

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2020, Legislative Day No. 26

Bill No. 115-20

Mr. Julian Jones, Councilman

By the County Council, November 2, 2020

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Uses in the B.M.-C.T. Zones

FOR the purpose of permitting ground floor apartments in B.M.-C.T. (Business, Major - Commercial, Town-Center Core) Zone in certain circumstances; and generally relating to the B.M.-C.T. Zone.

BY repealing and re-enacting, with amendments

Section 235B.1
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 ARTICLE 2 - ELEVATOR-APARTMENT RESIDENCE ZONES,
2 RESIDENTIAL-OFFICE ZONES, OFFICE ZONES, BUSINESS ZONES,
3 MANUFACTURING ZONES AND DISTRICTS

4 Section 235B – Special Regulations for C.T. Districts

5
6 § 235B.1. Apartments; elderly housing facilities.

7 Apartments shall be permitted, but only above the first story of a building[.], EXCEPT
8 THAT APARTMENTS [Apartments located in a building in the B.M. or B.M.-C.T. Zone
9 located north of Shawan Road, west of York Road, and south and east of McCormick Road
10 within a Commercial Mixed Use Focal Point in the Hunt Valley/Timonium Master Plan] and
11 elderly housing facilities shall be permitted in any story of the building IN ACCORDANCE
12 WITH THE FOLLOWING:

13 A. IN THE B.M. OR B.M.-C.T. ZONE LOCATED NORTH OF SHAWAN ROAD,
14 WEST OF YORK ROAD, AND SOUTH AND EAST OF MCCORMICK ROAD WITHIN A
15 COMMERCIAL MIXED USE FOCAL POINT IN THE HUNT VALLEY/TIMONIUM
16 MASTER PLAN.

17 B. IN THE B.M.-C.T. ZONE LOCATED NORTH OF LAKESIDE BOULEVARD,
18 WEST OF PAINTERS MILL ROAD, SOUTH OF I-795/NORTHWEST EXPRESSWAY, AND
19 EAST OF OWINGS MILLS BOULEVARD IN THE OWINGS MILLS TOWN CENTER SUB
20 AREA OF THE OWINGS MILLS GROWTH AREA IN THE MASTER PLAN 2020.

1 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
2 the affirmative vote of five members of the County Council, shall take effect on December 21,
3 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
<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

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<input type="checkbox"/>	<input type="checkbox"/>	Councilman Marks
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