

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2018, Legislative Day No. 9

Bill No. 50-18

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Councilmembers Almond & Quirk

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By the County Council, May 7, 2018

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A BILL  
ENTITLED

AN ACT concerning

Planned Drive-In Clusters

FOR the purpose of redefining and providing certain uses that are permitted within Planned Drive-In Clusters; and generally relating to Planned Drive-In Clusters.

BY repealing and re-enacting, with amendments  
Section 101.1 the definition of “Drive-In Cluster, Planned,” and Section 405.4.E.3  
Baltimore County Zoning Regulations, as amended

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

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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 ARTICLE 1: GENERAL PROVISIONS

2 Section 101. Definitions

3 § 101.1. Word usage; definitions.

4 Words used in the present tense include the future; words in the singular number include the plural  
5 number; the word “shall” is mandatory. For the purposes of these regulations, certain terms and  
6 words are defined below. Any word or term not defined in this section shall have the ordinarily  
7 accepted definition as set forth in the most recent edition of Webster's Third New International  
8 Dictionary of the English Language, Unabridged.

9 “DRIVE-IN CLUSTER, PLANNED” – An integral commercial development for which an overall  
10 plan has been approved by the Department of Planning and which MEETS THE FOLLOWING  
11 CRITERIA FOR TYPE 1 OR TYPE 2:

12 A. TYPE 1: is under common ownership or control; is on a site at least three acres in  
13 net area; has at least 500 feet of lot frontage on arterial streets; and is devoted  
14 primarily to drive-in uses or other vehicle-oriented establishments, with vehicular  
15 access to any use in the development solely from service drives on the site.

16 B. TYPE 2: IS UNDER COMMON OWNERSHIP OR CONTROL; IS ON A SITE  
17 AT LEAST 2.5 ACRES IN NET AREA; HAS AT LEAST 250 FEET OF  
18 FRONTAGE ON AN ARTERIAL STREET; HAS VEHICULAR ACCESS TO  
19 AN ARTERIAL STREET WITHIN 300 FEET OF THE RIGHT-OF-WAY OF AN  
20 INTERSTATE HIGHWAY; AND IS DEVOTED PRIMARILY TO DRIVE-IN  
21 USES OR OTHER VEHICLE-ORIENTED ESTABLISHMENTS, WITH  
22 VEHICULAR ACCESS TO ANY USE IN THE DEVELOPMENT FROM  
23 SERVICE DRIVES ON THE SITE.

1 ARTICLE 4: SPECIAL REGULATIONS

2 Section 405. Fuel Service Stations

3 § 405.4. Standards.

4 E. Uses in combination with fuel service stations. The minimum area of the site as determined by  
5 Section 405.4.A.1 shall be increased for each use in combination with a fuel service station by at  
6 least the number of square feet indicated below:

7 Type of Use	Integral Planned Development	Individual Site
8 (SE = Special Exception and P = Permitted by Right)		
9 3. Full service car wash. No specific	SE, EXCEPT P IF IN	SE
10 additional site area required, provided	PLANNED DRIVE-IN	
11 that the stacking, parking and buffer	CLUSTER	
12 requirements of Section 419 are met.		

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14 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by  
15 the affirmative vote of five members of the County Council, shall take effect on June 18, 2018.