

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2018, Legislative Day No. 21

Bill No. 104-18

Mr. Julian E. Jones, Jr., Councilman

By the County Council, December 17, 2018

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Fuel Service Stations

FOR the purpose of amending locations where fuel service stations are permitted by special exception and generally relating to fuel service stations allowed by special exception.

BY repealing and re-enacting, with amendments

Section 405.2.B
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
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21

ARTICLE 4. Special Regulations

Section 405. Fuel Service Stations

§ 405.2. Locations in which fuel service stations are permitted.

B. Fuel Service Stations on individual sites which do not comply with the requirements of Section 405.2.A are permitted by special exception, as provided below and subject to Sections 405.3 and 405.4.

1. Within the urban-rural demarcation line (URDL), in C.C.C., A.S., I.M. or MD 43 Districts, provided no part of the lot is in an M.R. Zone.

2. WITHIN THE URDL

- a. ON A SINGLE PARCEL ZONED B.M. OR B.R., CONTAINING AT LEAST 2 NET ACRES;
- b. WITH MORE THAN 250 FEET OF FRONTAGE ON A PRINCIPAL ARTERIAL ROADWAY;
- c. UNIMPROVED OR IMPROVED BY A BUILDING OR BUILDINGS VACANT PRIOR TO THE APPLICATION FOR THE PREVIOUS FIVE (5) YEARS;
- d. AND ACCOMPANIED BY A CONVENIENCE STORE WITH A GROSS FLOOR AREA OF LESS THAN 6,000 SQUARE FEET INCLUSIVE OF ACCESSORY STORAGE.

3. Outside the URDL with C.R. District designation only in B.L., B.M., or B.R. Zones, subject to Section 259.3.B.2.

1 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed
2 by the affirmative vote of five members of the County Council, shall take effect on February
3 4, 2018.