

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2025, Legislative Day No. 17

Bill No. 73-25

Mr. Michael Ertel, Chair
By Request of County Executive
& All Councilmembers

By the County Council, October 20, 2025

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Artisan Manufacturing

FOR adding to the Baltimore County Zoning Regulations the Artisan Manufacturing use, defining Artisan Manufacturing, and establishing the purpose, location requirement, bulk regulations, uses, and limitations for Artisan Manufacturing businesses.

BY adding

Sections 101.1, the definition of “Artisan Manufacturing” listed alphabetically;
409.6.A.3, “Artisan Manufacturing” listed alphabetically with Minimum Number of
Required Off-Street Parking Spaces; and 451
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 1 – GENERAL PROVISIONS

5 Section 101 – Definitions

6
7 § 101.1. Word usage; definitions.

8 Words used in the present tense include the future; words in the singular number include
9 the plural number; the word “shall” is mandatory. For the purposes of these regulations, certain
10 terms and words are defined below.

11 Any word or term not defined in this section shall have the ordinarily accepted definition
12 as set forth in the most recent edition of Webster’s Third New International Dictionary of the
13 English Language, Unabridged.

14 ARTISAN MANUFACTURING BUSINESS – A BUSINESS IN WHICH GOODS ARE
15 FABRICATED IN RELATIVELY SMALL QUANTITIES COMPARED TO LARGE-SCALE
16 MANUFACTURING OPERATIONS, STORED AND SOLD ON-PREMISE. BUSINESSES
17 SHALL HAVE NO MORE THAN 25 EMPLOYEES AND OPERATE IN NO LARGER THAN
18 10,000 SQUARE FEET.

19
20 ARTICLE 4 – SPECIAL REGULATIONS

21 Section 409 – Off-Street Parking and Loading

22
23 § 409.6. Required number of parking spaces.

A. General requirements. The standards set forth below shall apply in all zones unless otherwise noted. If the required number of off-street parking spaces is not set forth for a particular type of use, the Director of Permits, Approvals, and Inspections shall determine the basis of the number of spaces to be provided. If the number of spaces calculated in accordance with this section results in a number containing a fraction, the required number of spaces shall be the next highest whole number.

3. Industrial uses

Type of Use	Minimum Number of Required Off-Street Parking Spaces
ARTISAN MANUFACTURING	A MINIMUM OF ONE PARKING SPOT PER EMPLOYEE DURING THE LARGEST SHIFT. A MINIMUM OF FIVE PARKING SPOTS PER 1,000 SQUARE FEET OF RETAIL SPACE. ARTISAN MANUFACTURING BUSINESSES MAY ADJUST PARKING PURSUANT TO SECTION 409.6.B AND MAY REQUEST A REDUCTION IN THE TOTAL PARKING REQUIREMENTS WHEN THE ARTISAN MANUFACTURING USE IS COMBINED WITH A RETAIL COMPONENT AS DETERMINED AND APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS, AND INSPECTIONS.

SECTION 451 – ARTISAN MANUFACTURING

§ 451.1. PURPOSE.

THE ARTISAN MANUFACTURING USE IS INTENDED TO:

- 1 A. REVITALIZE AGING MAIN STREETS AND COMMERCIAL AREAS;
- 2 B. DIVERSIFY LOCAL ECONOMIES;
- 3 C. ESTABLISH A SENSE OF PLACE IN BALTIMORE COUNTY
- 4 COMMUNITIES; AND
- 5 D. CELEBRATE ARTISTS AND ARTISANS IN BALTIMORE COUNTY.

6

7 § 451.2. LOCATION.

8 AN ARTISAN MANUFACTURING BUSINESS IS PERMITTED BY RIGHT IN B.L.,

9 B.M. AND B.R. ZONES WITHIN A COMMERCIAL REVITALIZATION DISTRICT.

10

11 § 451.3. USES PERMITTED.

12 A. THE FOLLOWING USES PERMITTED AS OF RIGHT.

13 1. THE OPERATION OF THE FOLLOWING.

14 A. MAKERSPACES.

15 B. COMMERCIAL KITCHENS.

16 2. THE FABRICATION, STORAGE AND RETAIL SALES OF THE

17 FOLLOWING.

18 A. FOOD AND BEVERAGES.

19 B. JEWELRY.

20 C. CANDLES

21 D. APPAREL, INCLUDING BUT NOT LIMITED TO CLOTHING,

22 SHOES, KNIT AND CROCHETED ITEMS.

23 E. HANDCRAFTS AND DECORATIVE ITEMS.

1 F. WOOD, INCLUDING BUT NOT LIMITED TO CARVINGS,
2 FURNITURE AND RELATED CRAFTS.

3 G. LEATHER GOODS.

4 H. PAPER AND PAPER CRAFTS.

5 I. MUSICAL INSTRUMENTS.

6 J. TOYS.

7 K. COSMETICS AND BATH PRODUCTS.

8 L. PRINTMAKING.

9 M. CERAMICS.

10 B. OTHER USES THAT ARE NOT INCONSISTENT WITH THE PURPOSE OF
11 THIS SECTION AND THE SURROUNDING USES MAY BE APPROVED BY SPECIAL
12 EXCEPTION.

13
14 § 451.4. USE LIMITATIONS.

15 A. USES THAT GENERATE SUBSTANCES HARMFUL TO HUMAN HEALTH OR
16 THE SURROUNDING ENVIRONMENT ARE NOT PERMITTED.

17 B. NOT MORE THAN 25 PERSONS SHALL BE ENGAGED IN FABRICATION ON
18 PREMISES AT ANY GIVEN TIME.

19
20 § 451.5. BULK REGULATIONS; SIGNAGE; PARKING.

21 A. AN ARTISAN MANUFACTURING BUSINESS IS SUBJECT TO HEIGHT AND
22 AREA REGULATION OF THE UNDERLYING ZONING CLASSIFICATION.

1 2. AN ARTISAN MANUFACTURING BUSINESS MAY NOT EXCEED 10,000
2 SQUARE FEET OF TOTAL FLOOR AREA.

3 3. MULTIPLE ARTISAN MANUFACTURING BUSINESS MAY CO-LOCATE
4 WITHIN THE SAME BUILDING AND/OR ADDRESS AS LONG AS EACH BUSINESS IS
5 DISTINCT FROM ONE ANOTHER IN OPERATIONS AND OWNERSHIP AND EACH
6 BUSINESS MEETS THE 10,000 SQUARE FEET LIMIT.

7 4. SIGNS ARE PERMITTED, SUBJECT TO SECTION 450 OF THESE
8 REGULATIONS.

9 5. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 409.6 OF
10 THESE REGULATIONS.

11
12 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
13 the affirmative vote of five members of the County Council, shall take effect 14 days after its
14 enactment.



LEGISLATION DETAIL

LEGISLATION

DISPOSITION

ENACTED

EFFECTIVE

AMENDMENTS

ROLL CALL - BILL

MOTION

SECOND

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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

MOTION

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Councilman Young

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Councilman Jones

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Councilman Marks

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Councilman Ertel

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Councilman Crandell