

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

Bill No. 16-25

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Mr. David Marks, Councilman

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By the County Council, February 18, 2025

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A BILL  
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted in the R.C. 5 Zone – ~~Christmas Tree Farms and Plumbing, Mechanical, and Utility Companies~~ Combination of Farm and Non-Farm Uses  
FOR the purpose permitting by-right certain combinations of Christmas tree farms and plumbing, mechanical, and utility companies, or combinations of farms and auxiliary small businesses uses in certain areas of the Resource Conservation 5 (R.C. 5) Zone; providing conditions for the uses; permitting certain related uses if the area is screened and lighted; and generally relating to ~~Christmas tree farms, plumbing, mechanical, and utility companies and~~ farm and non-farm uses permitted in the R.C. 5 Zone.

BY adding

Section 1A04.2.A.4  
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.

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

ARTICLE 1A – RESOURCE CONSERVATION ZONES

Section 1A04 – R.C. 5 (Rural-Residential) Zone

§ 1A04.2. Use regulations.

A. Uses permitted as of right. The following uses, only, are permitted as of right in R.C.  
5 Zones:

4. NOTWITHSTANDING ANY OTHER PROVISIONS OF THESE  
REGULATIONS TO THE CONTRARY, ~~A ANY COMBINATION OF A CHRISTMAS TREE  
FARM AND A PLUMBING, MECHANICAL, AND UTILITY COMPANY, OR ANY  
COMBINATION OF A FARM AND AN AUXILIARY SMALL BUSINESS CONSISTING  
ONLY OF SOFTWARE DEVELOPMENT AND COMPUTER SYSTEMS MANAGEMENT,~~  
PROVIDED;

A. THE USE IS LOCATED: ON A COMBINATION OF LOTS THAT  
TOGETHER ARE GREATER THAN 15 ACRES IN SIZE; AND WITHIN THE KINGSVILLE  
REGIONAL PLANNING DISTRICT; ~~AND EAST OF INTERSTATE I-95. PROVIDED;~~

B. THE PROPERTY ON WHICH THE COMBINED USE IS  
LOCATED HAS BEEN LIGHTED AND SCREENED ACCORDING TO AN APPROVED  
LANDSCAPE AND LIGHTING PLAN THAT MEETS OR EXCEEDS COUNTY  
REQUIREMENTS;

1                   C. THE COMBINED USE MAY INCLUDE THE FOLLOWING  
2   RELATED ACCESSORY USES: WAREHOUSING; STORAGE, INCLUDING THE  
3   OUTSIDE STORAGE OF NECESSARY MATERIALS, EQUIPMENT, AND SUPPLIES;  
4   ADMINISTRATIVE OFFICES; AND PARKING OF BUSINESS EQUIPMENT AND  
5   VEHICLES ASSOCIATED WITH THE BUSINESS; AND

6                   D. THE COMBINED USE MAY INCLUDE ON-SITE AND ONLINE  
7   SALES OF PRODUCE AND FARM-RELATED PRODUCTS, FARM TOURS, AND  
8   SEASONAL FARMDAY EVENTS; AND COMMERCIAL, NON-FARM RELATED  
9   PARKING IS LIMITED TO 25 SPACES.

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11           SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by  
12   the affirmative vote of five members of the County Council, shall take effect 14 days from the  
13   date of its enactment and shall expire on October 1, 2028 without the necessity of further action  
14   by the County Council.



# LEGISLATION DETAIL

LEGISLATION

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DISPOSITION

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ENACTED

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EFFECTIVE

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AMENDMENTS

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## ROLL CALL - BILL

MOTION

SECOND

AYE

NAY

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Councilman Young

☐☐

Councilman Patoka

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Councilman Kach

☐☐

Councilman Jones

☐☐

Councilman Marks

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Councilman Ertel

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Councilman Crandell

## ROLL CALL - AMENDMENTS

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