

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

Bill No. 76-22

Mr. David Marks, Councilman

By the County Council, October 17, 2022

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted in the Business Roadside – Commercial Town-
Center Core (B.R.-C.T.) District

FOR the purpose of permitting certain B.R.-C.T. District uses in the B.R. Zone in specific
circumstances, and generally relating to the B.R. and B.R.-C.T. Districts.

BY repealing and re-enacting, with amendments

Section 238B
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:

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

7 Section 238B – Special Regulations for C.T. Districts
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9 Notwithstanding other provisions of these zoning regulations to the contrary, the
10 following regulations shall apply in C.T. Districts superimposed upon B.R. Zones AND SHALL
11 ALSO APPLY TO PROPERTY THAT IS ZONED B.R. AND, AS OF THE DATE OF
12 SUBMISSION OF A CONCEPT PLAN, IS: (1) WITHIN AN EMPLOYMENT CENTER AS
13 DESIGNATED ON THE LAND MANAGEMENT AREA MAP IN THE MASTER PLAN
14 2020; (2) IS LOCATED WITHIN 500 FEET OF A RIGHT-OF-WAY ASSOCIATED WITH I-
15 695 (BALTIMORE BELTWAY); AND (3) DOES NOT ABUT A PROPERTY CONTAINING
16 A SINGLE-FAMILY DWELLING (HEREINAFTER “SPECIFIED B.R. ZONED
17 PROPERTY”). (All aspects of matters not governed by the following provisions of this
18 subsection shall be governed by all other applicable provisions of these zoning regulations.)
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20 § 238B.1. Apartments; elderly housing facilities.

21 Apartments shall be permitted, but only above the first story of a building[. Elderly]
22 EXCEPT THAT ELDERLY housing facilities AND APARTMENTS ON SPECIFIED B.R.
23 ZONED PROPERTY shall be permitted in any story of a building.

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§ 238B.2. Apartment windows.

[No] EXCEPT AS PROVIDED IN SECTION 238B.6, NO apartment window facing a property line other than a street line shall be closer than 25 feet thereto. The minimum distance between the centers of facing windows of different apartments on the same lot shall be 50 feet.

§ 238B.3. Floor area ratio; number of dwelling units.

The maximum permitted floor area ratio for any site shall be 5.5; the specific number of dwelling or density units, as such, shall not be directly limited.

§ 238B.4. Open space ratio.

The minimum permitted amenity open space ratio shall be 0.1, except that for above-grade floor space used for accessory off-street parking spaces, the ratio shall be 0.02.

§ 238B.5. Building height.

The maximum average permitted height of any building shall be 1½ times the maximum average height otherwise permitted in B.R. Zones.

§ 238B.6. BUILDING SETBACKS.

FOR BUILDINGS ON SPECIFIED B.R. ZONED PROPERTY, THE FOLLOWING BUILDING SETBACKS ONLY SHALL APPLY: 25 FOOT SETBACK FROM THE FRONT PROPERTY LINE OR 50 FEET FROM THE CENTERLINE OF PUBLIC STREET, AND 10

1 FEET FROM THE REAR OR A SIDE PROPERTY LINE. SECTION 238B.2 DOES NOT
2 APPLY TO BUILDINGS ON SPECIFIED B.R. ZONED PROPERTY.

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