

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2024, Legislative Day No. 5

Bill No. 11-24

Mr. David Marks, Councilman

By the County Council, March 4, 2024

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Neighborhood Commons (N.C.) District – Floodplains

FOR the purpose of permitting the N.C. Overlay District to be applied to a property that is in a floodplain; and generally relating to the N.C. District.

BY adding

Section 259.14.C.1.E
Baltimore County Zoning Regulations, as amended

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that Baltimore County Zoning Regulations read as follows:
3

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 § 259.14. Neighborhood Commons Overlay District.

7 C. Special regulations for N.C. Districts.

8 1. The N.C. District shall be applied only to a property, or portion thereof,
9 located inside the URDL and:

10 a. Owned by a nongovernmental, nonprofit entity and held for the purpose
11 of community parks, gardens, or natural open space areas;

12 b. Owned as common areas by a community homeowners' association or
13 condominium association organized and operated in accordance with the laws of this state;

14 c. Owned by a state or local government that is undeveloped,
15 environmentally sensitive, or constitutes a passive recreational area; [or]

16 d. Specifically designated as community open space on an approved
17 development plan; OR

18 E. LOCATED IN A FLOODPLAIN OR A FOREST CONSERVATION
19 AREA.

20
21 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
22 the affirmative vote of five members of the County Council, shall take effect 14 days from the
23 date of 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"/> *ABSENT	<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"/> *ABSENT	<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 - 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