

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2023, Legislative Day No. 21

Bill No. 98-23

Mr. Izzy Patoka, Councilman

By the County Council, November 20, 2023

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted – D.R. 5.5 Zone – Central Community Hub

FOR the purpose of defining a Central Community Hub; permitting a Central Community Hub in certain areas of the D.R. 5.5 Zone subject to certain requirements; and generally relating to uses permitted in the D.R. Zone.

BY adding

Sections 101.1, the definition of “Central Community Hub” listed alphabetically, 1B01.1.A.21, 1B01.1.B.1.g.18, and 440
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.

WHEREAS, the Pikesville Armory (“the Armory”) was constructed in 1903 as a part of the National Guard’s 20th Century reorganization and expansion; and

WHEREAS, the Armory is the second oldest armory in Maryland and was added to the National Register of Historic Places in 1985 and to the Maryland Inventory of Historic Properties shortly thereafter; and

WHEREAS, the Armory has been located in the heart of Pikesville for over 120 years and has played an important role as a center of the community with a variety of uses, including hosting many Presidential candidates, craft fairs, dances, and other public events; and

WHEREAS, the Armory was declared surplus by the Maryland Military Department in 2015, rendering the property superfluous and allowing the Armory to be available for re-use; and

WHEREAS, in 2017, the Governor of Maryland established the Commission on the Future of the Pikesville Armory through Executive Order 01.01.2017.20; and

WHEREAS, in 2019, the Governor’s Commission on the Future of the Pikesville Amory unanimously approved a Vision Statement declaring that: “The future of the Pikesville Armory should be held in the public trust and utilized for the benefit and use by all segments of Pikesville’s diverse community. It is envisioned that the Pikesville Armory will be a multi-use venue for recreation, arts, and other community programming.”; and

WHEREAS, in 2021, in support of the vision established by the Governor’s Commission, a group of concerned citizens and stakeholders formed a non-profit organization dedicated to determining a creative and vibrant future for the historic Armory building and the lands surrounding it; and

WHEREAS, with the assistance of both State and County government, the non-profit organization was able to secure funding to acquire the Armory property from the State, in order

to facilitate a responsible redevelopment of the property that would provide a tremendous benefit to the surrounding community and could serve as an economic and cultural engine that would transform the Pikesville community and the Reisterstown Road corridor; and

WHEREAS, the thoughtful vision for the property shared by the non-profit organization and the numerous citizens with whom the organization has engaged is not able to be executed within the current limitations and use categories contained in the Baltimore County Zoning Regulations; and

WHEREAS, the Baltimore County Zoning Regulations must be amended in order to facilitate the thoughtful vision for the historic Pikesville Armory building and surrounding lands, as contemplated by the collaborative efforts of the non-profit organization and the surrounding community members; now therefore

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 1 – GENERAL PROVISIONS

5 Section 101 – Definitions

6
7 § 101.1 Word usage; definitions.

8 CENTRAL COMMUNITY HUB – A FACILITY OR GROUP OF FACILITIES,
9 SITUATED ON A SINGLE TRACT OF LAND, WHICH PROVIDES A VARIETY OF
10 COMMERCIAL, CIVIC, SOCIAL, AND RECREATIONAL ACTIVITIES MEANT TO
11 SERVE THE RESIDENTS OF THE ADJACENT AND SURROUNDING COMMUNITIES. A

1 CENTRAL COMMUNITY HUB INCLUDES, BUT IS NOT LIMITED TO, RETAIL;
2 COMMERCIAL RECREATIONAL FACILITIES; LIBRARIES; ~~PERFORMANCE SPACES;~~
3 FACILITIES FOR THE SUPPORT OF PERFORMING AND OTHER CREATIVE ARTS;
4 FACILITIES FOR CULTURAL OR COMMUNITY-BASED ACTIVITIES AND
5 ORGANIZATIONS; GROUP CHILD-CARE CENTERS; DAY CAMPS; SENIOR CENTERS;
6 STUDIOS FOR ARTISTS, MUSICIANS, OR OTHER SIMILAR CULTURAL PURPOSES;
7 ART GALLERIES AND OUTDOOR SPACE FOR ARTWORK DISPLAY AND SALE;
8 VOCATIONAL TRAINING SPACES; OFFICES; STANDARD RESTAURANTS;
9 BREWERIES AND NANOBREWERIES; AND SUPPORTING PARKING. A CENTRAL
10 COMMUNITY HUB SHALL NOT INCLUDE: CLASS 5A BREWERIES; FUEL SERVICE
11 STATIONS; SERVICE GARAGES; WAREHOUSES (EXCEPTING ANCILLARY STORAGE
12 FOR OTHER USES); PUBLIC STORAGE; TRUCKING FACILITIES, AND CARWASHES.

13
14 ARTICLE 1B – DENSITY RESIDENTIAL (D.R.) ZONES

15 Section 1B01 – Regulations with Respect to D.R. Zones in General

16
17 § 1B01.1. General use regulations in D.R. Zones.

18 A. Uses permitted as of right. The following uses only are permitted as of right in D.R.
19 Zones of all classifications, subject to the restrictions hereinafter prescribed.

20 21. A CENTRAL COMMUNITY HUB, IN THE D.R.5.5 ZONE, SUBJECT TO
21 THE REQUIREMENTS SET FORTH IN SECTION 440 OF THESE REGULATIONS.

22 B. Dwelling-type and other supplementary use restrictions based on existing subdivision
23 and development characteristics.

1 1. Residential transition areas and uses permitted therein.

2 g. Exceptions to residential transition. The restrictions contained in
3 Paragraphs a through e above, of this Subsection B.1, do not apply to:

4 (18) CENTRAL COMMUNITY HUB.

5
6 ARTICLE 4 – SPECIAL REGULATIONS

7 Section 440 – Central Community Hub

8
9 § 440.1. GENERAL.

10 A CENTRAL COMMUNITY HUB, AS DEFINED IN SECTION 101.1 OF THESE
11 REGULATIONS SHALL BE LOCATED ON A TRACT OF LAND THAT IS:

12 A. ZONED D.R.5.5 AND SERVED BY PUBLIC UTILITIES;

13 B. AT LEAST 10 ACRES IN SIZE;

14 C. WITHIN THE PIKESVILLE COMMERCIAL REVITALIZATION
15 DISTRICT;

16 D. IMPROVED WITH A BUILDING ON THE MARYLAND INVENTORY
17 OF HISTORIC PROPERTIES AND THE NATIONAL REGISTER OF HISTORIC PLACES;

18 AND

19 E. OWNED OR OPERATED BY A NOT-FOR-PROFIT ORGANIZATION.

20
21 § 440.2. PARKING.

22 A. GIVEN THAT ALL USES WITHIN A CENTRAL COMMUNITY HUB MAY NOT
23 BE IMPLEMENTED AT THE SAME TIME, PARKING FOR A CENTRAL COMMUNITY

1 HUB SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS FOR THE
2 INDIVIDUAL USES THAT COMPRISE THE CENTRAL COMMUNITY HUB.

3 B. AT SUCH TIME THAT THE CENTRAL COMMUNITY HUB IS FULLY
4 DEVELOPED, IT SHALL PROVIDE A MINIMUM OF 400 PARKING SPACES FOR THE
5 USE, UNLESS A SMALLER TOTAL NUMBER OF SPACES IS:

6 1. WARRANTED BY COMBINING THE TOTAL NUMBER OF SPACES
7 REQUIRED FOR THE INDIVIDUAL USES WITHIN THE CENTRAL COMMUNITY HUB;
8 OR

9 2. APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS, AND
10 INSPECTIONS AS SUFFICIENT.

11
12 § 440.3 ADDITIONAL RESTRICTIONS.

13 A. THE TRACT OF LAND ON WHICH A CENTRAL COMMUNITY HUB IS
14 LOCATED SHALL INCLUDE OPEN AREAS THAT ARE NOT OTHERWISE IMPROVED
15 WITH BUILDINGS OR PARKING LOTS/GARAGES. THE OPEN AREAS SHALL
16 COMPRISE AT LEAST 4 ACRES OF THE TRACT AND A PORTION OF THESE AREAS
17 SHALL INCLUDE SIDEWALKS, TRAILS, AND/OR OTHER RECREATIONAL
18 OPPORTUNITIES. OPEN AREAS INCLUDE, BUT SHALL NOT BE LIMITED TO:
19 SIDEWALKS; PATIOS; DECKS; PLAYGROUNDS; GARDENS; LAWNS; FIELDS; AND
20 PARKS. OPEN AREAS NEED NOT BE OPEN TO THE GENERAL PUBLIC AND
21 INCLUDES AREAS THAT ARE LEASED TO THIRD PARTIES THAT ARE NOT
22 OTHERWISE IMPROVED WITH BUILDINGS OR PARKING LOTS/GARAGES.

23 B. NO MORE THAN 25% OF THE TOTAL AREA OF THE TRACT MAY INCLUDE

1 RETAIL USES.

2 C. ANY OUTDOOR LIVE MUSIC AT A CENTRAL COMMUNITY HUB SHALL
3 END BY 9:00 P.M. ON SUNDAYS THROUGH THURSDAYS AND 10:00 P.M. ON
4 FRIDAYS AND SATURDAYS.

5
6 § 440.3. § 440.4. DEVELOPMENT PROCESS.

7 A. A PLAN FOR DEVELOPMENT FOR ANY PORTION OF A CENTRAL
8 COMMUNITY HUB SHALL BE PROCESSED IN THE SAME MANNER AS A LIMITED
9 EXEMPTION UNDER § 32-4-106(A) OF THE BALTIMORE COUNTY CODE.

10 B. A REQUEST FOR LIMITED EXEMPTION FILED UNDER THIS SECTION
11 SHALL COMPLY WITH THE NOTICE POSTING PROVISIONS REQUIRED UNDER § 32-
12 4-106(E)(3)(II) AND (III) OF THE BALTIMORE COUNTY CODE.

13 C. AN APPLICANT FOR A LIMITED EXEMPTION SHALL BE REQUIRED TO
14 SUBMIT A LANDSCAPE AND LIGHTING PLAN TO BALTIMORE COUNTY FOR
15 REVIEW AND APPROVAL AS PART OF ITS PERMITTING PROCESS.

16
17 SECTION 2. AND BE IT FURTHER ENACTED, that this Act shall take effect 14 days
18 after its enactment.



LEGISLATION DETAIL

LEGISLATION _____

DISPOSITION _____

ENACTED _____

EFFECTIVE _____

AMENDMENTS _____

ROLL CALL - LEGISLATION

MOTION		SECOND
AYE	NAY	
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Young
<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"/>	Councilman Ertel
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