

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2022, Legislative Day No. 6

Bill No. 21-22

Mrs. Cathy Bevins, Councilwoman

By the County Council, March 21, 2022

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted in the M.L. Zone

FOR the purpose of permitting certain residential uses in the Manufacturing, Light (M.L.) Zone adjacent to a certain C.T. District under certain circumstances; and generally relating to uses permitted in the M.L. Zone.

BY repealing and re-enacting, with amendments

Section 253.1.I
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:

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.

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

Section 253 – Manufacturing, Light (M.L.) Zone Use Regulations

§ 253.1. Uses permitted as of right.

The uses listed in this section, only, shall be permitted as of right in M.L. Zones, subject to any conditions hereinafter prescribed.

I. Residential uses.

1. Locational requirement. Notwithstanding any provision of these regulations to the contrary, residential uses are allowed in the M.L. Zone on a development tract, which may include one or more lots under common ownership or control, if the development tract:

(a) Is at least ten acres in size;

(b) Is located, at its closest point, within 525 feet of the B.M.-C.T.

District of White Marsh OR IS LOCATED WITHIN 75 FEET OF A PROPERTY

DEVELOPED IN ACCORDANCE WITH THIS SUBSECTION; and

(c) Is part of a contiguous area of 200 acres or more of M.L. zoning west of I-95.

2. Restriction. The combined tracts areas developed for such uses may not occupy more than [six] ELEVEN percent of the particular contiguous area of M.L. zoning in which they are located.

1 3. Bulk and area requirements. Residential uses developed in accordance
2 with this section are allowed on any story of a building. Such uses shall be governed by the floor
3 area ratio, density, open space ratio, building height, and parking requirements contained in
4 Section 235B. The only applicable building setbacks shall be front, side, and rear building line to
5 external property line setbacks of 15 feet each. No regulation or requirement relating to bulk or
6 area standards, other than those specified in this section, shall be applicable.

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 May 2, 2022.



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

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