

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2020, Legislative Day No. 26

Bill No. 115-20

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Mr. Julian Jones, Councilman

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By the County Council, November 2, 2020

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A BILL  
ENTITLED

AN ACT concerning

Zoning Regulations – Uses in the B.M.-C.T. Zones

FOR the purpose of permitting ground floor apartments in B.M.-C.T. (Business, Major - Commercial, Town-Center Core) Zone in certain circumstances; and generally relating to the B.M.-C.T. Zone.

BY repealing and re-enacting, with amendments

Section 235B.1  
Baltimore County Zoning Regulations, as amended

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE  
2 COUNTY, MARYLAND, that the Baltimore County Zoning Regulations read as follows:

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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 ARTICLE 2 - ELEVATOR-APARTMENT RESIDENCE ZONES,  
2 RESIDENTIAL-OFFICE ZONES, OFFICE ZONES, BUSINESS ZONES,  
3 MANUFACTURING ZONES AND DISTRICTS

4 Section 235B – Special Regulations for C.T. Districts  
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6 § 235B.1. Apartments; elderly housing facilities.

7 Apartments shall be permitted, but only above the first story of a building[.], EXCEPT  
8 THAT APARTMENTS [Apartments located in a building in the B.M. or B.M.-C.T. Zone  
9 located north of Shawan Road, west of York Road, and south and east of McCormick Road  
10 within a Commercial Mixed Use Focal Point in the Hunt Valley/Timonium Master Plan] and  
11 elderly housing facilities shall be permitted in any story of the building IN ACCORDANCE  
12 WITH THE FOLLOWING:

13 A. IN THE B.M. OR B.M.-C.T. ZONE LOCATED NORTH OF SHAWAN ROAD,  
14 WEST OF YORK ROAD, AND SOUTH AND EAST OF MCCORMICK ROAD WITHIN A  
15 COMMERCIAL MIXED USE FOCAL POINT IN THE HUNT VALLEY/TIMONIUM  
16 MASTER PLAN.

17 B. IN THE B.M.-C.T. ZONE LOCATED NORTH OF LAKESIDE BOULEVARD,  
18 WEST OF PAINTERS MILL ROAD, SOUTH OF I-795/NORTHWEST EXPRESSWAY, AND  
19 EAST OF OWINGS MILLS BOULEVARD IN THE OWINGS MILLS TOWN CENTER SUB  
20 AREA OF THE OWINGS MILLS GROWTH AREA IN THE MASTER PLAN 2020.  
21

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 December 21,  
3           2020.



# LEGISLATION DETAIL

LEGISLATION \_\_\_\_\_

DISPOSITION \_\_\_\_\_

ENACTED \_\_\_\_\_

EFFECTIVE \_\_\_\_\_

AMENDMENTS \_\_\_\_\_

## ROLL CALL - LEGISLATION

MOTION		SECOND
AYE	NAY	
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Quirk
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Patoka
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Kach
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Jones
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Marks
<input type="checkbox"/>	<input type="checkbox"/>	Councilwoman Bevins
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Crandell

## ROLL CALL - AMENDMENTS

MOTION		SECOND
AYE	NAY	
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Quirk
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Patoka
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Kach
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Jones
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Marks
<input type="checkbox"/>	<input type="checkbox"/>	Councilwoman Bevins
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Crandell

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