

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2017, Legislative Day No. 9

Bill No. 31-17

Mr. David Marks, Councilman

By the County Council, May 1, 2017

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – R-O-A Zone

FOR the purpose of providing an exception to the general rule governing the conversion of a dwelling to a Class A office building in a R-O-A Zone; and generally relating to the R-O-A Zone.

BY repealing and re-enacting, with amendments

Section 202.5
Baltimore County Zoning Regulations

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that the Baltimore County Zoning Regulations read as follows:

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 §202.5 Submitting plan for conversion.

2 A new building or part of a building to be used as a dwelling must be occupied as a
3 residential use for five years before submitting a plan for conversion to a Class A office building,
4 subject to documentation of compliance with the residential use requirement in this section-

5 ~~NOTWITHSTANDING THE FOREGOING A NEW BUILDING LOCATED IN THE EAST
6 TOWSON COMMUNITY CONSERVATION AREA AS IDENTIFIED IN THE TOWSON
7 COMMUNITY PLAN MAY SUBMIT PLANS AND BE USED AS A CLASS A OFFICE
8 BUILDING AT TIME OF COMPLETION. The use or development of any property in an,~~

9 EXCEPT A NEW BUILDING CONSTRUCTED WITHIN THE EAST TOWSON

10 COMMUNITY CONSERVATION AREA AS IDENTIFIED IN THE TOWSON

11 COMMUNITY PLAN ON A LOT NOT LESS THAN 8700 SQUARE FEET MAY BE USED

12 AS A CLASS A OFFICE BUILDING. The use or development of any property in an R-O-A

13 Zone may not be changed from that existing on the effective date of the classification's
14 application to that property, except in accordance with a plan approved by the County Review
15 Group as provided in Article 32, Title 4 of the Baltimore County Code, unless the change in use
16 is confined to a change in the number of dwelling units in accordance with the provisions of
17 Section 402.

18
19 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed
20 by the affirmative vote of five members of the County Council, shall take effect on June 19,
21 2017.