

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2015, Legislative Day No. 12

Bill No. 53-15

Councilmembers Bevins & Quirk

By the County Council, July 6, 2015

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Regional Outlet Shopping Center

FOR the purpose of providing the definition of a Regional Outlet Shopping Center; permitting such a use under certain circumstances in the B.L. (Business, Local) and M.L.-I.M. (Manufacturing, Light-Industrial Major) zones; and generally relating to a Regional Outlet Shopping Center.

BY adding

Section 101.1, the definition, alphabetically, of Shopping Center, Regional Outlet; Section 230.1.A.9, the permitted use listed alphabetically; and Section 253.1.H 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, Regional Outlet Shopping Centers are large retail establishments, growing in popularity with consumers on the state and national level. These commercial uses are typically located on large parcels of land and attract many shoppers from the surrounding region, travelers passing through the region, as well as residents from local neighborhoods and communities; and

WHEREAS, the term “shopping center” is a defined term in the Zoning Regulations, but does not specifically include the delineation of a Regional Outlet Shopping Center, or where such a use may be permitted; and

WHEREAS, it is important to designate their location in close proximity to an interstate highway system, so as to provide the most convenient vehicular access to their customers; and

WHEREAS, the County Council deems it appropriate to define a “Regional Outlet Shopping Center” and specify the zones in which such large commercial retail establishments are permitted; 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 SECTION 101

4 Definitions

5 § 101.1. Word usage; definitions.

6 SHOPPING CENTER, REGIONAL OUTLET – A SHOPPING CENTER, WHICH
7 PREDOMINANTLY CONTAINS MANUFACTURERS’ AND RETAILERS’ OUTLET STORES
8 SELLING BRAND-NAME MERCHANDISE AT A DISCOUNT; IS SITUATED ON A SITE OF
9 AT LEAST 45 ACRES IN NET AREA; AND IS LOCATED ADJACENT TO INTERSTATE 95.

1 SECTION 230

2 Business, Local (B.L.) Zone Use Regulations

3 § 230.1. Permitted uses.

4 A. The following uses only are permitted (See Section 230.2):

5 9.

6 REGIONAL OUTLET SHOPPING CENTER

7 SECTION 253

8 Manufacturing, Light (M.L.) Zone Use Regulations

9 § 253.1. Uses permitted as of right.

10 The uses listed in this section, only, shall be permitted as of right in M.L. Zones, subject to any
11 conditions hereinafter prescribed:

12 H. REGIONAL OUTLET SHOPPING CENTER, PROVIDED THAT ANY SUCH USE
13 SHALL BE LOCATED IN AN I.M. DISTRICT.

14 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by the
15 affirmative vote of five (5) members of the County Council, shall take effect on August 17, 2015.