

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2026, Legislative Day No. 2

Bill No. 6-26

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Mr. Izzy Patoka, Councilman

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By the County Council January 20, 2026

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A BILL  
ENTITLED

AN ACT concerning

Zoning Regulations – Central Community Hub

FOR the purpose of permitting a Central Community Hub in the OR-1 Zone or a combination of the D.R. 5.5 and OR-1 Zone; establishing signage regulations for a Central Community Hub; and generally relating to Central Community Hubs.

BY repealing and re-enacting, with amendments

Section 440.1  
Baltimore County Zoning Regulations, as amended

BY adding

Section 440.5  
Baltimore County Zoning Regulations, as amended

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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 Baltimore County Zoning Regulations read as follows:

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4 ARTICLE 4 – SPECIAL REGULATIONS

5 Section 440 – Central Community Hub

6  
7 § 440.1. General.

8 A Central Community Hub, as defined in Section 101.1 of these regulations shall be  
9 located on a tract of land that is:

- 10 1. Zoned D.R.5.5, OR-1, OR A COMBINATION THEREOF and served by  
11 public utilities;
- 12 2. At least ten acres in size;
- 13 3. Within the Pikesville Commercial Revitalization District;
- 14 4. Improved with a building on the Maryland Inventory of Historic Properties and  
15 the National Register of Historic Places; and
- 16 5. Owned or operated by a not-for-profit organization.

17  
18 § 440.5. SIGNAGE.

19 NOTWITHSTANDING ANY PROVISIONS OF SECTION 450 OF THESE  
20 REGULATIONS TO THE CONTRARY, SIGNAGE IS PERMITTED IN A CENTRAL  
21 COMMUNITY HUB AS PERMITTED AND AS LIMITED IN THE B.L. ZONE. SUCH  
22 SIGNAGE MAY BE LOCATED IN ANY AREA OF THE TRACT REGARDLESS OF  
23 UNDERLYING ZONING.

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



# LEGISLATION DETAIL

LEGISLATION \_\_\_\_\_

DISPOSITION \_\_\_\_\_

ENACTED \_\_\_\_\_

EFFECTIVE \_\_\_\_\_

AMENDMENTS \_\_\_\_\_

## ROLL CALL - BILL

MOTION

AYE      NAY

    

    

    

    

    

    

\*ABSENT

SECOND

Councilman Young

Councilman Patoka

Councilman Kach

Councilman Jones

Councilman Marks

Councilman Ertel

Councilman Crandell

## ROLL CALL - AMENDMENTS

MOTION

AYE      NAY

    

    

    

    

    

    

    

SECOND

Councilman Young

Councilman Patoka

Councilman Kach

Councilman Jones

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