

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2025, Legislative Day No. 12

Bill No. 44-25

Mr. David Marks, Councilman

By the County Council, July 7, 2025

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Commercial Film Production

FOR the purpose of requiring a use permit for commercial film production in a residential zone, regardless of the number of days a lot is used; requiring certain notice to be posted; and generally relating to use permits for commercial film production.

BY repealing and re-enacting, with amendments

Section 435
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:

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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.

1 ARTICLE 4 – SPECIAL REGULATIONS

2 Section 435 – Commercial Film Production

3
4 § 435.1. Permit required.

5 A use permit, pursuant to the provisions of SECTION 500.4 OF THESE
6 REGULATIONS, shall be required if the same record lot is used, by the same or different
7 producers for more than three days in a 12-month period, except as provided in Section 435.2.

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9 § 435.2. Exception to permit requirements.

10 A. In any nonresidential zone, a use permit shall not be required, provided that the
11 production is confined entirely to private property; involves no more than two vehicles, each
12 with a gross vehicle weight less than 10,000 pounds; and involves a crew of no more than a total
13 of ten persons.

14 B. IN ANY RESIDENTIAL ZONE, A USE PERMIT SHALL BE REQUIRED,
15 REGARDLESS OF THE NUMBER OF DAYS THE RECORD LOT IS USED AND NOTICE
16 SHALL BE POSTED IN A TIME AND MANNER THAT GIVES REASONABLE NOTICE
17 TO ADJACENT PROPERTY OWNERS, AS DETERMINED BY THE DIRECTOR OF
18 PERMITS, APPROVALS, AND INSPECTIONS, OR THEIR DESIGNEE.

19
20 § 435.3. Fees for county services.

21 The Administrative Officer, pursuant to § 3-1-202 of the Baltimore County Code, is
22 authorized to establish fees to offset the costs of county services, including but not limited to

1 police, security, traffic, and other services, as may be required by the commercial film
2 production.

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4 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
5 the affirmative vote of five members of the County Council, shall take effect 14 days after its
6 enactment.