COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2025, Legislative Day No. 4

Bill No. 15-25

Mr. Julian E. Jones, Jr., Councilman

By the County Council, February 18, 2025

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted in the B.M.-C.T. District – Elderly Housing Facilities ~~and Overcrowded School Districts~~

FOR the purpose of permitting apartments and age-restricted (55 years and older) independent dwelling units, housing for the elderly, assisted living facilities, or continuing care facilities in any story of the building in the B.M.-C.T. District in certain areas of the County, including the Owings Mills Town Center Sub Area of the Owings Mills Growth Area in the Master Plan 2020; ~~rendering the Overcrowded School Districts provisions not applicable to the development of age-restricted (55 years and older) independent dwelling units, housing for the elderly, assisted living facilities, or continuing care facilities;~~ and generally relating to uses permitted in the B.M.- C.T. District.

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.

BY repealing and re-enacting, with amendments

Section 235B.1
Baltimore County Zoning Regulations, as amended

~~BY repealing and re-enacting, with amendments~~

~~Section 32-6-103(b)(2)(i)~~
~~Article 32 – Planning, Zoning and Subdivision Control~~
~~Title 6 – Adequate Public Facilities~~
~~Baltimore County Code, 2015~~

SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Baltimore County Zoning Regulations read as follows:

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

Section 235B – Special Regulations for C.T. Districts

§ 235B.1. Apartments; elderly housing facilities.

Apartments shall be permitted, but only above the first story of a building, except that apartments and [elderly housing facilities] AGE-RESTRICTED (55 YEARS AND OLDER) INDEPENDENT DWELLING UNITS, HOUSING FOR THE ELDERLY, ASSISTED LIVING FACILITIES, OR CONTINUING CARE FACILITIES shall be permitted in any story of the building in accordance with the following:

A. In the B.M. or B.M.-C.T. Zone located north of Shawan Road, west of York Road, and south and east of McCormick Road within a Commercial Mixed Use Focal Point in the Hunt Valley/Timonium Master Plan.

B. In the B.M.-C.T. Zone located [north of Lakeside Boulevard, west of Painters Mill Road, south of I-795/Northwest Expressway, and east of Owings Mills Boulevard] in the Owings Mills Town Center Sub Area of the Owings Mills Growth Area in the Master Plan 2020.

C. In the B.M.-C.T. Zone located north and west of Honeygo Boulevard, south of White Marsh Boulevard, and east of Perry Hall Boulevard within the White Marsh Mall Sub Area of the Middle River Redevelopment Area in Master Plan 2020.

D. IN THE B.M.-C.T. ZONE LOCATED SOUTH OF SECURITY BOULEVARD, WEST OF I-695, NORTH OF I-70 AND EAST OF ROLLING ROAD IN THE NODE-TYPE REGIONAL COMMERCIAL IN MASTER PLAN 2030.

~~SECTION 2. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Laws of Baltimore County read as follows:~~

~~ARTICLE 32 – PLANNING, ZONING, AND SUBDIVISION CONTROL~~

~~Title 6 – Adequate Public Facilities~~

~~§ 32-6-103. Overcrowded school districts.~~

~~(b) Scope.~~

~~(2) This section does not apply to:~~

~~(i) [Elderly housing facilities, as defined in the Baltimore County Zoning Regulations;] AGE-RESTRICTED (55 YEARS AND OLDER) INDEPENDENT DWELLING UNITS, HOUSING FOR THE ELDERLY AS DEFINED IN THE BALTIMORE COUNTY ZONING REGULATIONS, ASSISTED LIVING FACILITIES, OR CONTINUING CARE FACILITIES;~~

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

LEGISLATION DETAIL

LEGISLATION	BILL 15-25
DISPOSITION	PASSED AS AMENDED
ENACTED	03/19/25
EFFECTIVE	04/02/25
AMENDMENTS	YES (2)

ROLL CALL - BILL

MOTION JONES SECOND YOUNG

AYE	NAY	
☑	☐	Councilman Young
☑	☐	Councilman Patoka
☑	☐	Councilman Kach
☑	☐	Councilman Jones
☑	☐	Councilman Marks
☑	☐	Councilman Ertel
☑	☐	Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION JONES SECOND KACH

AYE	NAY	
☑	☐	Councilman Young
☑	☐	Councilman Patoka
☑	☐	Councilman Kach
☑	☐	Councilman Jones
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ROLL CALL - AMENDMENTS

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ROLL CALL - AMENDMENTS

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