

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2019, Legislative Day No. 15

Bill No. 47-19

Mr. Izzy Patoka, Councilman

By the County Council, September 16, 2019

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Assisted-Living Facilities

FOR the purpose of allowing assisted-living facilities by right in a Business, Local (B.L.) Zone within the boundaries of the Pikesville Commercial Revitalization District; and generally relating to assisted-living facilities.

BY repealing and re-enacting, with amendments

Sections 432A.1.A and 432A.1.D.
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 432A - Assisted-Living Facility; Housing for the Elderly

6 § 432A.1. - Permitted zones; conditions for use.

7 A. An assisted-living facility is permitted in the D.R., R.O., R.O.A., R.A.E., B.L., B.R.,
8 B.M. and OR-2 Zones as follows:

9 1. An assisted-living facility I is permitted by use permit.

10 2. An assisted-living facility II is permitted by use permit if it has frontage on a
11 principal arterial street.

12 3. In a D.R. Zone, an assisted-living I or II is not permitted within 1,000 feet of
13 another property with an existing assisted-living facility I or II or another property for which an
14 application for a use permit has been filed for an assisted-living facility I or II.

15 4. An assisted-living facility III is permitted in a D.R.16, R.A.E., R.O., R.O.A., B.L.
16 ZONE IN THE PIKESVILLE COMMERCIAL REVITALIZATION DISTRICT, or B.M. Zone
17 by use permit. An assisted-living facility III is permitted in the OR-2 Zone by special exception
18 and is limited by the use, area and bulk regulations of the D.R.10.5 Zone. A facility located in an
19 R.O. Zone is also subject to review by the design review panel for compatibility with
20 surrounding uses.

21 5. Housing for the elderly is permitted by right in R.A.E. Zones.

22 D. An assisted-living facility is subject to a compatibility finding pursuant to Section 32-4-
23 402 of the Baltimore County Code IN ACCORDANCE WITH THIS PARAGRAPH. A

1 COMPATIBILITY STUDY IS REQUIRED FOR ALL ASSISTED-LIVING FACILITY
2 PROJECTS LOCATED IN THE D.R., R.O., R.O.A., O.R.-2, OR R.A.E. ZONE. FOR
3 ASSISTED-LIVING FACILITY PROJECTS LOCATED IN THE B.L., B.M., OR B.R. ZONE,
4 A COMPATIBILITY STUDY IS REQUIRED ONLY FOR PROJECTS THAT ARE NOT
5 OTHERWISE SUBJECT TO REVIEW BY THE DESIGN REVIEW PANEL.

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7 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
8 the affirmative vote of five members of the County Council, shall take effect on November 4,
9 2019.