

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2026, Legislative Day No. 5

Bill No. 17-26

Mr. Julian E. Jones, Jr., Councilman

By the County Council, February 17, 2026

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Permitted Uses in the M.L. Zone in Owings Mills Growth Area

FOR the purpose of expanding the list of permitted uses in the M.L. Zone within a portion of the Owings Mills Growth Area; and generally relating to the M.L. Zone.

BY adding

Section 253.1.M
Baltimore County Zoning Regulations

WHEREAS, during COVID, there was a drop in demand for office or industrial space, and the market has not recovered. As a result, several office or industrial properties are currently underutilized or vacant, particularly in the Owings Mills area where there is a large area of M.L. Zoning, both with and without the I.M District Overlay; and

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.

WHEREAS, existing M.L. Zoning in this area does not provide a lot of marketable alternative uses for these properties. To make better use of these properties, this bill seeks to broaden the permitted uses for certain M.L. Zoned properties in Owings Mills; and

WHEREAS, Baltimore County is currently experiencing a housing shortfall due to an insufficient supply of new and existing housing products available for purchase or rent. In particular, as indicated in the Master Plan 2030, there is a “need for ‘Missing Middle’ housing, such as apartments, duplexes, and rowhouses, for young professional, young families and seniors”; and

WHEREAS, the vacant or underutilized M.L. Zoned land presents a good opportunity for the development of the needed housing in addition to providing an opportunity to develop senior housing facilities and other uses; now therefore

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 253 – Manufacturing, Light (M.L.) Use Regulations

8
9 § 253.1. Uses permitted as of right.

10 M. ALTERNATIVE USES IN OWINGS MILLS. NOTWITHSTANDING ANY
11 PROVISION IN THESE REGULATIONS TO THE CONTRARY, THE FOLLOWING USES

1 ARE PERMITTED BY RIGHT IN THE M.L. ZONE LOCATED SOUTH OF I-
2 795/NORTHWEST EXPRESSWAY IN THE OWINGS MILLS GROWTH AREA AS
3 IDENTIFIED IN THE MASTER PLAN 2020:

4 1. RESIDENTIAL USES AND SENIOR HOUSING FACILITIES.

5 A. RESIDENTIAL USES, INCLUDING MULTI-FAMILY UNITS
6 (APARTMENTS, STACKED TOWNHOMES, OR TOWNHOUSE APARTMENTS) OR
7 SINGLE-FAMILY ATTACHED UNITS, ARE PERMITTED.

8 B. SENIOR HOUSING FACILITIES ARE PERMITTED AND MAY
9 INCLUDE CONTINUING-CARE FACILITY, HOUSING FOR THE ELDERLY, ASSISTED
10 LIVING FACILITY, NURSING HOME, OR AGE-RESTRICTED INDEPENDENT LIVING
11 UNITS IN THE FORM OF MULTI-FAMILY UNITS (APARTMENTS, STACKED
12 TOWNHOMES, OR TOWNHOUSE APARTMENTS) OR SINGLE-FAMILY ATTACHED.

13 C. FLOOR AREA RATIO AND DENSITY. THE MAXIMUM
14 PERMITTED FLOOR AREA RATIO SHALL BE AS PROVIDED IN SECTION 235B.3 OF
15 THESE REGULATIONS. THE SPECIFIC NUMBER OF DENSITY OR DWELLING UNITS
16 IS NOT LIMITED.

17 D. BULK, HEIGHT, AND AREA REQUIREMENTS. RESIDENTIAL
18 USES OR SENIOR HOUSING FACILITIES SHALL MAINTAIN FRONT, SIDE, AND REAR
19 BUILDING SETBACKS TO EXTERNAL PROPERTY LINES OF 20 FEET AND A
20 MAXIMUM BUILDING HEIGHT OF 65 FEET. NO OTHER BULK, HEIGHT, AREA, OR
21 SPECIAL REGULATIONS, INCLUDING THOSE CONTAINED IN THE
22 COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES, SHALL APPLY.

23 2. COMMERCIAL USES. ANY USE ALLOWED BY SECTION 233.1 OF

1 THESE REGULATIONS IS PERMITTED BY RIGHT AND SHALL BE SUBJECT TO THE
2 BULK AND AREA REGULATIONS APPLICABLE TO THE UNDERLYING ZONING
3 CLASSIFICATION.

4

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

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