

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2025, Legislative Day No. 14

Bill No. 59-25

Mr. Izzy Patoka, Councilman

By the County Council, September 2, 2025

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Exceptions to Residential Transition Areas

FOR the purpose of adding an exception to the application of Residential Transition Areas to include additions to certain existing ~~religious~~ private schools; and generally relating to Residential Transition Areas.

BY adding

Section 1B01.1.B.1.g(4)
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:

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

5 Section 1B01 – Regulations With Respect to D.R. Zones in General

7 § 1B01.1. General use regulations in D.R. Zones.

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

10 1. Residential transition areas and uses permitted therein.

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

13 (4) An addition to an existing church or other building for
14 religious worship OR ~~AN~~ A ONE-TIME ADDITION TO AN ~~ORTHODOX JEWISH~~
15 EXISTING PRIVATE SCHOOL LOCATED WITHIN OR ADJACENT TO THE PIKESVILLE
16 DESIGN REVIEW AREA AND BETWEEN SADBROOK AND CHURCH LANES, including
17 parking areas and driveways, provided all other applicable zoning regulations including setback,
18 parking, and screening requirements, are maintained.

19
20 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
21 the affirmative vote of five members of the County Council, shall take effect 14 days after its
22 enactment and shall expire on October 6, 2027 without the necessity of further action by the
23 County Council.



LEGISLATION DETAIL

LEGISLATION _____

DISPOSITION _____

ENACTED _____

EFFECTIVE _____

***KACH ABSENT**

AMENDMENTS _____

ROLL CALL - LEGISLATION

MOTION		SECOND
AYE	NAY	
☐	☐	Councilman Young
☐	☐	Councilman Patoka
☐	☐	Councilman Kach
☐	☐	Councilman Jones
☐	☐	Councilman Marks
☐	☐	Councilman Ertel
☐	☐	Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION		SECOND
AYE	NAY	
☐	☐	Councilman Young
☐	☐	Councilman Patoka
☐	☐	Councilman Kach
☐	☐	Councilman Jones
☐	☐	Councilman Marks
☐	☐	Councilman Ertel
☐	☐	Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION		SECOND
AYE	NAY	
☐	☐	Councilman Young
☐	☐	Councilman Patoka
☐	☐	Councilman Kach
☐	☐	Councilman Jones
☐	☐	Councilman Marks
☐	☐	Councilman Ertel
☐	☐	Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION		SECOND
AYE	NAY	
☐	☐	Councilman Young
☐	☐	Councilman Patoka
☐	☐	Councilman Kach
☐	☐	Councilman Jones
☐	☐	Councilman Marks
☐	☐	Councilman Ertel
☐	☐	Councilman Crandell