

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2019, Legislative Day No. 21

Bill No. 73-19

---

Mr. David Marks, Councilman

---

By the County Council, December 16, 2019

---

A BILL  
ENTITLED

AN ACT concerning

Zoning Regulations – Public Utility Service Centers and Storage Yards

FOR the purpose of imposing performance standards on public utility service centers and public utility storage yards in the Western Subarea of the Honeygo Area; and generally relating to public utility service centers and public utility storage yards.

BY adding

Section 411.4  
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  
4 ARTICLE 4 – SPECIAL REGULATIONS

5 SECTION 411. Public Utility Uses

6 §411.4. PUBLIC UTILITY SERVICE CENTERS AND PUBLIC UTILITY STORAGE  
7 YARDS IN THE WESTERN SUBAREA OF THE HONEYGO AREA.

8 A. PUBLIC UTILITY SERVICE CENTERS AND PUBLIC UTILITY STORAGE YARDS  
9 WITHIN THE WESTERN SUBAREA OF THE HONEYGO AREA ARE PERMITTED BY  
10 RIGHT IN ALL BUSINESS ZONES AND BY SPECIAL EXCEPTION WITHIN THE D.R.  
11 ZONES, IN ACCORDANCE WITH THIS SECTION. IF A CONFLICT ARISES  
12 BETWEEN THE PROVISIONS OF SECTION 411.4 AND ANY OTHER SPECIFIC  
13 SECTIONS OF THESE ZONING REGULATIONS, SECTION 411.4 SHALL GOVERN.

14 B. ALL PUBLIC UTILITY SERVICE CENTERS AND PUBLIC UTILITY STORAGE  
15 YARDS IN THE WESTERN SUBAREA OF THE HONEYGO AREA ARE SOLELY  
16 SUBJECT TO THE FOLLOWING PERFORMANCE STANDARDS.

17 1. BUILDING EXTERIORS SHALL BE OF FINISHED QUALITY AND SIMILAR  
18 ARCHITECTURAL TREATMENT, AS DEFINED IN THE HONEYGO DISTRICT  
19 GUIDELINES, TO GRADE OR, WHERE THAT IS NOT FEASIBLE, SHALL BE  
20 FINISHED TO WITHIN 12 INCHES OF GRADE ON ALL SIDES OF THE BUILDING.

21 2. ROOFTOP EQUIPMENT SHALL BE SCREENED SO IT IS NOT VISIBLE  
22 FROM THE GROUND LEVEL OF ADJACENT BUILDINGS.

1           3. SIGNAGE SHALL BE LIMITED TO ONE MASONRY FACED, GROUND  
2 MOUNTED IDENTIFICATION SIGN PER ROAD FRONTAGE, AND ONE  
3 DIRECTIONAL SIGN PER ROAD FRONTAGE.

4           4. FENCING ALONG BELAIR ROAD SHALL BE DECORATIVE IN DESIGN IN  
5 ACCORDANCE WITH THE COMPREHENSIVE MANUAL OF DEVELOPMENT  
6 POLICIES (CMDP) AND SET BACK AT LEAST 20 FEET FROM AN ADJACENT  
7 PUBLIC RIGHT OF WAY. FENCING ADJACENT TO ANY SINGLE-FAMILY LOT  
8 SHALL BE DESIGNED TO SHIELD VEHICLE HEADLIGHTS AND BE SET BACK AT  
9 LEAST 30 FEET.

10          5. AT LEAST A 15 FOOT WIDE LANDSCAPED BUFFER SHALL BE  
11 PROVIDED BETWEEN ANY PARKING SPACE AND A PUBLIC RIGHT OF WAY.

12          6. ANY PARKING SPACE LOCATED ON D.R. ZONED PROPERTY SHALL BE  
13 SET BACK AT LEAST 75 FEET FROM ANY ADJOINING SINGLE FAMILY LOT.

14          7. LIGHTING SHALL BE DESIGNED TO LIMIT LIGHT TRESPASS ONTO  
15 NEIGHBORING PROPERTIES AND LIMIT USEAGE DURING PERIODS OF  
16 INACTIVITY TO SECURITY LIGHTING ONLY.

17  
18          SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed  
19 by the affirmative vote of five members of the County Council, shall take effect on February  
20 3, 2020.