK OR SETBACK FROM THE CENTER LINE OF ANY STREET.

(2) THE MAXIMUM NUMBER OF GROUND FLOOR UNITS IN A GROUP
IS EIGHT (8).

(3) THE TWO-OVER-TWO CONDOMINIUM UNITS SHALL HAVE A
MAXIMUM HEIGHT OF 57 FEET.

D. DEVELOPMENT STANDARDS. RESIDENTIAL DEVELOPMENT UNDER
THIS SECTION SHALL:

(1) BE APPROVED BY WAY OF A LIMITED EXEMPTION UNDER
BALTIMORE COUNTY CODE § 32-4-106(B)(2);

(2) NOT IMPACT THE PROJECT'S STATUS AS A PLANNED SHOPPING
CENTER; ~~AND~~

(3) BE EXEMPT FROM THE REQUIREMENTS OF §§ ~~32-6-108 AND 32-6-~~
111 OF THE BALTIMORE COUNTY CODE; AND

1 (4) COMPLY WITH THE OPEN SPACE REQUIREMENTS BY PAYING A
2 FEE IN LIEU UNDER TIER 3 OF § 32-6-108(I) OF THE BALTIMORE COUNTY CODE.
3

4 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
5 the affirmative vote of five members of the County Council, shall take effect on August 16,
6 2021.



LEGISLATION DETAIL

LEGISLATION

BILL 73-21

DISPOSITION

PASSED

ENACTED

N/A

EFFECTIVE

N/A

AMENDMENTS

YES (1)

ROLL CALL - LEGISLATION

MOTION	PATOKA	SECOND	KACH
AYE	NAY		
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Councilman Quirk
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Councilman Patoka
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Councilman Kach
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Councilman Jones
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Councilman Marks
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Councilwoman Bevins
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Councilman Crandell

ROLL CALL - AMENDMENTS

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