

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2023, Legislative Day No. 17

Bill No. 74-23

Mr. David Marks, Councilman

By the County Council, September 18, 2023

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted – Manufacturing, Light (M.L.) Zone and
Manufacturing, Heavy (M.H.) Zone

FOR the purpose of permitting certain uses on certain tracts of land in the M.L. Zone and M.H.
Zone; and generally relating to the M.L. Zone and M.H. Zones.

BY adding
Sections 253.1.K, 253.2.F, and 256.7
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.

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

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 the M.L. Zones,
subject to any conditions hereinafter prescribed.

K. USES ON CERTAIN TRACTS ~~IN THE WHITE MARSH AREA~~
PURSUANT TO SECTION 256.7 OF THESE REGULATIONS.

§ 253.2 Uses permitted by special exception.

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

F. USES ON CERTAIN TRACTS ~~IN THE WHITE MARSH AREA~~
PURSUANT TO SECTION 256.7 OF THESE REGULATIONS.

Section 256 – Manufacturing, Heavy (M.H.) Zone Use Regulations

§ 256.7 USES ON CERTAIN TRACTS ~~IN THE WHITE MARSH AREA~~ ZONED M.L.-I.M.
AND M.H.-I.M.

A. SCOPE. THIS SECTION APPLIES TO A TRACT OF LAND WHICH, AS OF

1 THE EFFECTIVE DATE OF THIS LEGISLATION, IS ZONED M.L.-I.M. AND M.H.-I.M.,
2 ~~THAT IS LOCATED IN THE WHITE MARSH AREA AND~~ IF SUCH TRACT MEETS EACH
3 OF THE FOLLOWING QUALIFICATIONS:

4 1. THE TRACT IS AT LEAST 30 ACRES IN AREA; AND

5 2. ~~THE TRACT IS, AT ITS CLOSEST POINT, LOCATED WITHIN 250 FEET~~
6 ~~OF A MEANS OF ACCESS TO A HIGHWAY INTERCHANGE FOR MARYLAND ROUTE~~
7 ~~43; AND~~

8 3. ANY PORTION OF THE TRACT IS LOCATED WITHIN 400 FEET OF A
9 B.R. ZONED PROPERTY.

10 B. USES PERMITTED. REGARDLESS OF THE UNDERLYING ZONING, ANY
11 USE PERMITTED BY RIGHT OR BY SPECIAL EXCEPTION IN THE M.L. OR M.H. ZONE
12 OR THE I.M. DISTRICT IS PERMITTED ANYWHERE ON THE TRACT.

13 ADDITIONALLY, ANY USE PERMITTED BY RIGHT IN THE B.R. ZONE IS PERMITTED
14 ANYWHERE ON THE TRACT, EXCEPT THAT NO MORE THAN 30% OF THE TRACT
15 MAY BE USED FOR B.R. USES.

16
17 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
18 the affirmative vote of five members of the County Council, shall take effect 15 days after its
19 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

MOTION		SECOND
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