

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2019, Legislative Day No. 3

Bill No. 8-20

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Mr. David Marks, Councilman

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By the County Council, February 3, 2020

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A BILL  
ENTITLED

AN ACT concerning

Zoning Regulations - Uses Permitted in the Residence, Apartment, Elevator 2 (R.A.E.2)  
Zone

FOR the purpose of providing certain regulations for multifamily buildings in certain locations  
in the R.A.E.2 Zone; and generally relating to multifamily buildings.

BY adding

Section 201.3.C.3  
Baltimore County Zoning Regulations, as amended

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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 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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4 ARTICLE 2 - ELEVATOR-APARTMENT RESIDENCE ZONES,  
5 RESIDENTIAL-OFFICE ZONES, OFFICE ZONES, BUSINESS  
6 ZONES, MANUFACTURING ZONES AND DISTRICTS

7 Section 201 - R.A.E.2 Zones

8  
9 § 201.3. - BULK REGULATIONS IN R.A.E.2 ZONES

10 C. Minimum yard requirements and building location requirements.

11 3. NOTWITHSTANDING ANY OF THE REGULATIONS OF THIS  
12 SUBSECTION TO THE CONTRARY, MULTIFAMILY BUILDINGS THAT ARE LOCATED  
13 IN THE R.A.E.2 ZONE, ARE WITHIN 500 FEET OF THE DOWNTOWN TOWSON (D.T)  
14 DISTRICT, AND ARE WITHIN THE BOUNDARIES OF ~~THE NORTHEAST TOWSON~~  
15 ~~IMPROVEMENT ASSOCIATION, INC.~~ A TOWN CENTER AS APPROVED BY THE  
16 PLANNING BOARD ARE SUBJECT TO THE FOLLOWING BULK REGULATIONS:

17 A. NO BUILDING SHALL BE LOCATED LESS THAN 50 FEET  
18 FROM THE CENTER LINE OF ANY STREET, NOR LESS THAN 5 FEET FROM THE  
19 STREET LINE THEREOF. NO PART OF A BUILDING 40 FEET OR MORE IN HEIGHT  
20 ABOVE THE AVERAGE GRADE LEVEL AT THE BUILDING FOUNDATION LINE  
21 SHALL BE LOCATED CLOSER THAN 20 FEET TO ANY PROPERTY LINE OTHER  
22 THAN A STREET LINE; NO PART OF A BUILDING LESS THAN SUCH HEIGHT SHALL  
23 BE LOCATED CLOSER THAN 15 FEET TO ANY PROPERTY LINE OTHER THAN A

1 STREET LINE.

2 B. NO APARTMENT WINDOW FACING A PROPERTY LINE  
3 OTHER THAN A STREET LINE SHALL BE CLOSER THAN 20 FEET THERETO. THE  
4 MINIMUM DISTANCE BETWEEN THE CENTERS OF FACING WINDOWS OF  
5 DIFFERENT APARTMENTS ON THE SAME LOT IN AN R.A.E.2 ZONE SHALL BE 75  
6 FEET.

7

8 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by  
9 the affirmative vote of five members of the County Council, shall take effect on March 16, 2020.