

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2022, Legislative Day No. 14

Bill No. 59-22

Mrs. Cathy Bevins, Councilwoman

By the County Council, August 1, 2022

A BILL
ENTITLED

AN ACT concerning

Veterans Housing and Treatment Campuses

FOR the purpose of amending the Baltimore County Zoning Regulations in order to permit veterans housing and treatment campuses as a matter of right in certain zones, subject to certain conditions and limitations; and generally relating to veterans housing and treatment campuses.

~~BY~~ adding

~~Section 32-4-106(b)(10)~~
~~Article 32—Planning, Zoning, and Subdivision Control~~
~~Title 4—Development~~
~~Baltimore County Code, 2015~~

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.

BY repealing and re-enacting, with amendments

~~Sections~~ Section 32-6-103(b) ~~and 32-6-108(b)~~
Article 32 – Planning, Zoning, and Subdivision Control
Title 6 – Adequate Public Facilities
Baltimore County Code, 2015

BY adding

Section 101.1, the definition of “Veterans Housing and Treatment Campus”
listed alphabetically, and Section 439, ~~and Section 4A02.4.E.1.F.~~
Baltimore County Zoning Regulations, as amended

BY repealing and re-enacting, with amendments

Section 409.6.A.1.
Baltimore County Zoning Regulations, as amended

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

4 ARTICLE 32 – PLANNING, ZONING, AND SUBDIVISION CONTROL

5 ~~Title 4 – Development~~

6 ~~Subtitle 1 – In General~~

7 ~~§ 32-4-106. Limited Exemptions.~~

8 ~~(b) The following development is exempt from the community input meeting and the~~
9 ~~Hearing Officer's hearing under Subtitle 2 of this title:~~

10 ~~(10) VETERANS HOUSING AND TREATMENT CAMPUSES.~~

12 Title 6 – Adequate Public Facilities

13 § 32-6-103. Overcrowded School Districts.

(b) (1) This section applies only to residential development.

(2) This section does not apply to:

(i) Elderly housing facilities, as defined in the Baltimore County Zoning Regulations;

(ii) Emergency or transitional housing facilities;

(iii) 1. Sheltered housing for the handicapped or disabled; and

2. Community care facilities, as defined in the Baltimore County Zoning Regulations;

(iv) Group child care centers or nursery schools, as defined in the Baltimore County Zoning Regulations; [or]

(v) Minor subdivisions OR;

(VI) VETERANS HOUSING AND TREATMENT CAMPUSES.

~~§ 32-6-108. Open Space.~~

~~(b) (1) This section applies only to residential development, including a mixed use project and a transit oriented development.~~

~~(2) This section does not apply [to a minor subdivision.] TO:~~

~~(I) A MINOR SUBDIVISION; AND~~

~~(II) VETERANS HOUSING AND TREATMENT CAMPUSES.~~

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

1 ARTICLE 1 – GENERAL PROVISIONS

2 Section 101 – Definitions

3 § 101.1. Word usage; definitions.

4 VETERANS HOUSING AND TREATMENT CAMPUSES – A CAMPUS WHICH
5 CONSISTS OF INDEPENDENT LIVING HOUSING AND OFFICES PROVIDING
6 SERVICES WHICH ARE INTENDED TO HELP VETERANS AND OTHER VULNERABLE
7 POPULATIONS GET MEANINGFUL EMPLOYMENT, THROUGH INDUSTRY-
8 RECOGNIZED CERTIFICATION PROGRAMS, TRAINING, JOB PLACEMENT, AND
9 OTHER RESOURCES THAT ADDRESS UNDERLYING BARRIERS TO EMPLOYMENT.

10
11 ARTICLE 4 - SPECIAL REGULATIONS

12 Section 409 - Off-Street Parking and Loading

13 § 409.6. Required number of parking spaces.

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

20 1. Residential and lodging uses.

21 Type of Use	Minimum Number of Required Off-Street 22 Parking Spaces
23 VETERANS HOUSING AND	AT LEAST 1 USABLE OFF-STREET

1 TREATMENT CAMPUSES

PARKING SPACE SHALL BE

2 PROVIDED FOR EACH 1.5 DWELLING

3 UNITS.

4
5 SECTION 439 - VETERANS HOUSING AND TREATMENT CAMPUSES

6 § 439.1. PERMITTED USE AND CONDITIONS OF USE; BULK REGULATIONS.

7 NOTWITHSTANDING CONTRARY PROVISIONS OF THESE ZONING
8 REGULATIONS, THE REGULATIONS OF THIS SECTION SHALL APPLY TO
9 VETERANS HOUSING AND TREATMENT CAMPUSES AS FOLLOWS:

10 A. VETERANS HOUSING AND TREATMENT CAMPUSES SHALL BE
11 PERMITTED BY RIGHT IN THE M.L.-I.M. AND M.H. ZONES IF LOCATED WITHIN 1
12 MILE OF A HOSPITAL AND COMMUNITY COLLEGE WITHIN THE BOUNDARIES OF
13 THE PHILADELPHIA ROAD CORRIDOR STUDY.

14 B. A COMBINATION OF OFFICES AND RESIDENCIES ARE PERMITTED AT A
15 DENSITY OF 10,000 SQUARE FEET PER ACRE FOR THE OFFICES ALONG WITH A
16 DENSITY OF 20 RESIDENTIAL DWELLING UNITS PER ACRE.

17 C. VETERANS HOUSING AND TREATMENT CAMPUSES SHALL NOT BE
18 CONSIDERED MULTI-FAMILY HOUSING.

19 D. A VETERANS HOUSING AND TREATMENT CAMPUS SHALL BE
20 GOVERNED BY THE FOLLOWING SETBACK AND BUILDING REGULATIONS ONLY:

21 1. MINIMUM SETBACK REQUIREMENTS:

22 A. FROM A BUILDING FACE (SIDE, REAR, OR FRONT) TO A
23 PUBLIC STREET RIGHT-OF-WAY: 15 FEET.

1 B. FROM A BUILDING FACE (SIDE, REAR, OR FRONT) TO A
2 BUILDING FACE (SIDE, REAR, OR FRONT): 15 FEET.

3 C. FROM A BUILDING FACE TO TRACT BOUNDARY: 15 FEET.

4 D. FROM A BUILDING FACE (SIDE, REAR, OR FRONT) TO EDGE
5 OF PAVING OF A PRIVATE STREET: 7 FEET.

6 2. BUILDING LENGTH AND HEIGHT REQUIREMENTS:

7 A. MAXIMUM BUILDING LENGTH: 200 FEET.

8 B. MAXIMUM BUILDING HEIGHT: 65 FEET.

9
10 ~~ARTICLE 4A—GROWTH MANAGEMENT~~

11 ~~Section 4A02—Basic Services Maps~~

12
13 ~~§ 4A02.4. Basic Services Mapping Standards.~~

14 ~~E. General exceptions to basic services mapping standards.~~

15 ~~1. The provisions of Section 4A02.4.A, B, C and D do not apply to any of the~~
16 ~~following:~~

17 ~~F. VETERANS HOUSING AND TREATMENT CAMPUSES.~~

18
19 SECTION 3. AND BE IT FURTHER ENACTED, that this Act, having been passed by
20 the affirmative vote of five members of the County Council, shall take effect on September 19,
21 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

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