

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

Bill No. 8-24

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Mr. Julian E. Jones, Jr., Councilman

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By the County Council, February 20, 2024

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A BILL  
ENTITLED

AN ACT concerning

Zoning Regulations – Multifamily (Two-Over-Two Condominium Townhome) Units

FOR the purpose of permitting certain tracts or parcels to be developed with two-over-two condominium townhome dwelling units in the Business, Local (B.L.) Zone and the Density Residential (D.R.) Zone under certain conditions; and generally relating to uses in the B.L. and D.R. Zones and multifamily two-over-two condominium townhome units.

BY adding

Sections 230.1.A and 230.6  
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.

WHEREAS, Baltimore County is currently experiencing a housing shortfall due to the unavailability of new and existing housing products available for its citizens to purchase; and

WHEREAS, multifamily, two-over-two townhome condominium dwelling units provide an attractive option for potential homebuyers; and

WHEREAS, multifamily two-over-two townhome condominium dwelling units allow for two residential homes to be constructed on a footprint previously utilized by only one home; and

WHEREAS, in order to accommodate the construction of two homes on one footprint, the use, bulk, and area regulations as contained within the Baltimore County Zoning Regulations must be updated and amended; now therefore

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

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4           ARTICLE 2 – ELEVATOR-APARTMENT RESIDENCE ZONES,  
5           RESIDENTIAL-OFFICE ZONES, OFFICE ZONES, BUSINESS ZONES,  
6           MANUFACTURING ZONES AND DISTRICTS

7           SECTION 230 – Business, Local (B.L.) Zone Use Regulations

8  
9           § 230.1. Permitted Uses.

10           A. The following uses only are permitted:

11                   15. RESIDENTIAL USES ON CERTAIN DEVELOPMENT TRACTS OR  
12 PARCELS OF LAND THAT MEET THE REQUIREMENTS OF § 230.6 OF THESE  
13 REGULATIONS.

1 § 230.6. RESIDENTIAL USES IN THE B.L. ZONE WITHIN THE LIBERTY WEST  
2 COMMUNITY PLAN AREA.

3 A. NOTWITHSTANDING OTHER PROVISIONS OF THESE REGULATIONS TO  
4 THE CONTRARY, MULTI-FAMILY ATTACHED TWO-OVER-TWO TOWNHOME  
5 CONDOMINIUM DWELLING UNITS ARE PERMITTED IN THE B.L. ZONE AND IN THE  
6 D.R.5.5 AND D.R.16 ZONES THAT ARE WITHIN 1,000 FEET OF THE B.L. ZONED  
7 PROPERTY, SUBJECT TO THE REQUIREMENTS OF THIS SECTION, ON ANY TRACT  
8 OR PARCEL OF LAND THAT:

- 9 1. IS WITHIN THE URDL;
- 10 2. IS UNDER COMMON OWNERSHIP OR CONTROL;
- 11 3. HAS A MIX OF B.L. AND D.R. ZONING; AND
- 12 4. IS LOCATED WITHIN THE LIBERTY WEST COMMUNITY PLAN

13 AREA.

14 B. DENSITY. THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED  
15 ON THE B.L. ZONED PORTION OF THE TRACT OR PARCEL SHALL BE 40 UNITS AND  
16 THE MAXIMUM NUMBER OF DWELLING UNITS ON THE D.R. ZONED PORTIONS OF  
17 THE TRACT OR PARCEL SHALL BE 220 UNITS.

18 C. BULK AND AREA REGULATIONS. NOTWTHSTANDING ANY  
19 REGULATIONS TO THE CONTRARY, DEVELOPMENT OF A TRACT OR PARCEL  
20 UNDER THIS SECTION SHALL ONLY BE GOVERNED BY THE FOLLOWING BULK  
21 AND AREA REGULATIONS:

- 22 1. SETBACKS. THE DEVELOPMENT IS EXEMPT FROM ANY BUILDING  
23 TO BUILDING, FRONT, SIDE, OR REAR SETBACKS OR ANY RESIDENTIAL

1 TRANSITION SETBACK FROM THE CENTERLINE OF ANY STREET OR PROPERTY  
2 LINE AND ARE EXEMPT FROM ANY BULK, HEIGHT AND AREA REQUIREMENTS  
3 CONTAINED IN THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES.

4 2. THE MAXIMUM NUMBER OF GROUND FLOOR UNITS IN A GROUP IS  
5 EIGHT.

6 3. THE TWO-OVER-TWO TOWNHOME CONDOMINIUM DWELLING  
7 UNITS SHALL HAVE A MAXIMUM HEIGHT OF 60 FEET.

8 D. DEVELOPMENT STANDARDS. RESIDENTIAL DEVELOPMENT UNDER  
9 THIS THIS SECTION SHALL:

10 1. BE APPROVED BY WAY OF A LIMITED EXEMPTION UNDER §§ 32-4-  
11 106(A)(1)(II) OR 32-4-106(B)(2) OF THE COUNTY CODE;

12 2. BE EXEMPT FROM THE REQUIREMENTS OF § 32-6-111 OF THE  
13 COUNTY CODE; AND

14 3. COMPLY WITH THE OPEN SPACE REQUIREMENTS BY PAYING A  
15 FEE IN LIEU UNDER TIER 3 OF § 32-6-108(I) OF THE COUNTY CODE.

16  
17 SECTION 2. AND BE IT FURTHER ENACTED, that this Act shall take effect 14 days  
18 after 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

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