

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

Bill No. 52-23

Mr. David Marks, Councilman

By the County Council, August 7, 2023

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted in the Manufacturing, Light (M.L.) Zone – Repealing
Residential Uses on Adjacent Tracts

FOR the purpose of repealing certain residential uses in the M.L. Zone adjacent to certain C.T.
Districts under certain circumstances; and generally relating to uses permitted in the M.L.
Zone.

BY repealing

Section 253.1.I.
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 [I. Residential uses.

13 1. Locational requirement. Notwithstanding any provision of these
14 regulations to the contrary, residential uses are allowed in the M.L. Zone on a development tract,
15 which may include one or more lots under common ownership or control, if the development
16 tract:

17 (a) Is at least 4 acres in size;

18 (b) Is located, at its closest point, within 525 feet of the B.M.-C.T.
19 District of White Marsh or is located within 75 feet of a property developed in accordance with
20 this paragraph; and

21 (c) Is part of a contiguous area of 200 acres or more of M.L.
22 zoning west of I-95.

1 2. Restriction. The combined tracts areas developed for such uses may
2 not occupy more than 16 percent of the particular contiguous area of M.L. zoning in which they
3 are located.

4 3. Bulk and area requirements. Residential uses developed in accordance
5 with this section are allowed on any story of a building. Such uses shall be governed by the floor
6 area ratio, density, open space ratio, building height, and parking requirements contained in
7 Section 235B. The only applicable building setbacks shall be front, side, and rear building line to
8 external property line setbacks of 15 feet each. No regulation or requirement relating to bulk or
9 area standards, other than those specified in this section, shall be applicable.]

10
11 SECTION 2. AND BE IT FURTHER ENACTED, that this Act shall not apply to any
12 development or construction project for which a concept plan conference was held prior to June
13 1, 2023.

14
15 SECTION 3. AND BE IT FURTHER ENACTED, that this Act, having been passed by
16 the affirmative vote of five members of the County Council, shall take effect 14 days from the
17 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
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