

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2023, Legislative Day No. 8

Bill No. 21-23

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Mr. Mike Ertel, Councilman

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By the County Council, April 3, 2023

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A BILL  
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted in the R-O-A Zone – Interior Design Studio with  
Retail Sales as an Accessory Use to Office Use

FOR the purpose of permitting retail sales as an accessory use to an Interior Design Studio office  
use in the Residential – Office, Class A Office (R-O-A) Zone; and generally relating to the  
uses permitted in the R-O-A Zone.

BY adding

Section 101.1, the definition of “Interior Design Studio” listed alphabetically  
Baltimore County Zoning Regulations, as amended

BY repealing and re-enacting, with amendments

Section 202.3.A.2  
Baltimore County Zoning Regulations, as amended

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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 1 – GENERAL PROVISIONS

5 Section 101 – Definitions

6  
7 § 101.1. Word usage; definitions.

8 INTERIOR DESIGN STUDIO – AN INTERIOR DESIGN STUDIO CONSTITUTES  
9 AN OFFICE USE WHERE AN INTERIOR DESIGNER MAY HAVE A  
10 STUDIO/SHOWROOM THAT IS DESIGNED TO ALLOW CLIENTS TO EXPERIENCE A  
11 LIVE SPACE FOR THEIR DESIGN PROJECTS THAT IS COMPLETE WITH  
12 FURNISHINGS, FABRICS AND FINISHES, WHICH ALLOWS CLIENTS TO MAKE AN  
13 INFORMED DECISION ABOUT THEIR PROJECTS. NOTWITHSTANDING ANY  
14 PROVISION TO THE CONTRARY, THE SALE OF SUCH FURNISHINGS, FABRICS AND  
15 FINISHES MAY BE PERMITTED AS AN ACCESSORY USE TO THE OFFICE USE FOR  
16 UP TO 50% OF THE OVERALL OFFICE SPACE.

17  
18 ARTICLE 2 – ELEVATOR-APARTMENT RESIDENCE ZONES,  
19 RESIDENTIAL-OFFICE ZONES, OFFICE ZONES, BUSINESS ZONES,  
20 MANUFACTURING ZONES AND DISTRICTS

21 Section 202 – Residential – Office, Class A Office (R-O-A) Zones

22  
23 § 202.3. Use regulations.

1           A. Uses permitted by right. The following uses, only, are permitted by right in any R-O-  
2 A Zone:

3                   2. Class A office buildings containing offices and their accessory uses, including  
4 INTERIOR DESIGN STUDIO OFFICES WITH RETAIL SALES AS AN ACCESSORY USE  
5 TO THE OFFICE USE AND surface parking, but not including parking as a principal use,  
6 except as provided under Section 409.7.B.2.

7

8           SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by  
9 the affirmative vote of five members of the County Council, shall take effect 14 days from the  
10 date of enactment.



# LEGISLATION DETAIL

LEGISLATION \_\_\_\_\_

DISPOSITION \_\_\_\_\_

ENACTED \_\_\_\_\_

EFFECTIVE \_\_\_\_\_

AMENDMENTS \_\_\_\_\_

## ROLL CALL - LEGISLATION

MOTION		SECOND
AYE	NAY	
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Young
<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"/>	Councilman Ertel
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Crandell

## ROLL CALL - AMENDMENTS

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