

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2024, Legislative Day No. 1

Bill No. 1-24

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Mr. Wade Kach, Councilman

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By the County Council, January 2, 2024

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A BILL  
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted in the Business, Major (B.M.) and the  
Manufacturing, Light (M.L.) Zones – Residential Uses in Hunt Valley

FOR the purpose permitting residential uses under certain circumstances in the B.M. Zone and  
the M.L. Zone in close proximity to certain C.T. Districts; providing certain restrictions  
and requirements for such residential uses; and generally relating to residential uses in the  
B.M. and M.L. Zones.

BY adding

Sections 233.1.F. and 253.1.K  
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 2 – ELEVATOR-APARTMENT RESIDENCE ZONES,  
5 RESIDENTIAL-OFFICE ZONES, OFFICE ZONES, BUSINESS ZONES,  
6 MANUFACTURING ZONES AND DISTRICTS

7 Section 233 – Business, Major (B.M.) Zone Use Regulations

8  
9 § 233.1. Permitted uses.

10 The following uses only are permitted (Section 233.2):

11 F. RESIDENTIAL USES IN HUNT VALLEY. NOTWITHSTANDING ANY  
12 PROVISION IN THESE REGULATIONS TO THE CONTRARY, RESIDENTIAL USES ARE  
13 PERMITTED IN ACCORDANCE WITH THIS SECTION IN THE B.M. ZONE ON A  
14 DEVELOPMENT TRACT, WHICH MAY INCLUDE ONE OR MORE LOTS UNDER  
15 COMMON OWNERSHIP, AS FOLLOWS:

16 1. LOCATIONAL REQUIREMENT. THE DEVELOPMENT TRACT  
17 MUST MEET THE FOLLOWING REQUIREMENTS:

18 A. BE AT LEAST 15 AND NO GREATER THAN 18 NET  
19 ACRES IN SIZE;

20 B. BE LOCATED WITHIN THE HUNT VALLEY/TIMONIUM  
21 MASTER PLAN FOCUS AREA; AND

1 C. BE LOCATED EAST OF INTERSTATE 83, WEST OF  
2 YORK ROAD, NORTH OF PADONIA ROAD, SOUTH OF SHAWAN ROAD AND, AT ITS  
3 CLOSEST POINT, WITHIN 1,500 FEET OF THE B.M.-C.T. DISTRICT OF HUNT VALLEY.

4 2. DWELLING UNIT TYPE AND DENSITY. THE RESIDENTIAL  
5 USES MAY CONSIST OF MULTI-FAMILY UNITS IN THE FORM OF EITHER  
6 APARTMENTS OR STACKED TOWNHOMES AND/OR SINGLE-FAMILY ATTACHED  
7 UNITS; THE GROSS RESIDENTIAL DENSITY OF THE DEVELOPMENT TRACT MAY  
8 NOT EXCEED THE LESSER OF 16 DWELLING UNITS PER ACRE OR 290 DWELLING  
9 UNITS.

10 3. SETBACKS. WITH THE EXCEPTION OF A REQUIRED 50 FOOT  
11 BUILDING SETBACK TO EDGE OF PAVING OF SHAWAN ROAD AND THE RAMP  
12 FROM INTERSTATE 83 IF THE LOCATION OF A DEVELOPMENT TRACT IS  
13 APPLICABLE, THE RESIDENTIAL USES SHALL MAINTAIN FRONT, SIDE, AND REAR  
14 BUILDING SETBACKS TO EXTERNAL PROPERTY LINES OF ~~10 FEET~~ 20 FEET AND A  
15 MAXIMUM BUILDING HEIGHT OF 60 FEET.

16 4. BULK, HEIGHT, AND AREA REQUIREMENTS. RESIDENTIAL  
17 USES SHALL NOT BE SUBJECT TO ANY OTHER BULK, HEIGHT, AREA, OR SPECIAL  
18 REGULATIONS APPLICABLE TO THE UNDERLYING ZONING CLASSIFICATION OR  
19 THOSE CONTAINED IN THE COMPREHENSIVE MANUAL OF DEVELOPMENT  
20 POLICIES.

21 5. PROPERTY BARRIERS. FENCING WILL BE PROVIDED ALONG  
22 SHAWAN ROAD AND THE RAMP FROM INTERSTATE 83 IF THE LOCATION OF THE  
23 DEVELOPMENT TRACT IS APPLICABLE. ARCHITECTURAL ACOUSTIC FEATURES

1 MAY BE REQUIRED TO PROVIDE SOUND ATTENUATION FOR THE PROJECT FROM  
2 ADJACENT ROADWAYS.

3 6. OPEN SPACE. IN LIEU OF PROVIDING THE TOTAL AMOUNT  
4 OF OPEN SPACE REQUIRED BY § 32-6-108 OF THE BALTIMORE COUNTY CODE, AN  
5 OPEN SPACE WAIVER MAY BE REQUESTED AS LONG AS A MINIMUM OF 75,000  
6 SQUARE FEET OF OPEN SPACE IS PROVIDED, AT LEAST 30,000 SQUARE FEET OF  
7 WHICH SHALL BE IN THE FORM OF A CENTRALLY LOCATED COMMUNITY GREEN  
8 WITH THE REMAINDER BEING DIVIDED INTO AT LEAST THREE SMALLER OPEN  
9 SPACE AREAS WITHIN THE SITE. THE OPEN SPACE WILL INCLUDE AMENITIES.  
10 THE OPEN SPACE WAIVER FEE SHALL BE THE FEE APPLICABLE TO THE C.C.C.  
11 DISTRICT.

12 7. CONNECTIVITY. PEDESTRIAN CONNECTIONS WILL BE  
13 PROVIDED ONSITE TO HELP FACILITATE ACCESS TO TRANSIT, RETAIL, AND  
14 COMMERCIAL USES IN THE VICINITY.

15  
16 Section 253 – Manufacturing, Light (M.L.) Zone Use Regulations

17  
18 § 253.1. Uses permitted as of right.

19 The uses listed in this section, only, shall be permitted as of right in M.L. Zones, subject  
20 to any conditions hereinafter prescribed.

21 K. RESIDENTIAL USES IN HUNT VALLEY. NOTWITHSTANDING ANY  
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23 PERMITTED IN ACCORDANCE WITH THIS SECTION IN THE M.L. ZONE ON A

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22 COMMERCIAL USES IN THE VICINITY.  
23

1           SECTION 3. AND BE IT FURTHER ENACTED, that this Act, having been passed by  
2 the affirmative vote of five members of the County Council, shall take effect 14 days from the  
3 date of its 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
<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 - OVERRIDE VETO **\*PASSED**

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"/> *ABSENT	<input type="checkbox"/>	Councilman Crandell

## ROLL CALL - AMENDMENTS

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