

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2022, Legislative Day No. 18

Bill No. 75-22

Mrs. Cathy Bevins, Councilwoman

By the County Council, October 17, 2022

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted in the Manufacturing, Light (M.L.) Zone –
Residential Uses on Adjacent Tracts

FOR the purpose of amending certain requirements for residential uses in the M.L. Zone adjacent
to certain C.T. Districts 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

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

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

8
9 § 253.1. Uses permitted as of right.

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

12 I. Residential uses.

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

17 (a) Is at least [ten] FOUR acres in size;

18 (b) Is located, at its closest point, within 525 feet of the B.M.-C.T.
19 District of White Marsh or is located within 75 feet of a property developed in accordance with
20 this paragraph; and

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

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

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

10
11 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
12 the affirmative vote of five members of the County Council, shall take effect on December 6,
13 2022.



LEGISLATION DETAIL

LEGISLATION

DISPOSITION

ENACTED

EFFECTIVE

AMENDMENTS

ROLL CALL - LEGISLATION

MOTION

SECOND

AYE

NAY

☐☐

Councilman Quirk

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Councilman Patoka

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Councilman Kach

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Councilman Jones

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Councilman Marks

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Councilwoman Bevins

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Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION

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Councilman Quirk

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ROLL CALL - AMENDMENTS

MOTION

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Councilman Crandell