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

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

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

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

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

WHEREAS, development around the Baltimore Metro region has demonstrated that well-planned mixed use development near public transit attracts new residents who seek the convenience, walkability, and community that only such a unique combination can provide; now therefore
SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
COUNTY, MARYLAND, that the Baltimore County Zoning Regulations read as follows:

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

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

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

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

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

No front, side or rear yards or any setbacks are required for a building on property in the C.T. District of Towson located within 750 feet of the York Road Circle. FOR PROPERTY ZONED B.M. OR B.M.-C.T. LOCATED NORTH OF SHAWAN ROAD, WEST OF YORK ROAD, AND SOUTH AND EAST OF MCCORMICK ROAD WITHIN A COMMERCIAL
MIXED USE FOCAL POINT IN THE HUNT VALLEY/TIMONIUM MASTER PLAN, THERE
SHALL BE NO FRONT, SIDE OR REAR YARDS OR ANY SETBACKS REQUIRED FOR
BUILDINGS OR LOT LINES THAT ARE INTERNAL TO THE SITE; SETBACKS FROM
LOT LINES SHARED WITH PROPERTIES LOCATED OUTSIDE THE COMMERCIAL
MIXED USE FOCAL POINT AREA SHALL BE AS REQUIRED IN THE B.M.-C.T. ZONE.

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