

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2018, Legislative Day No. 8

Bill No. 29-18

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Mr. Todd K. Crandell, Councilman

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By the County Council, April 16, 2018

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A BILL  
ENTITLED

AN ACT concerning

Zoning Regulations – Commercial Recreational Facilities

FOR the purpose of amending the definition of “Commercial Recreational Facilities” in the Baltimore County Zoning Regulations to include additional uses; permitting Commercial Recreational Facilities by right in certain business and manufacturing zones; providing required number of parking spaces for certain uses; and generally relating to Commercial Recreational Facilities.

BY adding

Section 236.1.B (the permitted use “Commercial Recreational Facilities” listed alphabetically), Section 253.1.C.33, and Section 409.6.A.4 (the use “Trampoline Park, Climbing Center, or Similar Facility” listed alphabetically with required parking spaces) Baltimore County Zoning Regulations, as amended

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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.

BY repealing and re-enacting, with amendments

Section 101.1 (the definition of “Commercial Recreational Facilities”) and Section 253.2.D.3 and .4

Baltimore County Zoning Regulations, as amended

WHEREAS, the retail industry is currently undergoing a major transformation as e-commerce has unsettled traditional brick-and-mortar store models and given rise to new modes of “experiential retail;” and

WHEREAS, the experiential retail trend is being driven by a number of factors such as the increasing popularity of e-commerce, the decline in traditional department store traffic, the abundance of mobile devices, changes in the shopping habits of millennials, and an overall increase in society’s reliance on technology; and

WHEREAS, experiential retail is giving the retail industry an opportunity, often through the use of technology, but just as often through a physical activity that cannot be done at home, to provide consumers not just with a product, but with an experience or a memory to purchase; and

WHEREAS, the County Council supports the growing trend in experiential retail and the alternatives to traditional health and athletic clubs and spas, such as climbing centers, indoor sky diving centers, and trampoline parks, and recognizes the Baltimore County Zoning Regulations need to be updated to reflect this trend; now therefore,

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

1 ARTICLE 1: General Provisions

2 SECTION 101. Definitions.

3 § 101.1. Word usage; definitions.

4 Commercial Recreational Facilities – Facilities whose principal purpose is to provide space and  
5 equipment for nonprofessional athletic activities. A commercial recreational facility includes, but  
6 is not limited to, a baseball-batting range or cage; golf-driving range; putting green; miniature golf;  
7 athletic field; swimming pool; skating rink or course; baseball, racquetball, tennis or squash court;  
8 archery range or similar facility; CHILDRENS PLAY CENTER; TRAMPOLINE PARK,  
9 CLIMBING CENTER, OR SIMILAR FACILITY; or any combination of the above. For the  
10 purpose of these regulations, a commercial recreational facility INCLUDES A COMMERCIAL  
11 RECREATIONAL ENTERPRISE, BUT shall not include a rifle, pistol, skeet or trap range; go-  
12 cart course; amusement park; or similar use.

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14 ARTICLE 2. Elevator-Apartment Residence Zones, Residential-Office Zones,

15 Office Zones, Business Zones, Manufacturing Zones and Districts

16 SECTION 236: Business, Roadside (B.R.) Zone Use Regulations

17 § 236.1. Permitted uses.

18 The following uses only are permitted:

19 B. COMMERCIAL RECREATIONAL FACILITIES

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21 SECTION 253. Manufacturing, Light (M.L.) Zone Use Regulations

22 § 253.1. Uses permitted as of right.

23 The uses listed in this section, only, shall be permitted as of right in M.L. Zones, subject to any  
24 conditions hereinafter prescribed.

C. The following auxiliary retail or service uses or semi-industrial uses, provided that any such use is located in a planned industrial park at least 25 acres in net area, in an I.M. District, or in combination of an A.S. and I.M. District:

### 33. COMMERCIAL RECREATIONAL FACILITIES

§ 253.2. Uses permitted by special exception.

The uses listed in this subsection are permitted by special exception only (See Section 502.).

D. The following miscellaneous uses.

3. [Commercial recreational facilities

4. ] Winery, as defined and licensed by the Comptroller, including accessory retail and wholesale distribution of wine produced on premises. Temporary promotional events, such as wine tasting or public gatherings associated with the winery, are permitted subject to approval by the Administrative Law Judge, or Board of Appeals on appeal.

## ARTICLE 4. Special Regulations.

### SECTION 409. Off-Street Parking and Loading.

§ 409.6. Required number of parking spaces.

A. General requirements. The standards set forth below shall apply in all zones unless otherwise noted. If the required number of off-street parking spaces is not set forth for a particular type of use, the Director of Permits, Approvals and Inspections shall determine the basis of the number of spaces to be provided. If the number of spaces calculated in accordance with this section results in a number containing a fraction, the required number of spaces shall be the next highest whole number.

4. Recreational and institutional uses.

1 TRAMPOLINE PARK, 3 PER 1,000 SQUARE FEET OF  
2 CLIMBING CENTER, OR GROSS FLOOR AREA  
3 SIMILAR FACILITY  
4

5 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by the  
6 affirmative vote of five members of the County Council, shall take effect on June 6, 2018.