

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2017, Legislative Day No. 17

Bill No. 66-17

Councilmembers Bevins, Jones & Almond

By the County Council, October 16, 2017

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Residential Uses in Zones Adjacent to CT Districts

FOR the purpose of permitting uses under certain circumstances in ~~an~~ B.M. and M.L. zone zones adjacent to a certain C.T. ~~District~~ Districts; providing certain restrictions and requirements; and generally relating to residential uses in B.M. and M.L. zones adjacent to certain C.T. Districts.

BY adding

Section 233.1.E and Section 253.1.I
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:

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 EXTERNAL PROPERTY LINE SETBACKS OF 5 FEET EACH. SECTION 102.2 OF THESE
2 REGULATIONS SHALL NOT BE APPLICABLE.

3 4. OPEN SPACE. THE OPEN SPACE WAIVER FEE FOR
4 RESIDENTIAL USES PERMITTED PURSUANT TO THIS SECTION SHALL BE THE FEE
5 APPLICABLE TO THE C.T. DISTRICT.

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7 SECTION 253.1

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

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10 §253.1. Uses permitted as of right.

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

13 I. RESIDENTIAL USES.

14 A 1. LOCATIONAL REQUIREMENT. NOTWITHSTANDING ANY
15 PROVISION OF THESE REGULATIONS TO THE CONTRARY, RESIDENTIAL USES
16 ARE ALLOWED IN THE M.L. ZONE ON A DEVELOPMENT TRACT, WHICH MAY
17 INCLUDE ONE OR MORE LOTS UNDER COMMON OWNERSHIP OR CONTROL, IF
18 THE DEVELOPMENT TRACT:

19 ~~(1)~~ (A) IS AT LEAST 10 ACRES IN SIZE;

20 ~~(2)~~ (B) IS LOCATED, AT ITS CLOSEST POINT, WITHIN 525 FEET
21 OF THE B.M.-C.T. DISTRICT OF WHITE MARSH; AND

1 (3) (C) IS PART OF A CONTIGUOUS AREA OF 200 ACRES OR
2 MORE OF M.L. ZONING WEST OF I-95.

3 B 2. RESTRICTION. THE COMBINED TRACTS AREAS DEVELOPED
4 FOR SUCH USES MAY NOT OCCUPY MORE THAN 6% OF THE PARTICULAR
5 CONTIGUOUS AREA OF M.L. ZONING IN WHICH THEY ARE LOCATED.

6 C 3. BULK AND AREA REQUIREMENTS. RESIDENTIAL USES
7 DEVELOPED IN ACCORDANCE WITH THIS SECTION ARE ALLOWED ON ANY
8 STORY OF A BUILDING. SUCH USES SHALL BE GOVERNED BY THE FLOOR AREA
9 RATIO, DENSITY, OPEN SPACE RATIO, BUILDING HEIGHT, AND PARKING
10 REQUIREMENTS CONTAINED IN SECTION 235B. THE ONLY APPLICABLE
11 BUILDING SETBACKS SHALL BE FRONT, SIDE, AND REAR BUILDING LINE TO
12 EXTERNAL PROPERTY LINE SETBACKS OF 15 FEET EACH. ~~SECTION 102.2 OF~~
13 ~~THESE REGULATIONS SHALL NOT BE APPLICABLE~~ NO REGULATION OR
14 REQUIREMENT RELATING TO BULK OR AREA STANDARDS, OTHER THAN THOSE
15 SPECIFIED IN THIS SECTION, SHALL BE APPLICABLE.

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18 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed
19 by the affirmative vote of five members of the County Council, shall take effect ~~on December~~
20 ~~4, 2017~~ on the date of its enactment.