

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2019, Legislative Day No. 12

Bill No. 35-19

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Mr. Wade Kach, Councilman

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By the County Council, July 1, 2019

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A BILL  
ENTITLED

AN ACT concerning

Zoning Regulations – Uses in Certain B.M. or B.M.-C.T. Zones

FOR the purpose of permitting certain B.M.-C.T. (Business, Major - Commercial, Town-Center Core) Zone uses in the B.M. (Business, Major) Zone in certain circumstances; and generally relating to the B.M. and B.M.-C.T. Zone.

BY repealing and re-enacting, with amendments

Sections 235B.1 and 235B.10  
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.

1        WHEREAS, since the first Baltimore regional transit plan was drawn in 1966, the Hunt  
2 Valley/Timonium commercial area has been considered a critical link between Baltimore City  
3 and Baltimore County; and

4        WHEREAS, the Central Light Rail Line opened in 1992 and sought to realize the  
5 potential of this area by providing electric light rail transportation from Hunt Valley in Baltimore  
6 County to the heart of Baltimore City and Oriole Park at Camden Yards. Today, the Light Rail  
7 system is 29 miles long and includes 33 stops; and

8        WHEREAS, ridership on the Light Rail has fluctuated over the last 15 to 20 years, but  
9 has declined over the last five years; in 2015, the Light Rail cost roughly \$36 million to operate,  
10 and in FY 2016, fares paid by passengers covered only about 18 percent of operating costs; and

11       WHEREAS, the Light Rail and, in particular the Hunt Valley station, have incredible  
12 potential, as evidenced by their role in McCormick & Co.'s decision to locate its global  
13 headquarters there and the development of the Avalon Hunt Valley residential units at Hunt  
14 Valley Town Center; and

15       WHEREAS, there is still more untapped potential for the Light Rail to spur economic  
16 growth in the Hunt Valley/Timonium commercial area – an effort that will require coordination  
17 between State and local leadership, including the MTA, MDOT, the County Council, and the  
18 greater business community to harness this potential, and will also require consideration of new  
19 strategies to increase ridership such as “Express Service;” and

20       WHEREAS, development around the Baltimore Metro region has demonstrated that  
21 well-planned mixed use development near public transit attracts new residents who seek the  
22 convenience, walkability, and community that only such a unique combination can provide; now  
23 therefore

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

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4                   SECTION 235B - Special Regulations for C.T. Districts.

5           Notwithstanding other provisions of these zoning regulations to the contrary, the  
6 following regulations shall apply in C.T. Districts superimposed on B.M. Zones, AND SHALL  
7 ALSO APPLY TO ALL PROPERTY ZONED B.M. OR B.M.-C.T. AND LOCATED WITHIN  
8 A COMMERCIAL MIXED USE FOCAL POINT IN THE HUNT VALLEY/TIMONIUM  
9 MASTER PLAN AS OF JULY 1, 2019. (All aspects of matters not governed by the following  
10 provisions of this subsection shall be governed by all other applicable provisions of these zoning  
11 regulations.)

12 § 235B.1. - Apartments; elderly housing facilities.

13           Apartments shall be permitted, but only above the first story of a building. Apartments  
14 located in a building [in the C.T. District of Hunt Valley] IN THE B.M. OR B.M.-C.T. ZONE  
15 LOCATED NORTH OF SHAWAN ROAD, WEST OF YORK ROAD, AND SOUTH AND  
16 EAST OF MCCORMICK ROAD WITHIN A COMMERCIAL MIXED USE FOCAL POINT  
17 IN THE HUNT VALLEY/TIMONIUM MASTER PLAN and elderly housing facilities shall be  
18 permitted in any story of the building.

19 § 235B.10. Front, side and rear yards.

20           No front, side or rear yards or any setbacks are required for a building on property in the  
21 C.T. District of Towson located within 750 feet of the York Road Circle. FOR PROPERTY  
22 ZONED B.M. OR B.M.-C.T. LOCATED NORTH OF SHAWAN ROAD, WEST OF YORK  
23 ROAD, AND SOUTH AND EAST OF MCCORMICK ROAD WITHIN A COMMERCIAL

1 MIXED USE FOCAL POINT IN THE HUNT VALLEY/TIMONIUM MASTER PLAN,  
2 THERE SHALL BE NO FRONT, SIDE OR REAR YARDS OR ANY SETBACKS  
3 REQUIRED FOR BUILDINGS OR LOT LINES THAT ARE INTERNAL TO THE SITE;  
4 SETBACKS FROM LOT LINES SHARED WITH PROPERTIES LOCATED OUTSIDE THE  
5 COMMERCIAL MIXED USE FOCAL POINT AREA SHALL BE AS REQUIRED IN THE  
6 B.M.-C.T. ZONE.

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8 SECTION 2. AND BE IT FURTHER ENACTED that this Act, having been passed by  
9 the affirmative vote of five members of the County Council, shall take effect on August 19,  
10 2019.