

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2025, Legislative Day No. 21

Bill No. 95-25

---

Mr. Mike Ertel, Councilman

---

By the County Council, December 15, 2025

---

A BILL  
ENTITLED

AN ACT concerning

Zoning Regulations – Downtown Towson District – Tree Replacement

FOR the purpose of requiring that the planting of trees to replace trees which are removed for any development located in a certain Commercial Revitalization District are subject to certain County and State requirements; and generally relating to the D.T. Overlay District.

BY repealing and re-enacting, with amendments

Section 259.16.A.6.a(3)  
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:

3  
4           ARTICLE 2 – ELEVATOR-APARTMENT RESIDENCE ZONES,  
5 RESIDENTIAL-OFFICE ZONES, OFFICE ZONES, BUSINESS ZONES,  
6 MANUFACTURING ZONES AND DISTRICTS

7                           Section 259 – Districts

8  
9       § 259.16. Downtown Towson District.

10           A. D.T. (Downtown Towson) District. Master Plan 2020 identifies Towson as the urban  
11 center of Baltimore County and lists policies and actions that foster the redevelopment of  
12 Towson into a premier, walkable, mixed-use hub of activity. The following regulations are  
13 designed to help foster redevelopment and implement the goals of Master Plan 2020.

14           6. Design guidelines. The purpose of the design guidelines for the Downtown  
15 Towson District is to provide clear, comprehensive guidance outlining the considerations the  
16 DRP and Department of Planning must undertake when reviewing and making recommendations  
17 about development in the Downtown Towson District. The guidelines acknowledge the evolving  
18 mixed-use, urban character of downtown Towson. The guidelines are not mandatory, and some  
19 may be inapplicable or unachievable for certain projects. In these cases, the applicant shall  
20 explain how the overall objectives will be met. Urban site design and architectural guidelines are  
21 divided into eight general categories including: environmental sustainability, block  
22 configuration/site design, parking, downtown open space, building principles/architecture,  
23 building materials, lighting, and signage.

1 a. Environmental sustainability.

2 (3) Preservation of existing trees is strongly encouraged in all  
3 proposed development projects. Mature trees, with a diameter of breast height (DBH) of ten  
4 inches or more shall be retained, except where the tree is:

5 (a) Dead, diseased, or injured beyond restoration as  
6 determined by a certified arborist or licensed forester; or

7 (b) Interferes with the location of a structure, utilities,  
8 other critical site improvements, or construction access.

9 (c) If a mature tree is removed as defined in this Section,  
10 multiple trees with diameters that add up to the diameter of the tree being removed shall be  
11 planted on site or elsewhere in the D.T., provided a location is available. If another location is  
12 not available, a fee-in-lieu shall be paid to cover the cost of the replacement trees and for  
13 installation of the trees only, which fee shall be used within the Downtown Towson Overlay  
14 District.

15 (D) NOTWITHSTANDING ANY PROVISION IN  
16 THESE REGULATIONS TO THE CONTRARY, THE PLANTING OF TREES TO REPLACE  
17 TREES WHICH ARE REMOVED FOR ANY DEVELOPMENT LOCATED IN THE  
18 TOWSON COMMERCIAL REVITALIZATION DISTRICT SHALL ONLY BE SUBJECT TO  
19 ARTICLE 33, TITLE 6 OF THE COUNTY CODE IN ORDER TO MEET THE  
20 REQUIREMENTS OF §§ 5-1601 THROUGH 5-1613 OF THE NATURAL RESOURCES  
21 ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

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