

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2025, Legislative Day No. 10

Bill No. 40-25

Councilmembers Marks & Kach

By the County Council, May 22, 2025

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Assisted Living Facilities – Conversion of Existing ~~Commercial~~
Commercially Used or Zoned Buildings

FOR the purpose of permitting an existing ~~commercial~~ commercially used or zoned building of a certain age and located in certain areas to be converted for use as an assisted living facility; establishing certain development requirements for such a building; and generally relating to assisted living facilities.

BY adding

Section 432A.2
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, there is a demand or need for high quality Assisted Living Facilities in Baltimore County; and

WHEREAS, existing ~~commercial~~ commercially used or zoned buildings within or near commercial revitalization districts are well-suited for adaptive reuse to meet the Assisted Living Facility demand; and

WHEREAS, converting existing buildings to Assisted Living Facilities in the B.L. and B.M. Zones have less impact on any adjoining or near-by residential zones, including residential zones in the Honeygo District, than permitted commercial uses currently allowed in the B.L. and B.M. Zones; 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 4 – SPECIAL REGULATIONS

5 Section 432A – Assisted-Living Facility; Housing for the Elderly

6
7 § 432A.2. CONVERSION OF AN EXISTING ~~COMMERCIAL~~ COMMERCIALLY USED OR
8 ZONED BUILDING FOR USE AS AN ASSISTED LIVING FACILITY.

9 A. NOT WITHSTANDING ANY OTHER PROVISION OF THESE REGULATIONS
10 TO THE CONTRARY, A BUILDING THAT WAS CONSTRUCTED PRIOR TO 1950 MAY
11 BE CONVERTED FOR USE AS AN ASSISTED LIVING FACILITY IN ACCORDANCE
12 WITH THIS SECTION, PROVIDED THE BUILDING IS LOCATED ON A PROPERTY
13 THAT IS:

14 1. ON A SEPARATELY DEEDED OR PLATTED LOT;

1 2. PRIMARILY ZONED B.L. OR B.M.; AND

2 3. LOCATED WITHIN A COMMERCIAL REVITALIZATION DISTRICT.

3 B. A BUILDING CONVERTED FOR USE AS AN ASSISTED LIVING FACILITY
4 UNDER THIS SECTION IS SUBJECT TO THE FOLLOWING REQUIREMENTS:

5 1. THE ASSISTED LIVING FACILITY IS SUBJECT TO A USE PERMIT;

6 2. REGARDLESS OF LOT SIZE, THE ~~MAXIMUM~~ PERMITTED DENSITY
7 PERMITTED IS 15 BEDS.

8 3. THE BUILDING SHALL MEET ALL CURRENT REQUIREMENTS OF
9 THE BALTIMORE COUNTY BUILDING CODE AND BALTIMORE COUNTY FIRE
10 SAFETY AND PREVENTION CODE UNLESS THE COUNTY BUILDING ENGINEER
11 DETERMINES THAT PRIOR APPLICABLE REQUIREMENTS ARE SUITABLE.

12 4. THE BUILDING SHALL BE LOCATED ON A PUBLIC ROAD THAT IS
13 CAPABLE OF SUFFICIENTLY SERVING THE CONVERTED USE.

14 5. EACH FACILITY SHALL OBTAIN ALL APPLICABLE BALTIMORE
15 COUNTY BUILDING PERMITS.

16 6. THE BUILDING SHALL BE SUBJECT TO A COMPATIBILITY FINDING
17 IN ACCORDANCE WITH § 432A.1.D OF THESE REGULATIONS.

18 C. A BUILDING CONVERTED FOR USE AS AN ASSISTED LIVING FACILITY
19 UNDER THIS SECTION MAY:

20 1. IN ORDER TO ACHIEVE BETTER SITE DESIGN, REDUCE THE
21 REQUIREMENTS OF SECTION ~~432A.1.C.1-3~~; 432A.1.C.1-2 BY 10%, UNLESS THE
22 PROPOSED CONVERSION IS ADJOINING A RESIDENTIAL ZONE;

1 2. EXPAND THE SQUARE FOOTAGE OF THE GROUND FLOOR BY UP
2 TO 50%;

3 3. CONVERT ANY EXISTING ACCESSORY STRUCTURE FOR USE
4 TOWARDS THE MAXIMUM PERMITTED DENSITY; AND

5 4. SHARE COMMON ACCESS POINTS, PARKING, AND EASEMENTS
6 BETWEEN ADJACENT FACILITIES UNDER COMMON OWNERSHIP.

7 D. A BUILDING CONVERTED FOR USE AS AN ASSISTED LIVING FACILITY
8 UNDER THIS SECTION:

9 1. MAY, BUT IS NOT REQUIRED TO BE, LOCATED ON A PRINCIPAL
10 ARTERIAL ROAD; AND

11 2. IS NOT SUBJECT TO THE BALTIMORE COUNTY BASIC SERVICES
12 MAPS FOR TRANSPORTATION.

13
14 SECTION 2. AND BE IT FURTHER ENACTED, that this Act shall take effect 14 days
15 after its enactment.



LEGISLATION DETAIL

LEGISLATION

DISPOSITION

ENACTED

EFFECTIVE

AMENDMENTS

ROLL CALL - BILL

MOTION

SECOND

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NAY

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Councilman Young

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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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Councilman Ertel

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Councilman Crandell

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Councilman Crandell