

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2025, Legislative Day No. 17

Bill No. 74-25

Mr. Mike Ertel, Councilman

By the County Council, October 20, 2025

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted in the B.M.-C.C.C. District

FOR the purpose of permitting an office, including co-working spaces, with an ancillary commercial kitchen in the Commercial, Community Core (C.C.C.) Overlay District of the Business, Major (B.M.) Zone, if located within the Overlea-Rossville Commercial Revitalization District; and generally relating to uses permitted in the B.M.-C.C.C. District.

BY repealing and re-enacting, with amendments

Section 235A.5
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.

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

7 Section 235A – Special Regulations for C.C.C. Districts.

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9 § 235A.5. [Breweries.] USES PERMITTED.

10 A. A brewery, Class 7, is permitted if within the urban rural demarcation line.

11 B. IN ADDITION TO USES PERMITTED IN THE UNDERLYING ZONE, AN
12 OFFICE, INCLUDING CO-WORKING SPACE WITH AN ANCILLARY COMMERCIAL
13 KITCHEN, IS PERMITTED AS OF RIGHT IF LOCATED WITHIN THE OVERLEA-
14 ROSSVILLE COMMERCIAL REVITALIZATION DISTRICT.

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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 from the
18 date of its enactment.