

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2020, Legislative Day No. 25

Bill No. 106-20

Mr. David Marks, Councilman

By the County Council, October 19, 2020

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted – B.L.R. and R-O Zone

FOR the purpose of permitting certain uses by right and by special exception in the B.L.R. Zone and in the R-O Zone if located in the South Towson Design Review Area; and generally relating to uses permitted in the B.L.R. and R-O Zone.

BY repealing and re-enacting, with amendments

Section 229.5
Baltimore County Zoning Regulations, as amended

BY adding

Section 204.3.A.4.
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 204 – R-O (Residential – Office) Zone

8
9 § 204.3. Use regulations.

10 A. The following uses, only, are permitted as of right in any R-O Zone:

11 4. THE FOLLOWING ADDITIONAL USES IN THE SOUTH TOWSON DESIGN
12 REVIEW AREA SOUTH OF DUNKIRK ROAD AND EAST OF YORK ROAD:

13 A. BICYCLE SHOP

14 B. ACUPUNCTURE AND WELLNESS OFFICE

15 C. BEAUTY SALON

16 D. YOGA, FITNESS STUDIO, OR PERSONAL TRAINING FACILITY

17
18 Section 229 – Performance Based Business Zones: C.B. and B.L.R. Zones

19
20 § 229.5. Uses in B.L.R. Zone.

21 A. Uses permitted by right:

22 Banks with drive-through lanes

23 Health and athletic clubs

- 1 Martial arts and dance studios
- 2 Restaurant, fast-food (subject to Section 447)
- 3 Tavern, subject to Section 447
- 4 Uses permitted by right in the C.B. Zones, subject to Section 447

5 B. ADDITIONAL USES PERMITTED BY RIGHT IN THE SOUTH TOWSON DESIGN
6 REVIEW AREA:

- 7 MUSIC STUDIO WITH APPROPRIATE SOUNDPROOFING
- 8 LEARNING CENTER
- 9 ~~YOGA OR FITNESS STUDIO~~
- 10 ~~BOWLING ALLEY~~
- 11 ~~VETERINARIAN~~

12 C. USES PERMITTED BY RIGHT IN THE SOUTH TOWSON DESIGN REVIEW AREA
13 SOUTH OF DUMBARTON ROAD, NORTH OF DUNKIRK ROAD, AND EAST OF YORK

14 ROAD ONLY:

- 15 ANIMAL GROOMING FACILITY
- 16 BOWLING ALLEY
- 17 BUTCHER SHOP
- 18 FOOD PROCESSING, INCLUDING COFFEE ROASTING AND BAKERY, WITH
19 APPROPRIATE FILTRATION FOR ODORS
- 20 FURNITURE STORE
- 21 RESTAURANT WITH OUTDOOR SEATING
- 22 SHIPPING AND PRINTING STORE
- 23 SCHOOLS, INCLUDING BUSINESS, TRADE, AND MUSIC SCHOOLS WITH

1 APPROPRIATE SOUNDPROOFING

2 VETERINARIAN’S OFFICE

3 VETERINARIUM

4 YOGA, FITNESS STUDIO, OR PERSONAL TRAINING FACILITY

5 C.D. Uses permitted by special exception:

6 Arcades

7 Baseball batting range

8 Bowling alley

9 Miniature golf

10 Wireless transmitting or receiving structures 200 feet or less in height above grade level

11 E. ADDITIONAL USES PERMITTED BY SPECIAL EXCEPTION IN THE SOUTH

12 TOWSON DESIGN REVIEW AREA SOUTH OF DUMBARTON ROAD, NORTH OF

13 DUNKIRK ROAD, AND EAST OF YORK ROAD ONLY:

14 CLASS 5B BREWERY

15

16 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by

17 the affirmative vote of five members of the County Council, shall take effect on November 30,

18 2020.



LEGISLATION DETAIL

LEGISLATION _____

DISPOSITION _____

ENACTED _____

EFFECTIVE _____

AMENDMENTS _____

ROLL CALL - LEGISLATION

MOTION		SECOND
AYE	NAY	
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Quirk
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Patoka
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Kach
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Jones
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Marks
<input type="checkbox"/>	<input type="checkbox"/>	Councilwoman Bevins
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION		SECOND
AYE	NAY	
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Quirk
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Patoka
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