

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

Bill No. 24-23

Mr. David Marks, Councilman

By the County Council, April 3, 2023

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Neighborhood Commons (N.C.) Overlay District – Off-Street
Parking

FOR the purpose of clarifying that off-street parking in the N.C. Overlay District is permitted as
accessory to other permitted uses on a property or on contiguous property; and generally
relating to off-street parking and uses in the N.C. Overlay District.

BY repealing and re-enacting, with amendments

Section 259.14.B.2.b and C.5
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:

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

7 Section 259 – Districts

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9 § 259.14. Neighborhood Commons Overlay District.

10 B. Permitted uses.

11 2. Uses permitted by special exception.

12 b. Off-street parking that is ACCESSORY TO THE OTHER
13 PERMITTED USES ON THE PROPERTY OR ACCESSORY TO THE OTHER PERMITTED
14 USES ON CONTIGUOUS PROPERTY WITH THE NC DESIGNATION AND not in
15 compliance with the requirements of Subsection C.5.

16 C. Special regulations for N.C. Districts.

17 5. If feasible and in adherence to applicable environmental regulations, a property
18 with the N.C. District designation and with vehicular access to the property may have off-street
19 parking ACCESSORY TO THE OTHER PERMITTED USES ON THE PROPERTY OR
20 ACCESSORY TO THE OTHER PERMITTED USES ON CONTIGUOUS PROPERTY WITH
21 THE NC DESIGNATION as follows:

1 a. Requirements as to parking space dimensions, access to parking spaces,
2 number of small-car spaces, location of parking, and striping shall be in compliance with the
3 applicable provisions of Section 409.

4 b. Not more than two off-street parking spaces per acre, up to a maximum
5 of 15 parking spaces, is permitted.

6 c. Allowable parking times and duration, including any periods allotted
7 for maintenance operations, shall be set and enforced by the ownership entity of the property.

8 d. Parking shall be composed of a durable and dustless pervious material
9 approved by the Department of Environmental Protection and Sustainability.

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11 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
12 the affirmative vote of five members of the County Council, shall take effect 14 days from the
13 date of enactment and shall apply to any development that has not obtained final, non-appealable
14 approval of the Development Plan.