

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2021, Legislative Day No. 8

Bill No. 44-21

Mr. Wade Kach, Councilman

By the County Council, April 19, 2021

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Multi-Family Residential Uses in the M.L. Zone

FOR the purpose of permitting certain multi-family residential uses in the Manufacturing, Light (M.L.) Zone under certain circumstances; and generally relating to uses permitted in the M.L. Zone.

BY adding

Section 253.1.J
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 § 253.1. Uses permitted as of right.

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

12 J. MULTI-FAMILY RESIDENTIAL USES ARE PERMITTED ON A
13 PROPERTY WHICH WAS PREVIOUSLY USED AS AN EXTENDED STAY HOTEL,
14 PROVIDED THAT THE PROPERTY UPON WHICH THE MULTI-FAMILY RESIDENTIAL
15 USE IS SITUATED IS WITHIN THE HUNT VALLEY/TIMONIUM MASTER PLAN FOCUS
16 AREA, IS WITHIN ~~750~~ 1,000 FEET OF A COMMUTER LIGHT-RAIL STATION, AND IS
17 AT LEAST 1,000 FEET FROM THE NEAREST RESIDENTIAL ZONE. THE NUMBER OF
18 CONVERTED MULTI-FAMILY RESIDENTIAL UNITS ~~MAY BE EQUAL TO BUT SHALL~~
19 ~~NOT EXCEED THE NUMBER OF~~ FROM EXISTING EXTENDED STAY HOTEL SUITES
20 SHALL IN NO EVENT EXCEED A TOTAL OF 96 UNITS, REGARDLESS OF THE
21 UNDERLYING ZONE.
22

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 June 9, 2021.



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

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

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