

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2025, Legislative Day No. 13

Bill No. 54-25

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Mr. David Marks, Councilman

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By the County Council, August 4, 2025

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A BILL  
ENTITLED

AN ACT concerning

Correction of Zoning Map – Notice by Councilmember

FOR the purpose of permitting a Councilmember to make a corrective change to a Zoning Map approved during the Comprehensive Zoning Map Process under certain circumstances in order to return a property to its previous zoning; and generally relating to the Comprehensive Zoning Map Process.

BY adding

Section 32-3-237  
Article 32 – Planning, Zoning, and Subdivision Control  
Title 3 – Zoning  
Subtitle 2 – Zoning Process  
Part IV – Correction of Zoning Map  
Baltimore County Code, 2015

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

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4           ARTICLE 32 – PLANNING, ZONING, AND SUBDIVISION CONTROL

5                           Title 3 – Zoning

6                                   Subtitle 2 – Zoning Process

7                                           Part IV – Correction of Zoning Map

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9           § 32-3-237. PETITION BY COUNCILMEMBER.

10           (A) NOTWITHSTANDING ANY PROVISION IN THE CODE TO THE CONTRARY,  
11 A COUNCILMEMBER MAY INITIATE A CORRECTIVE CHANGE IN ZONING TO AN  
12 ISSUE PREVIOUSLY ADOPTED BY THE COUNTY COUNCIL THROUGH THE  
13 COMPREHENSIVE ZONING MAP PROCESS FOR A SPECIFIC PROPERTY, SUBJECT TO  
14 THE FOLLOWING:

15                   (1) THE CORRECTIVE CHANGE SHALL ONLY BE INITIATED BY THE  
16 COUNCILMEMBER WHO FILED THE ISSUE THAT IS APPLICABLE TO THE SPECIFIC  
17 PROPERTY, OR PORTION THEREOF;

18                   (2) THE CORRECTIVE CHANGE SHALL BE TO A PROPERTY, OR  
19 PORTION THEREOF, THAT IS AN ISSUE LAST ADOPTED DURING THE  
20 COMPREHENSIVE ZONING MAP PROCESS HELD IMMEDIATELY PRIOR TO THE  
21 PROPOSED CHANGE;

22                   (3) THE COUNCILMEMBER SHALL AFFIRM THAT THE INCLUSION OF  
23 A PROPERTY, OR PORTION THEREOF, AS AN ISSUE OR THE ZONING ASSIGNED

1 WAS INADVERTENT OR THE RESULT OF THE COUNCILMEMBER'S MISTAKE OR  
2 ERROR OF INTENT;

3 (4) THE DEPARTMENT OF PLANNING AND THE PLANNING BOARD  
4 RECOMMENDED THAT THE ZONING FOR THE SUBJECT PROPERTY, OR PORTION  
5 THEREOF, EXISTING AT THE TIME THE ISSUE WAS FILED BY THE  
6 COUNCILMEMBER BE RETAINED; AND

7 (5) THE CHANGE SHALL BE SUBJECT TO APPROVAL BY THE COUNTY  
8 COUNCIL.

9 (B) THE DIRECTOR OF THE DEPARTMENT OF PLANNING SHALL, WITHIN 60  
10 DAYS FROM THE EFFECTIVE DATE OF THE APPROVAL OF THE CORRECTIVE  
11 CHANGE BY THE COUNTY COUNCIL, AMEND THE OFFICIAL BALTIMORE COUNTY  
12 ZONING MAP AND RETURN THE ZONING OF THE PROPERTY, OR PORTION  
13 THEREOF, THAT IS THE SUBJECT OF THE CHANGE TO THE ZONING  
14 CLASSIFICATION THAT EXISTED PRIOR TO THE FILING OF THE ISSUE.

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