

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

Bill No. 42-25

Mr. David Marks, Councilman

By the County Council, May 22, 2025

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Out-of-Water Storage Facilities for Commercial Fishing and Shell
Fishing Operations

FOR the purpose of permitting the storage of certain equipment related to commercial fishing
or shell fishing operations under certain conditions; and generally relating to out-of-water
storage and commercial fishing or shell fishing operations.

BY adding

Section 417.7.H
Baltimore County Zoning Regulations, as amended

WHEREAS, many residents living within the waterfront communities of Baltimore
County own or operate a Commercial Fishing or Shell Fishing facility; and

WHEREAS, on many occasions and for varying lengths of time, it becomes necessary to
store gear and equipment related to the Commercial Fishing or Shell Fishing operation out of the

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.

water and on land; and

WHEREAS, residents with these operations or businesses often have limited storage options, generally having to place gear and equipment in the front yards and other areas of their waterfront property; and

WHEREAS, this gear and equipment by its nature can be bulky, be considered unsightly by other neighbors, give off odors, and generally interfere with the bucolic waterfront setting commonly enjoyed by residents living within Baltimore County's waterfront communities; 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:

4 ARTICLE 4 – SPECIAL REGULATIONS

5 SECTION 417 – Waterfront Construction

6
7 § 417.7. Out-of-water storage facilities.

8 H. COMMERCIAL FISHING OR SHELL FISHING OPERATIONS.

9 1. A PROPERTY WHERE A COMMERCIAL FISHING OR SHELL FISHING
10 OPERATION OR BUSINESS IS LOCATED SHALL BE PERMITTED TO STORE THE
11 GEAR, EQUIPMENT, OR OTHER ITEMS ASSOCIATED WITH SUCH COMMERCIAL
12 OPERATION OR BUSINESS ON A SEPARATE PROPERTY, INCLUDING A VACANT
13 LOT, PROVIDED THAT THE PROPERTY WHERE THE COMMERCIAL FISHING OR
14 SHELL FISHING OPERATION OR BUSINESS IS LOCATED WAS ESTABLISHED BY

1 SPECIAL EXCEPTION, HAS BEEN APPROVED THROUGH A USE PERMIT, OR HAS
2 BEEN GRANTED A LEGAL NON-CONFORMING USE, AND HAS A SITE PLAN.

3 2. THE PROPERTY ON WHICH GEAR, EQUIPMENT, OR OTHER ITEMS
4 SET FORTH IN SUBPARAGRAPH 1 ARE STORED SHALL BE:

5 A. AT LEAST 0.75 ACRES IN SIZE; AND

6 B. LOCATED WITHIN 500 FEET OF THE COMMERCIAL FISHING
7 OR SHELL FISHING OPERATION OR BUSINESS PROPERTY.

8 3. SITE SPECIFIC REGULATIONS AND REQUIRED SITE PLAN.

9 A. A NEW SITE PLAN SHALL BE FILED SHOWING THE
10 PROPOSED STORAGE LOT PROPERTY AND USES THEREON. THE ORIGINAL SITE
11 PLAN PREVIOUSLY ON FILE WITH THE COUNTY, IF ANY, SHALL ALSO BE
12 AMENDED JOINTLY, SHOWING THE MODIFICATIONS BEING REQUESTED.

13 B. THE STORAGE LOT PROPERTY SHALL BE PROPERLY
14 SCREENED FROM THE ROAD AND OTHER NEARBY OR ADJACENT PROPERTIES,
15 AND A LANDSCAPE PLAN SHALL BE SUBMITTED AND APPROVED BY THE
16 DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS.

17 C. AN ACCESSORY BUILDING MAY BE CONSTRUCTED ON THE
18 STORAGE LOT PROPERTY PROVIDED IT IS ACCESSORY TO THE PERMITTED
19 STORAGE USE.

20 D. NO COMMERCIAL ACTIVITY IS PERMITTED ON THE
21 STORAGE LOT PROPERTY.

22 4. THE ALLOWANCE OF THE STORAGE LOT PROPERTY SHALL NOT
23 BE CONSTRUED OR INTERPRETED TO PERMIT ANY EXPANSION OF THE EXISTING

1 FISHING OR SHELL FISHING OPERATION OR BUSINESS, AND SHALL ALLOW ONLY
2 THE RELOCATION OF EQUIPMENT, GEAR AND ITEMS ASSOCIATED WITH THE
3 CURRENT USE.

4 5. THE INTENT OF THIS PARAGRAPH IS TO PERMIT STORAGE FOR
5 WATER-DEPENDENT OPERATIONS OR BUSINESSES ONLY AND MAY NOT BE
6 CONSTRUED OR INTERPRETED AS PERMITTING OTHER TYPES OF BUSINESSES TO
7 UTILIZE WATERFRONT PROPERTIES, OR PROPERTIES THAT ARE IN CLOSE
8 PROXIMITY TO THE WATERFRONT, FOR SUCH STORAGE.

9 6. THE AUTHORITY TO USE A PROPERTY FOR STORAGE AS SET
10 FORTH IN THIS PARAGRAPH SHALL TERMINATE UPON THE SALE OF THE
11 PROPERTY.

12
13 SECTION 2. AND BE IT FURTHER ENACTED, that this Act shall take effect 14 days
14 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

ROLL CALL - AMENDMENTS

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Councilman Crandell