

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2024, Legislative Day No. 4

Bill No. 7-24

Mr. Izzy Patoka, Chairman

By the County Council, February 20, 2024

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – R.A.E. 2 Zone – Location Requirement Relative to Business Zones

FOR the purpose of amending the parameters in which the Residence, Apartment, Elevator
(R.A.E.) 2 Zone may be located; and generally relating to the R.A.E. 2 Zone.

BY repealing and re-enacting, with amendments

Section 201.1
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 201 – R.A.E.2 Zones: Residence, Apartment, Elevator

8
9 § 201.1. General provisions.

10 A. R.A.E.2 Zones provide for development of elevator-apartment buildings at relatively
11 high density, in residential settings close to the major commercial and cultural centers of the
12 county, where ample utilities and other public facilities are available.

13 B. Any R.A.E.2 Zone must be located:

14 1. within a town center, as defined in Section 101; OR

15 2. A. INSIDE THE URDL; AND

16 B. WITHIN 2,640 FEET OF A BUSINESS ZONE, INCLUDING ONLY
17 THE B.L., B.R., B.M., C.B., OR B.L.R. ZONES, THAT ABUTS A STATE HIGHWAY.

18
19 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
20 the affirmative vote of five members of the County Council, shall take effect 14 days from the
21 date of its enactment.