

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2024, Legislative Day No. 3

Bill No. 5-24

Mr. David Marks, Councilman

By the County Council, February 5, 2024

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Capping Residential Growth in Greenleigh

FOR the purpose of providing a maximum number of residential units available by right in the MD 43 Overlay District; and generally relating to the MD 43 Overlay District.

BY repealing and re-enacting, with amendments

Section 259.11.A.3
Baltimore County Zoning Regulations, as amended

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that the Baltimore County Zoning Regulations read as follows:

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 ARTICLE 2 – ELEVATOR-APARTMENT RESIDENCE ZONES,
2 RESIDENTIAL-OFFICE ZONES, OFFICE ZONES, BUSINESS ZONES,
3 MANUFACTURING ZONES AND DISTRICTS

4 Section 259 – Districts

5
6 § 259.11. Development standards for MD 43 Overlay District.

7 These standards are intended to be additions to, modifications of, and exceptions from the
8 standards required by the underlying zoning classification. All conflicts are to be resolved in
9 accordance with Section 259.12.

10 A. Uses permitted by right.

11 3. Notwithstanding any of the regulations of this section to the contrary and in
12 addition to the rights granted under this section, residential uses are permitted to be built on a
13 maximum 30 percent of the overall tract of at least 800 acres that, as of February 19, 2013, is
14 under common ownership or control or part of a common scheme of development. Multifamily
15 units are permitted in accordance with the regulations applicable to the B.M.-C.T. Zone, except
16 that units are permitted on any story of a proposed building. Other residential unit types are
17 permitted in accordance with the bulk, height, and building setback requirements applicable to
18 the D.R.10.5 Zone. THE MAXIMUM NUMBER OF RESIDENTIAL LIVING UNITS
19 PERMITTED ON THE OVERALL TRACT UNDER THIS PROVISION IS 3,300 UNITS.
20 FOR PURPOSES OF CALCULATING THE NUMBER OF RESIDENTIAL LIVING UNITS,
21 EACH UNIT, REGARDLESS OF TYPE, SHALL BE COUNTED AS ONE RESIDENTIAL
22 LIVING UNIT WITHOUT REGARD TO BEDROOM COUNT. Approval of a pattern book in
23 accordance with Section 259.11.D may allow waiver or modification of any applicable laws or

1 regulations governing development, including height, area, bulk, or parking requirements. A
2 waiver or modification may be approved by the Office of Administrative Hearings after public
3 hearing, subject to a finding that the requirements of Section 502.1 are met.

4

5 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
6 the affirmative vote of five members of the County Council, shall take effect 14 days from the
7 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"/> *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

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