



Maryland Municipal League

The Association of Maryland's Cities and Towns

TESTIMONY

March 7, 2023

Committee: House Environment & Transportation

Bill: HB 829 –Retail Service Stations – New Construction - Setbacks

Position: Oppose

Reason for Position:

The Maryland Municipal League opposes HB 829, which preempts local government zoning concerning setbacks and gas stations.

City and Town Planning and Zoning departments have historically exercised authority to oversee growth and development within their municipal limits, in part because local government officials are closest to their residents and are most familiar with the needs of their residents. These departments enforce all ordinances and codes that govern residential and commercial construction within corporate limits, and they take this responsibility seriously, with regular and intensive comprehensive zoning analysis and planning. This bill is especially impactful for urban and suburban communities, which have higher density and less land available; aggressive setbacks like those in this proposal further limit opportunities for necessary development.

For these reasons, MML respectfully requests the Committee provide HB 829 with an unfavorable report.

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