

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2025, Legislative Day No. 21

Bill No. 95-25

Mr. Mike Ertel, Councilman

By the County Council, December 15, 2025

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Downtown Towson District – Tree Replacement

FOR the purpose of requiring that the planting of trees to replace trees which are removed for any development located in a certain Commercial Revitalization District are subject to certain County and State requirements; and generally relating to the D.T. Overlay District.

BY repealing and re-enacting, with amendments

Section 259.16.A.6.a(3)
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 259 – Districts

8
9 § 259.16. Downtown Towson District.

10 A. D.T. (Downtown Towson) District. Master Plan 2020 identifies Towson as the urban
11 center of Baltimore County and lists policies and actions that foster the redevelopment of
12 Towson into a premier, walkable, mixed-use hub of activity. The following regulations are
13 designed to help foster redevelopment and implement the goals of Master Plan 2020.

14 6. Design guidelines. The purpose of the design guidelines for the Downtown
15 Towson District is to provide clear, comprehensive guidance outlining the considerations the
16 DRP and Department of Planning must undertake when reviewing and making recommendations
17 about development in the Downtown Towson District. The guidelines acknowledge the evolving
18 mixed-use, urban character of downtown Towson. The guidelines are not mandatory, and some
19 may be inapplicable or unachievable for certain projects. In these cases, the applicant shall
20 explain how the overall objectives will be met. Urban site design and architectural guidelines are
21 divided into eight general categories including: environmental sustainability, block
22 configuration/site design, parking, downtown open space, building principles/architecture,
23 building materials, lighting, and signage.

1 a. Environmental sustainability.

2 (3) Preservation of existing trees is strongly encouraged in all
3 proposed development projects. Mature trees, with a diameter of breast height (DBH) of ten
4 inches or more shall be retained, except where the tree is:

5 (a) Dead, diseased, or injured beyond restoration as
6 determined by a certified arborist or licensed forester; or

7 (b) Interferes with the location of a structure, utilities,
8 other critical site improvements, or construction access.

9 (c) If a mature tree is removed as defined in this Section,
10 multiple trees with diameters that add up to the diameter of the tree being removed shall be
11 planted on site or elsewhere in the D.T., provided a location is available. If another location is
12 not available, a fee-in-lieu shall be paid to cover the cost of the replacement trees and for
13 installation of the trees only, which fee shall be used within the Downtown Towson Overlay
14 District.

15 (D) NOTWITHSTANDING ANY PROVISION IN
16 THESE REGULATIONS TO THE CONTRARY, ~~THE PLANTING OF TREES TO REPLACE~~
17 ~~TREES WHICH ARE REMOVED FOR ANY DEVELOPMENT LOCATED IN THE~~
18 ~~TOWSON COMMERCIAL REVITALIZATION DISTRICT SHALL ONLY BE SUBJECT TO~~
19 ~~ARTICLE 33, TITLE 6 OF THE COUNTY CODE IN ORDER TO MEET THE~~
20 ~~REQUIREMENTS OF §§ 5-1601 THROUGH 5-1613 OF THE NATURAL RESOURCES~~
21 ~~ARTICLE OF THE ANNOTATED CODE OF MARYLAND. AN APPLICATION WHICH IS~~
22 ~~SUBJECT TO ARTICLE 33, TITLE 6 OF THE COUNTY CODE IN ORDER TO MEET THE~~
23 ~~REQUIREMENTS OF §§ 5-1601 THROUGH 5-1613 OF THE NATURAL RESOURCES~~

1 ARTICLE OF THE ANNOTATED CODE OF MARYLAND AND LOCATED WHOLLY OR
2 IN PART IN THE D.T. DISTRICT IS EXEMPT FROM THE MITIGATION
3 REQUIREMENTS OF SECTION 259.16.A.6.A(3)(C).

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



LEGISLATION DETAIL

LEGISLATION

DISPOSITION

ENACTED

EFFECTIVE

AMENDMENTS

ROLL CALL - BILL

MOTION

SECOND

AYE

NAY

☐☐

Councilman Young

☐☐

Councilman Patoka

☐☐

Councilman Kach

☐☐

Councilman Jones

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Councilman Marks

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Councilman Ertel

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Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION

SECOND

AYE

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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ROLL CALL - AMENDMENTS

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ROLL CALL - AMENDMENTS

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Councilman Jones

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Councilman Marks

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Councilman Ertel

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Councilman Crandell