

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2015, Legislative Day No. 6

Bill No. 27-15

Mrs. Cathy Bevins, Councilwoman

By the County Council, March 16, 2015

A BILL
ENTITLED

AN ACT concerning

Mobile Homes

FOR the purpose of renaming a certain term and amending certain definitions in the Zoning Regulations; changing certain references in the Regulations from residential trailers and trailer parks to mobile homes and mobile home parks, respectively; permitting mobile home parks under certain circumstances in the M.L. Zone; and generally relating to mobile homes and mobile home parks.

BY repealing
Section 101.1, the Definition of “Trailer or Mobile Home”
Baltimore County Zoning Regulations, as amended

BY adding
Section 101.1, the Definitions of “Trailer” and “Mobile Home”
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.

BY repealing and re-enacting, with amendments
Section 101.1, the Definition of “Trailer Park,” and Sections 1A01.2.B.7, .B.9.i, and .C.26,
1A02.2.A.8 and .B.29, 1A03.3.A.6, and .B.18, 1A04.2.A.9, and .B.19, 1A05.2.B.2, and .F.1,
1B01.1.A.2, 1B02.1 (Trailers and Trailer Parks), 236.2 (Trailer Park), 253.1.F.3, 253.2.A and
.C.8, 256.1.A.2, 256.2 (Trailer Park), 414, and 415
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:

3 SECTION 101

4 Definitions

5 101.1 Word usage; definitions.

6 MOBILE HOME – A DWELLING STRUCTURE USED FOR HUMAN HABITATION THAT
7 IS BUILT OR CONSTRUCTED ON A STEEL CHASSIS AND FITTED WITH WHEELS,
8 WITH OR WITHOUT MOTIVE POWER, THEN MOVED TO A LOCATION OR PLACE
9 THAT MAY BE A TEMPORARY OR PERMANENT SITE. A MOBILE HOME SHALL
10 STILL BE REGARDED AS SUCH EVEN THOUGH ITS MOBILITY MAY HAVE BEEN
11 ELIMINATED BY REMOVING ITS WHEELS, OR OTHERWISE, AND PLACING IT ON A
12 STABLE FOUNDATION OR RIGID SUPPORTS. RECREATIONAL VEHICLES, AS
13 DEFINED HEREIN, ARE EXCEPTED FROM THIS DEFINITION.

14 TRAILER – ANY OF THE VARIOUS TYPES OF NON-AUTOMOTIVE VEHICLES THAT
15 CAN BE PULLED OR HAULED BY A TRUCK OR OTHER MOTORIZED VEHICLE,
16 CONSISTING OF A FRAMED OR FLAT PLATFORM, OR A BOXED STRUCTURE,
17 CONSTRUCTED ON A STEEL CHASSIS AND FITTED WITH WHEELS AND DESIGNED

1 TO BE TRANSPORTED TO A LOCATION OR PLACE THAT MAY BE A TEMPORARY
2 OR PERMANENT SITE, FOR PURPOSES OTHER THAN AS A DWELLING FOR HUMAN
3 HABITATION. A TRAILER SHALL STILL BE REGARDED AS SUCH EVEN THOUGH
4 ITS MOBILITY MAY HAVE BEEN ELIMINATED BY REMOVING ITS WHEELS, OR
5 OTHERWISE, AND PLACING IT ON A STABLE FOUNDATION OR RIGID SUPPORTS. A
6 TRAILER INCLUDES SMALLER STRUCTURES TRANSPORTABLE BY A PICKUP
7 TRUCK OR SIMILAR VEHICLE.

8 [TRAILER] MOBILE HOME PARK – A tract of land specifically planned and equipped to
9 accommodate [residential trailers] MOBILE HOMES for temporary or continuing occupancy,
10 including all buildings, structures, tents, vehicles, utilities and accessories used or intended as
11 equipment for such [trailer] MOBILE HOME park, AND SHALL INCLUDE ANY TRACT
12 PREVIOUSLY APPROVED AS A TRAILER PARK.

13 SECTION 1A01

14 R.C.2 (Agricultural) Zone

15 § 1A01.2. Use regulations.

16 B. Uses permitted as of right. The following uses only are permitted as of right in all R.C.2

17 Zones:

- 18 7. Trailers OR MOBILE HOMES, provided that any trailer OR MOBILE HOME
19 allowed under this provision must be used or stored in accordance with the
20 provisions of Subsection B, C, E or F of Section 415.1 and Section 415.2.A.1 or
21 415.3.C.1, as applicable.

1 exception in R.C.3 Zones:

2 29. Trailers OR MOBILE HOMES, subject to the provisions of Section 415.1.D.

3 SECTION 1A03

4 R.C.4 (Watershed Protection) Zone

5 § 1A03.3. Use regulations.

6 A. Uses permitted as of right. The following uses, only, are permitted as of right in R.C.4
7 Zones:

8 6. Trailers OR MOBILE HOMES, provided that any trailer OR MOBILE HOME
9 allowed under this provision must be used or stored in accordance with the
10 provisions of Subsection B, C, E or F of Section 415.1 and Section 415.2.A.1, as
11 applicable.

12 B. Uses permitted by special exception. The following uses, only, are permitted by special
13 exception in R.C.4 Zones:

14 18. Trailers OR MOBILE HOMES, subject to the provisions of Section 415.1.D.

15 SECTION 1A04

16 R.C.5 (Rural-Residential) Zone

17 § 1A04.2. Use regulations.

18 A. Uses permitted as of right. The following uses, only, are permitted as of right in R.C.5
19 Zones:

20 9. Trailers OR MOBILE HOMES, provided that any trailer OR MOBILE HOME

1 allowed under this provision must be used or stored in accordance with the
2 provisions of Subsection B, C, E or F of Section 415.1 and Section 415.2.A.1, as
3 applicable.

4 B. Uses permitted by special exception. The following uses, only, are permitted by special
5 exception in R.C.5 Zones:

6 19. Trailers OR MOBILE HOMES, subject to the provisions of Section 415.1.D.

7 SECTION 1A05

8 R.C.20 (Critical Area) and R.C.50 (Critical Area, Agricultural) Zones

9 § 1A05.2. Table of Land Use Regulations.

10 In the R.C.20 and R.C.50 Zones, the letter "P" in the following table indicates a land use
11 permitted by right in the respective zone(s), and the letters "SE" indicate a use permitted by
12 special exception pursuant to Section 502.7:

B. Residential uses.	Zone	
	R.C.20	R.C.50
2. [Trailers] MOBILE HOMES, subject to the provisions in Section 415 pertaining to [trailers] MOBILE HOMES in R.C.2 Zones.	SE	P
F. Accessory uses.		
1. Buildings, structures and uses accessory to agriculture, including, but not limited to	P	P

1 barns, silos, stables, feed yards, farmers'
2 roadside stands, produce stands, tenant houses,
3 including [trailers] MOBILE HOMES used as
4 tenant houses.

5 SECTION 1B01

6 Regulations With Respect to D.R. Zones in General

7 § 1B01.1. General use regulations in D.R. Zones.

- 8 A. Uses permitted as of right. The following uses only are permitted as of right in D.R.
9 Zones of all classifications, subject to the restrictions hereinafter prescribed.
- 10 2. Trailers OR MOBILE HOMES (Section 415).

11 SECTION 1B02

12 Use, Parking, Bulk Density and Open Space Regulations, Standards and Controls

13 Applied According to Zoning Classification

14 § 1B02.1. Uses permitted as of right or by special exception according to zoning classification.

15 The following uses are permitted in D.R. Zones either as of right or special exception, in
16 accordance with the schedule below, wherein the abbreviations and symbols shall be interpreted
17 as follows:

- 18 S.E. = Use Permitted by Special Exception Only
- 19 + = Use Permitted As of Right
- 20 (X) = Use Prohibited

[Trailers] MOBILE HOMES See Section 415.6
and [trailer] MOBILE HOME
parks

SECTION 236

Business, Roadside (B.R.) Zone Use Regulations

§ 236.2. Special exception uses.

The following uses when permitted as special exceptions (Sections 270 and 502):

[Trailer] MOBILE HOME park

SECTION 253

Manufacturing, Light (M.L.) Zone Use Regulations

§ 253.1. Uses permitted as of right.

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

F. Accessory uses or structures, including but not limited to:

3. Trailers OR MOBILE HOMES for temporary use, as permitted under Section 415.

§ 253.2. Uses permitted by special exception.

The uses listed in this subsection are permitted by special exception only (See Section 502.).

A. The following industrial, quasi-industrial, transportation, storage or quasi-public uses or utilities:

- 1 1. Airstrips or airports, where it is shown that such use will serve primarily the
2 industrial uses in the same area.
- 3 2. Airports, general aviation, if located in accordance with the Master Plan.
- 4 3. Excavations, controlled, involving the use of explosives (See Section 403.).
- 5 4. ~~MOBILE HOME PARKS IN AN I.M. DISTRICT, ONLY AS AN ADDITION~~
6 PARK ADDITION, ONLY IN AN I.M. DISTRICT AND CONTIGUOUS TO A
7 LAWFULLY EXISTING MOBILE HOME PARK (SEE ~~SECTION 414~~
8 SECTIONS 414.2 - 414.7.)
- 9 [4]5. Moving and storage establishments.
- 10 [5]6. Sanitary or rubble landfills (See Section 412.).
- 11 [6]7. Storage, warehousing or distribution not permitted as of right.
- 12 [7]8. Sludge disposal facility — co-landfilling (See Section 412A.2.A.).
- 13 [8]9. Sludge disposal facility — composting (See Section 412A.2.B.).
- 14 [9]10. Sludge disposal facility — handling in general (See Section 412A.2.C.).
- 15 [10]11. Sludge disposal facility — incineration (See Section 412A.2.D.).
- 16 [11]12. Sludge disposal facility — landspreading (See Section 412A.2.E.).
- 17 [12]13. Trucking facilities (See Sections 410 and 410A.).
- 18 [13]14. Truck stops.
- 19 C. The following interim uses, provided that it is shown by the petitioner and verified by the
20 Director of Public Works that public sewerage and water supply facilities will not be
21 available to the site of any such use for a period of at least two years after the time the
22 petition is heard, and provided, further, that any such use shall be discontinued and the

1 grant of the special exception shall expire on a date within a year after such time as public
2 sewerage and water supply facilities do become available to the site, as shall be more
3 particularly stipulated in the order granting the special exception.

4 8. Trailers AND MOBILE HOMES, nonaccessory, subject to the provisions of
5 Section 415[, except that trailer parks are not permitted].

6 SECTION 256

7 Manufacturing, Heavy (M.H.) Zone Use Regulations

8 § 256.1. Permitted uses.

9 A. The following uses only are permitted, subject to the provisions of Subsection 256.3:

10 2. The following uses when located at least 300 feet from any residence zone or 200
11 feet from any business zone:

12 Bag cleaning

13 Bituminous concrete mixing plant

14 Brewery, Class 5A, if within the urban rural demarcation line

15 Chemical fertilizer manufacture

16 Distilling of liquor and malt manufacture

17 Enameling, japanning, lacquering, galvanizing and plating

18 Excavations, controlled, exclusive of those embodying use of explosives (See
19 Section 403.)

20 Gravel, processing of

21 Hot rolling mills

- 1 Manufacture of airplanes, automobiles, trailers OR MOBILE HOMES, trucks,
- 2 railway cars, locomotives and other vehicles
- 3 Manufacture of felt and shoddy, provided equipment is installed for effective
- 4 precipitation and recovery of dust; wool pulling and scouring
- 5 Manufacture of pickles, sauerkraut, vinegar, yeast, soda and soda compounds
- 6 Manufacture of structural clay products, babbitt metal and other nonferrous alloys
- 7 Manufacture or processing of meat products, except slaughterhouses
- 8 Moving and storage establishments
- 9 Processing, fabricating and assembling of metals, including foundries, forging and
- 10 casting shops, structural steel or pipe works, large stamping shops
- 11 Railroad classification yards and round house
- 12 Sand, processing of
- 13 Sanitary landfill
- 14 Shipbuilding and repair
- 15 Steam power plants
- 16 Stone, crushing and processing of
- 17 Testing of components or equipment manufactured or used in conjunction with
- 18 heavy manufacturing or assembly
- 19 Trucking facilities (See Sections 410 and 410A.).

20 § 256.2. Special exception uses.

21 The following uses only when permitted as special exceptions (See Sections 270 and 502.):

22 [Trailer] MOBILE HOME park (See Section 414.)

SECTION 414

[Trailer] MOBILE HOME Parks

§ 414.1. Lot area of MOBILE HOME park.

The area of the lot on which such park is to be located shall be not less than five acres.

§ 414.2. Lot area of trailer; connection to utilities.

An area of not less than 3,000 square feet shall be allocated to each [trailer] MOBILE HOME, which must be connected to sewer, water and electricity.

§ 414.3. Driveways; access to public highway.

Each [trailer] MOBILE HOME space shall abut or face on a driveway or unobstructed space of not less than 30 feet in width, which space shall have unobstructed access to a public highway. It shall be hard-surfaced and adequately lighted.

§ 414.4. Location of [trailers] MOBILE HOMES on lot.

No [trailer] MOBILE HOME or service building or structure used in connection therewith shall be placed or permitted within 100 feet of the road or street upon which the lot or area so used for such park fronts or within 75 feet of any other boundary line of such lot or area.

§ 414.5. Space between [trailers] MOBILE HOMES.

There shall be a space of not less than 20 feet between each [trailer] MOBILE HOME and also a space of not less than 25 feet between any [trailer] MOBILE HOME and any service building or structure used in connection with such park.

§ 414.6. County Health Department approval.

No such [trailer] MOBILE HOME park nor any service building or structure used in connection

1 therewith shall be established or operated without the approval of and subject to the regulations
2 and requirements of the Baltimore County Health Department. Written approval shall be a
3 required condition prior to issuance of a permit.

4 § 414.7. Revisions to site plan.

1 Revisions to a site plan to be approved under Section 414.5 may show typical site dimensions
2 rather than the exact layout of every site, in order to give the management flexibility to replace
3 obsolete units with new ones of different sizes and shapes. All revisions must be approved as
4 stated in Section 502.10.

5 SECTION 415

6 Trailers AND MOBILE HOMES

7 § 415.1. [Residential use of trailers] MOBILE HOMES.

8 No person shall occupy a [trailer for residential use] MOBILE HOME except as follows and
9 subject to the provisions of Section 415.6:

- 10 A. In an approved [trailer] MOBILE HOME park, in those zones where permitted as a
11 special exception.
- 12 B. On a farm comprising 25 acres or more, in those zones where permitted and subject to
13 Section 415.4.
- 14 C. On a tract comprising 25 acres or more, outside the Metropolitan District of Baltimore
15 County, but any [trailer] MOBILE HOME so used must be located not less than 1,000
16 feet from any other [trailer used for residence] MOBILE HOME.
- 17 D. On a tract of from one to 25 acres, outside the Metropolitan District of Baltimore County,

1 in those zones where permitted as a special exception.

2 E. On a type or size of site not covered by Section 415.1.B or C, if the [trailer] MOBILE
3 HOME was being used as a residence prior to the date of October 26, 1964, and subject to
4 the provisions of Section 415.3.B.

5 F. By a nonpaying guest of the owner of land using a [trailer] MOBILE HOME belonging to
6 the guest for not more than a total of 90 days in any calendar year.

7 G. For temporary living purposes as provided for in Section 415.2.B.1.

8 § 415.2. Business or industrial use of trailers.

9 No person shall occupy, store or park a trailer for business or industrial purposes except as
10 follows and subject to the provisions of Section 415.6:

11 A. In a residential zone:

12 1. For temporary office and accessory purposes incidental to construction on or
13 development of the premises on which the trailer(s) is located, and in compliance
14 with Section 415.3.A below, but not closer than 50 feet to any adjoining
15 residential lot if such is occupied by a residence within 50 feet of the joint
16 property line.

17 2. For purposes noted in Subsection 415.2.A.1, but where too small a lot is involved
18 to permit fifty-foot setbacks from adjoining lots, the Zoning Commissioner may
19 approve issuance of a temporary permit for one trailer for such nonresidential use
20 for a period not to exceed 90 days, subject to the same minimum yard
21 requirements as are applicable to a permanent dwelling in that zone.

22 B. In a business or industrial zone:

- 1 1. As a temporary use for living, business or industrial purposes during a
2 construction period, subject to the same minimum yard requirements as are
3 applicable to permanent structures in that zone.
- 4 2. As a continuing use for a sales office in connection with the following types of
5 outdoor retail sales areas, subject to the requirements of the zone where located
6 and to the provisions of Section 415.6:
7 Farm products
8 Garden supplies and plants
9 Trailer sales and storage
10 Used motor vehicles, separated from sales agency buildings

11 § 415.3. General provisions.

- 12 A. In any cases covered by Sections 415.1.B, C, D, E and F and 415.2.A.1, the MOBILE
13 HOME OR trailer must be located so as to meet all minimum yard requirements for a
14 dwelling, but in no case may the MOBILE HOME OR trailer be located closer to a street
15 than any existing dwelling located on an adjoining lot and fronting on such street, except
16 that such setback need not exceed 200 feet.
- 17 B. In any cases covered by Subsection 415.1E, the owner must apply for a permit, as
18 required in Section 415.4, within 90 days after adoption of this amended Section 415.
- 19 C. Storage or parking of trailers OR MOBILE HOMES.
 - 20 1. In a residential zone, a trailer OR MOBILE HOME may be stored or parked by
21 the owner in a garage or other accessory building, or in the rear half of a lot,
22 subject to the applicable side and rear setbacks, but in no case less than 25 feet

1 from the property line. In no such case is residential occupancy permitted, nor is
2 more than one trailer OR MOBILE HOME permitted to be stored or parked on a
3 residential lot.

- 4 2. In a business or industrial zone, trailers for sale in connection with a commercial
5 sales office may be stored or parked in a garage, or in a sales lot area subject to the
6 applicable side and rear yard setbacks and other requirements of the zone where
7 located, but in no case less than 25 feet from a residential zone boundary, and in
8 no such case is residential occupancy permitted.

9 § 415.4. Requirements of permits.

- 10 A. For any uses of a trailer OR MOBILE HOME covered by Section 415 other than Sections
11 415.1.A and 415.1.F, application must be made to the Department of Permits, Approvals
12 and Inspections for issuance of a temporary or extended-occupancy permit, as the case
13 may be. The granting of such permit may be subject to the ultimate approval of the
14 Zoning Commissioner, who shall have the power to order the denial of the same if such
15 granting or renewal would be detrimental to the health, safety or general welfare of the
16 locality involved. Where a special exception has been granted for a use under Section
17 415, it shall be deemed that such use will not be detrimental to the health, safety or
18 general welfare of the locality involved.
- 19 B. A temporary permit must be procured from the Department of Permits, Approvals and
20 Inspections in cases covered by Sections 415.2.A and 415.2.B.1. Temporary permits
21 shall be renewable annually.
- 22 C. In cases covered by Sections 415.1.B, C, D and E and 415.2.B.2, extended-occupancy

permits shall be subject to renewal every two years.

§ 415.5. Application of other laws.

All provisions of Section 415 shall be further subject to the provisions of the Baltimore County Building Code and other pertinent sections of the Baltimore County Code, including but not limited to the regulations of the Department of Permits, Approvals and Inspections, the Department of Health, the Fire Department, the Electrical Administrative Board and the Plumbing Board.

§ 415.6. Schedule of uses pertaining to trailers AND MOBILE HOMES.

Schedule of Uses Pertaining To Trailers AND MOBILE HOMES

	D.R.1	D.R.2	D.R.3.5	D.R.5.5	D.R.10.5	D.R.16	B.L.	B.M.	B.R.	M.R.	M.L.R.	M.L.	M.H.
[Trailer] MOBILE HOME park	S.E.	S.E.	S.E.	X	X	X	X	X	S.E.	X	X	S.E.	S.E.
25-acre farm	—	—	—	—	X	X	X	X	X	X	X	—	—
25-acre tract outside Metropolitan District	—	—	X	—	X	X	X	X	X	X	X	—	—
1- to 25-acre tract outside Metropolitan District	S.E.	S.E.	X	S.E.	X	X	X	X	X	X	X	S.E.	S.E.
Prior residence use	—	—	—	—	X	X	X	X	X	X	X	—	—
Guest use	—	—	—	—	X	X	X	X	X	X	X	X	X
Office during construction*	—	—	—	—	—	—	—	—	—	—	—	—	—
Residence during construction*	X	X	X	X	X	X	—	—	—	—	—	—	—
Sales office	X	X	X	X	X	X	X	—	—	X	X	—	—
Trailer sales and storage	X	X	X	X	X	X	X	—	—	X	X	—	—

*Temporary use only

S.E. = Special Exception

1

— = Use Permitted

See Section 415.4 as to requirement for permits

X = Use Prohibited

2

SECTION 2. AND BE IT FURTHER ENACTED, that it is the intent of this Act to
3 update and amend the residential use of the term “trailer” and “trailer park” with more specific,
4 accurate terms. It is also the intent of the Act to utilize the terms “mobile home” and “mobile
5 home park” to bring consistency with their use in the Baltimore County Code (see Bill 35-97). It
6 is not the intent of this Act to affect past approvals of, or permits issued for, any lawfully existing
7 trailer parks as that term has been used to describe such parks.

8

SECTION 3. AND BE IT FURTHER ENACTED, that this Act shall take effect forty-
9 five (45) days after its enactment.

b02715.wpd