

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2023, Legislative Day No. 21

Bill No. 99-23

Mr. Wade Kach, Councilman

By the County Council, November 20, 2023

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted – R.C.2 Zone – Water Treatment and Plumbing
Services Shop

FOR the purpose of permitting a water treatment and plumbing services shop use by right in the
R.C.2 (Resource Conservation) Zone under certain circumstances; and generally relating
to uses permitted in the R.C.2 Zone.

BY adding

Section 1A01.2.B.15
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 1A – RESOURCE CONSERVATION ZONES

5 Section 1A01 – R.C. (Agricultural) Zone

6
7 § 1A01.2. Use regulations.

8 B. Uses permitted as of right. The following uses only are permitted as of right in all
9 R.C.2 Zones:

10 15. NOTWITHSTANDING ANY OTHER PROVISIONS OF THESE
11 REGULATIONS TO THE CONTRARY, A PROPERTY LOCATED OUTSIDE THE URBAN-
12 RURAL DEMARCATION LINE THAT IS LESS THAN TWO ACRES IN SIZE AND IS
13 ZONED A COMBINATION OF R.C.2 AND B.L.-C.R. MAY BE USED FOR A WATER
14 TREATMENT AND PLUMBING SERVICES SHOP. THE PERMITTED USE MAY
15 INCLUDE ASSEMBLY, WAREHOUSING, AND STORAGE OF NECESSARY
16 MATERIALS, EQUIPMENT, AND SUPPLIES, ADMINISTRATIVE OFFICES, AND
17 RETAIL SALE OF ITEMS SOLD IN THE NORMAL COURSE OF BUSINESS.
18 ACCESSORY OUTDOOR STORAGE OF MATERIALS AND INVENTORY, STORAGE
19 AND PARKING OF BUSINESS EQUIPMENT AND VEHICLES UTILIZED FOR OFF-SITE
20 ACTIVITIES FOR THE BUSINESS, AND PARKING OF AUTOMOBILES AND OTHER
21 VEHICLES ASSOCIATED WITH THE BUSINESS IS ALLOWED PROVIDED THESE
22 AREAS ARE SCREENED AND LIGHTED ACCORDING TO AN APPROVED
23 LANDSCAPE AND LIGHTING PLAN. ANY BUILDINGS CONSTRUCTED ON THE R.C.2

1 ZONED PORTION OF THE PROPERTY MAY NOT EXCEED A FOOTPRINT OF 6,000
2 SQUARE FEET WITH A MAXIMUM BUILDING HEIGHT OF 25 FEET AND SHALL
3 MAINTAIN A MINIMUM 15 FOOT FRONT, SIDE, OR REAR SETBACK FROM A
4 PROPERTY LINE OR STREET RIGHT-OF-WAY LINE.

5

6 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
7 the affirmative vote of five members of the County Council, shall take effect 14 days after its
8 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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