

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

Bill No. 8-26

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Mr. David Marks, Councilman

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By the County Council, January 20, 2026

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A BILL  
ENTITLED

AN ACT concerning

Zoning Regulations – Eco Park District —~~Transportation Infrastructure Prerequisite~~

FOR the purpose of establishing transportation infrastructure prerequisites in order to obtain certain ~~grading, building, or~~ use and occupancy permits for a structure or project in the Eco Park District; of a certain combined square footage; requiring that all areas in the Eco Park District be considered non-residential use areas for certain purposes; and generally relating to the Eco Park Overlay District.

BY adding

Section ~~259.19.H~~ 259.19.H-I  
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 2 – ELEVATOR-APARTMENT RESIDENCE ZONES,  
5 RESIDENTIAL-OFFICE ZONES, OFFICE ZONES, BUSINESS ZONES,  
6 MANUFACTURING ZONES AND DISTRICTS

7 Section 259 – Districts

8  
9 § 259.19. ECO Park (E.P.) Overlay District.

10 H. TRANSPORTATION INFRASTRUCTURE PREREQUISITE. THE COUNTY  
11 MAY NOT ISSUE ~~A PERMIT~~ PERMITS FOR THE ~~GRADING, BUILDING, OR USE AND~~  
12 ~~OCCUPANCY OF ANY STRUCTURE~~ STRUCTURES OR PROJECT PROJECTS IN THE  
13 E.P. DISTRICT OF A CERTAIN COMBINED SQUARE FOOTAGE UNTIL  
14 CONSTRUCTION OF THE FOLLOWING TRANSPORTATION IMPROVEMENTS HAVE  
15 ~~BEEN COMPLETED OR ACCEPTED FOR PUBLIC MAINTENANCE BY THE COUNTY:~~  
16 HAS STARTED:

17 1. A NEW PUBLIC ROAD THAT:

18 A. WILL SERVE ANY STRUCTURES OR PROJECTS IN THE E.P.  
19 DISTRICT WHOSE COMBINED GROSS FLOOR AREA IS IN EXCESS OF 600,000  
20 SQUARE FEET; AND

21 ~~A. DIRECTLY CONNECTS~~ B. CREATES ANOTHER CONNECTION  
22 BETWEEN BENGIES ROAD, FROM ITS INTERSECTION WITH EARLS ROAD, TO

1 WHITE MARSH BOULEVARD; ~~AND~~ , EITHER THROUGH TANGIER DRIVE OR MORE  
2 DIRECTLY AS ILLUSTRATED IN MASTER PLAN 2020 MAP 22.

3 ~~B. DOES NOT DIRECTLY CONNECT WITH CROSSROADS CIRCLE~~  
4 ~~OR ANY OTHER LOCAL RESIDENTIAL STREET; AND~~

5 2. THE WIDENING OF THE SECTION OF BENGIES ROAD LOCATED  
6 NORTH OF EASTERN AVENUE, WEST OF EARLS ROAD, SOUTH OF CROSSROADS  
7 CIRCLE, AND EAST OF WHITE MARSH BOULEVARD ~~HAS BEEN WIDENED.~~ THAT  
8 WILL:

9 A. SERVE ANY STRUCTURES OR PROJECTS IN THE E.P.  
10 DISTRICT; AND

11 B. BE CONSTRUCTED BY THE DEVELOPER AT NO COST TO THE  
12 COUNTY.

13 I. SETBACK, BUFFER, AND COMPATIBILITY REQUIREMENTS.  
14 NOTWITHSTANDING ANY PROVISION IN THESE REGULATIONS TO THE  
15 CONTRARY, ALL AREAS LOCATED IN THE E.P. DISTRICT SHALL BE CONSIDERED  
16 NON-RESIDENTIAL USE AREAS FOR THE PURPOSES OF APPLYING SETBACK,  
17 BUFFER, AND COMPATIBILITY REQUIREMENTS TO ADJACENT PROPERTIES.

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



# LEGISLATION DETAIL

LEGISLATION \_\_\_\_\_

DISPOSITION \_\_\_\_\_

ENACTED \_\_\_\_\_

EFFECTIVE \_\_\_\_\_

AMENDMENTS \_\_\_\_\_

## ROLL CALL - BILL

MOTION

AYE      NAY

    

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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