

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2019, Legislative Day No. 11

Bill No. 31-19

Mrs. Cathy Bevins, Councilwoman

By the County Council, June 3, 2019

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted in the M.L. Zone - Car Washes

FOR the purpose of permitting car washes in the Manufacturing, Light (M.L.) Zone by special exception; and generally relating to car washes in the M.L. Zone.

BY repealing and re-enacting, with amendments
Section 253.2.B

Baltimore County Zoning Regulations, as amended

BY adding
Section 253.2.D

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.

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

4 ARTICLE 2 - ELEVATOR-APARTMENT RESIDENCE ZONES,
5 RESIDENTIAL-OFFICE ZONES, OFFICE ZONES, BUSINESS ZONES,
6 MANUFACTURING ZONES AND DISTRICTS

7 Section 253 – Manufacturing, Light (M.L.) Zone Use Regulations
8

9 § 253.2 – Uses permitted by special exception

10 The uses listed in this subsection are permitted by special exception only.
11

12 B. The following auxiliary service uses, provided that any such use shall be located in a planned
13 industrial park at least 25 acres in net area or in an I.M. District; provided, further, that it is shown
14 that any such use will serve primarily the industrial uses and related activities in the surrounding
15 industrial area:

16 1. Automotive-service stations, subject, further, to the provisions of Section 405.

17 2. [Car washes, subject, further, to the provisions of Section 419.

18 3.] Garages, service not otherwise permitted under Section 253.1.B.25, including
19 establishments for the service or repair of trucks, of truck trailers or of freight-shipping
20 containers designed to be mounted on chassis for part or all of their transport.

21 [4]3. Union halls or other places of assembly for employment-related activities.

1 D. The following miscellaneous uses:

2 4. CAR WASHES (~~SUBJECT TO SECTION 419~~) PROVIDED THAT ANY SUCH
3 USES SHALL BE LOCATED IN EITHER A PLANNED INDUSTRIAL PARK AT LEAST 25
4 ACRES IN NET AREA, IN AN I.M. OR A.S. DISTRICT, OR A COMBINATION OF AN I.M.
5 AND A.S. DISTRICT; AND SUBJECT, FURTHER, TO SECTION 419, EXCEPT THAT SUCH
6 USES IN AN A.S. DISTRICT OR A COMBINATION OF AN I.M. OR A.S. DISTRICT ARE
7 NOT PERMITTED IN THE HUNT VALLEY/TIMONIUM MASTER PLAN FOCUS AREA OR
8 OUTSIDE THE URDL.

9
10 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
11 the affirmative vote of five members of the County Council, shall take effect on July 15, 2019.