

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2019, Legislative Day No. 8

Bill No. 15-19

Mr. Julian Jones, Councilman

By the County Council, April 15, 2019

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Convenience Stores

FOR the purpose of amending the Zoning Regulations to clarify the definition of “convenience store” and to provide for the minimum number of parking spaces required when such use is combined with a carry-out restaurant and fuel service station; and generally relating to convenience stores and required minimum parking.

BY repealing and re-enacting, with amendments

Section 101.1 – the definition of “Convenience Store” and Section 409.6.A.2
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 1 - GENERAL PROVISIONS

5 SECTION 101 – Definitions

6 § 101.1. - Word usage; definitions.

7 Words used in the present tense include the future; words in the singular number include the
8 plural number; the word "shall" is mandatory. For the purposes of these regulations, certain
9 terms and words are defined below.

10 Any word or term not defined in this section shall have the ordinarily accepted definition as set
11 forth in the most recent edition of Webster's Third New International Dictionary of the English
12 Language, Unabridged.

13 CONVENIENCE STORE – A retail establishment which primarily sells refrigerated products,
14 household items, carry-out food products or prepackaged frozen, chilled or scaled foods and
15 meals, that may be heated by the customer at the premises, but are generally eaten off-site. A
16 convenience store does not exceed a gross floor area of 6,000 square feet and is usually open for
17 at least 12 hours in a 24-hour period. A CONVENIENCE STORE COMBINED WITH A
18 RESTAURANT ~~THAT HAS THE CHARACTERISTICS OF A CARRY-OUT RESTAURANT~~
19 IN WHICH BOTH ARE LOCATED WITHIN A SINGLE STRUCTURE WITH A GROSS
20 FLOOR AREA UP TO 6,000 SQUARE FEET INCLUSIVE OF ACCESSORY STORAGE IS
21 CONSIDERED A COMBINED CONVENIENCE STORE AND CARRY-OUT
22 RESTAURANT FOR THE PURPOSE OF DETERMINING THE MINIMUM NUMBER OF
23 REQUIRED PARKING SPACES WHEN SUCH USE IS WITH A PERMITTED FUEL

1 SERVICE STATION. THERE SHALL BE NO LIMIT ON THE NUMBER OF TABLES AND
2 CHAIRS PROVIDED FOR CUSTOMERS SO LONG AS THEY ARE AVAILABLE TO ALL
3 CUSTOMERS OF THE COMBINED USE WITH A FUEL SERVICE STATION, AND THE
4 NUMBER OF TABLES AND CHAIRS SHALL NOT BE INCLUDED IN A CALCULATION
5 OF REQUIRED PARKING.

6
7 ARTICLE 4 - SPECIAL REGULATIONS

8 SECTION 409 - Off-Street Parking and Loading

9 § 409.6. - Required number of parking spaces.

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

16 2. Commercial and service uses.

Type of Use	Minimum Number of Required Off-Street Parking Spaces
19 Carry-out restaurant; COMBINED 20 CONVENIENCE STORE AND 21 CARRY-OUT RESTAURANT <u>WITH A FUEL</u> 22 <u>SERVICE STATION</u>	5 per 1,000 square feet of gross floor area.

1 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
2 the affirmative vote of five members of the County Council, shall take effect on June 5, 2019.