

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2023, Legislative Day No. 17

Bill No. 75-23

Mr. David Marks, Councilman

By the County Council, September 18, 2023

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Public Utility Service Centers and Storage Yards – Repeal

FOR the purpose repealing the permitted use and performance standards of public utility service centers and public utility storage yards in the Western Subarea of the Honeygo Area; and generally relating to public utility service centers and public utility storage yards.

BY repealing

Section 411.4
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 4 – SPECIAL REGULATIONS

5 [Section 411 – Public Utility Uses]

6
7 [§ 411.4. Public utility service centers and public utility storage yards in the western subarea of
8 the Honeygo Area.

9 A. Public utility service centers and public utility storage yards within the western
10 subarea of the Honeygo Area are permitted by right in all business zones and by special
11 exception within the D.R. zones, in accordance with this Section. If a conflict arises between the
12 provisions of Section 411.4 and any other specific Sections of these Zoning Regulations, Section
13 411.4 shall govern.

14 B. All public utility service centers and public utility storage yards in the western
15 subarea of the Honeygo Area are solely subject to the following performance standards.

16 1. Building exteriors shall be of finished quality and similar architectural
17 treatment, as defined in the Honeygo District Guidelines, to grade or, where that is not feasible,
18 shall be finished to within 12 inches of grade on all sides of the building.

19 2. Rooftop equipment shall be screened so it is not visible from the ground level
20 of adjacent buildings.

21 3. Signage shall be limited to one masonry faced, ground mounted identification
22 sign per road frontage, and one directional sign per road frontage.

23 4. Fencing along Belair Road shall be decorative in design in accordance with the

1 Comprehensive Manual of Development Policies (CMDP) and set back at least 20 feet from an
2 adjacent public right-of-way. Fencing adjacent to any single-family lot shall be designed to
3 shield vehicle headlights and be set back at least 30 feet.

4 5. At least a 15-foot-wide landscaped buffer shall be provided between any
5 parking space and a public right-of-way.

6 6. Any parking space located on D.R. zoned property shall be set back at least 75
7 feet from any adjoining single-family lot.

8 7. Lighting shall be designed to limit light trespass onto neighboring properties
9 and limit usage during periods of inactivity to security lighting only.]

10
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 15 days after its
13 enactment.