

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2025, Legislative Day No. 1

Bill No. 1-25

Mr. David Marks, Councilman

By the County Council, January 7, 2025

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted in the Business, Maritime Marina (B.M.M.) Zone –
Marina Storage Shipping Containers

FOR the purpose of permitting the use of shipping containers ~~in a certain area~~ for marina-related storage in the B.M.M. Zone, provided the total number of shipping containers does not exceed a certain number of containers per acre of contiguous marina land; and generally relating to shipping containers, marina-related storage, and uses permitted in the B.M.M. Zone.

BY repealing and re-enacting, with amendments

Section 216.1.C
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 216 – Business, Maritime Marina (B.M.M.) Zone Use Regulations

8
9 § 216.1. Uses permitted by right and special exception.

10 C. Subject to Subsection A, the following uses are permitted by right:

- 11 1. Marina.
- 12 2. Out-of-water storage facility, Class A in association with a marina only.
- 13 3. Restaurant up to 5,000 square feet gross floor area, provided the use is a part of
14 and within the lot line of a marine-related use.
- 15 4. Retail sale or rental of marine-related goods such as boating, fishing, diving,
16 and bathing supplies and equipment.
- 17 5. Sale of convenience items to marina patrons, provided such activity is
18 ancillary to the marina operation.
- 19 6. Community building, swimming pool or other structural or land use devoted to
20 civic, social, recreational, and educational activities, any of which must be accessory to a marina.
- 21 7. Shoreline fishing and shellfishing facility, Class I and Class II; commercial
22 fisheries facilities, subject to the standards for such facilities in D.R. Zones.

1 8. Accessory uses or structures which are normally and customarily incidental to
2 any principal use.

3 9. Yacht club, provided that the area regularly used for preparing, serving, or
4 consuming food or beverages does not exceed 5,000 square feet gross floor area, including
5 outdoor seating area.

6 10. ~~IN THE BOWLEYS QUARTERS COMMUNITY ACTION PLAN 2000~~
7 ~~AREA ONLY~~, SHIPPING CONTAINERS FOR PERMANENT OR LONG-TERM MARINA-
8 RELATED STORAGE, PROVIDED:

9 A. THE TOTAL NUMBER OF SHIPPING CONTAINERS DOES NOT
10 EXCEED 1 CONTAINER PER ACRE OF MARINA PROPERTY, UP TO A MAXIMUM OF 5
11 CONTAINERS ON A SINGLE PROPERTY; AND

12 B. EACH SHIPPING CONTAINER IS:

13 (1) NO LARGER THAN 8 FEET WIDE, 9 FEET TALL, AND 40
14 FEET LONG;

15 (2) SUBJECT TO A SETBACK OF 50 FEET FROM ANY
16 PROPERTY LINE;

17 (3) NOT STACKED ON ANOTHER SHIPPING CONTAINER;

18 (4) MAINTAINED SUCH THAT IT IS UNIFORMLY PAINTED
19 IN AN EARTH TONE AND REMAINS FREE FROM RUST;

20 (5) PLACED ON THE PROPERTY IN A MANNER THAT
21 DOES NOT ADVERSELY IMPACT A NEIGHBORING PROPERTY; AND

22 (6) NOT USED AS A TEMPORARY STORAGE UNIT, AS
23 DEFINED IN § 18-2-608 OF THE BALTIMORE COUNTY CODE.

1 [10.] 11. Combinations of the above uses.

2
3 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
4 the affirmative vote of five members of the County Council, shall take effect 14 days after its
5 enactment.