

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2025, Legislative Day No. 6

Bill No. 20-25

Mr. David Marks, Councilman

By the County Council, March 17, 2025

A BILL
ENTITLED

AN ACT concerning

Parking of Recreational Vehicles on Public Roads

FOR the purpose of transferring a prohibition on parking a recreational vehicle on public roads from the Zoning Regulations to the County Code; and generally relating to parking of recreational vehicles on public roads.

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

Section ~~18-2-206~~ 18-2-217

Article 18 – Transportation

Title 2 – Vehicles and Traffic

Subtitle 2 – Stopping, Standing, and Parking – In General

Baltimore County Code, 2015

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 415A.1

Baltimore County Zoning Regulations, as amended

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

ARTICLE 18 – TRANSPORTATION

Title 2 – Vehicles and Traffic

Subtitle 2 – Stopping, Standing, and Parking – In General

~~§ 18-2-206. Parking a commercial vehicle in a residential zone.~~

~~(a) This section applies to residential zones as provided in the county zoning regulations.~~

~~(b) This section does not apply to the following vehicles even if they are used for
commercial purposes:~~

~~(1) Private passenger type vehicles, including automobiles, minivans, passenger
vans, station wagons, and sport utility vehicles;~~

~~(2) Pickup trucks; and~~

~~(3) Panel body delivery trucks having not more than three quarters of a ton
manufacturer's rating capacity.~~

~~(c) — (1) A person may not park or stand a commercial vehicle on any public road,
street, or way within a residential zone in the county, unless parking or standing the commercial
vehicle is essential to the immediate use then being made of the commercial vehicle.~~

1 ~~(2) A PERSON MAY NOT PARK OR STAND A RECREATIONAL VEHICLE~~
2 ~~ON ANY PUBLIC ROAD, STREET, OR WAY WITHIN A RESIDENTIAL ZONE IN THE~~
3 ~~COUNTY, EXCEPT DURING A 24 HOUR PERIOD FOR THE PURPOSE OF LOADING OR~~
4 ~~UNLOADING.~~

5 ~~(d) A person may not park or stand a commercial vehicle on any public road, street,~~
6 ~~alley, or way north of Tangier Drive and west of Earls Road in the MD 43 Overlay District. This~~
7 ~~prohibition shall not apply to any private road within the MD 43 Overlay District.~~

8 ~~(e) A person who violates this section is guilty of a misdemeanor.~~

9 ~~(f) If the commercial vehicle parked in violation of this section consists of a tractor,~~
10 ~~trailer, or a combination tractor trailer, the person violating this section is subject to a fine of~~
11 ~~\$250 each for the tractor or trailer and \$500 for a tractor and trailer, in combination, for each day~~
12 ~~the violation exists.~~

13
14 § 18-2-217. PARKING OF RECREATIONAL VEHICLES AND BOATS ON PUBLIC
15 ROADS.

16 (A) THIS SECTION APPLIES ONLY TO RECREATIONAL VEHICLES AND
17 BOATS PARKED ON PUBLIC ROADS IN RESIDENTIAL ZONES.

18 (B) A PERSON MAY NOT PARK OR STAND A RECREATIONAL VEHICLE OR
19 BOAT ON ANY PUBLIC ROAD, STREET, OR WAY WITHIN A RESIDENTIAL ZONE IN
20 THE COUNTY OR WITHIN THE MD 43 OVERLAY DISTRICT EXCEPT FOR A 24-HOUR
21 PERIOD FOR THE PURPOSE OF LOADING OR UNLOADING.

22 (C) A PERSON WHO VIOLATES THIS SECTION IS GUILTY OF A
23 MISDEMEANOR.

1 (D) THE PERSON VIOLATING THIS SECTION IS SUBJECT TO A FINE OF \$250
2 FOR EACH DAY THE VIOLATION EXISTS.

3
4 SECTION 2. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
5 COUNTY, MARYLAND, that the Baltimore County Zoning Regulations read as follows:

6
7 ARTICLE 4 – SPECIAL REGULATIONS

8 Section 415A – Recreational Vehicles and Boats

9
10 § 415A.1. Recreational vehicles on residential lots.

11 Contrary provisions of these regulations notwithstanding, one recreational vehicle may be
12 stored on a residential lot as set forth below. Such vehicle, except a truck camper, shall have a
13 current license, may not be lived in, or otherwise occupied, when stored on a lot and shall be
14 mechanically ready to be moved at any time. A recreational boat, whether mounted on a trailer
15 or stored on land with or without the use of supports, is subject to these provisions. A boat less
16 than 16 feet in length is not subject to these provisions, except when such boat is mounted on a
17 trailer. The space occupied by such a recreational vehicle or boat may be counted as a required
18 parking space.

19 A. On a lot occupied by a single-family detached or semi-detached dwelling, one
20 such vehicle may be stored 2½ feet from any rear or side lot line; however, when in a side yard it
21 must be situated at least eight feet to the rear of a lateral projection of the front foundation line of
22 the dwelling. Such vehicle may be stored in any garage.

1 B. On the lot of any individually owned row or group house, one such vehicle
2 may be stored, provided that it is situated entirely in the rear yard, 2½ feet from the side or rear
3 lot lines.

4 C. Such vehicles may be stored on a specially designed parking area of any
5 multifamily rental or condominium unit. Such areas must be screened from adjacent off-site
6 residential uses, as required by the Director of Permits, Approvals, and Inspections.

7 [D. Except during a 24-hour period for the purpose of loading or unloading, a
8 person may not park or store a recreational vehicle on any street in a residential zone.]
9

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



LEGISLATION DETAIL

LEGISLATION

DISPOSITION

ENACTED

EFFECTIVE

AMENDMENTS

ROLL CALL - BILL

MOTION

SECOND

AYE NAY

☐ *ABSENT

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Councilman Young

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Councilman Patoka

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Councilman Kach

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Councilman Jones

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Councilman Marks

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Councilman Ertel

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Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION

SECOND

AYE NAY

☐ *ABSENT

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Councilman Young

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Councilman Patoka

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Councilman Kach

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Councilman Jones

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Councilman Marks

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Councilman Ertel

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Councilman Crandell

ROLL CALL - SUSPEND THE RULES TO AMEND THE AMENDMENT

MOTION

SECOND

AYE NAY

☐ *ABSENT

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Councilman Young

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Councilman Patoka

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Councilman Kach

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Councilman Jones

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Councilman Marks

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Councilman Ertel

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Councilman Crandell

ROLL CALL - AMENDED AMENDMENTS

MOTION

SECOND

AYE NAY

☐ *ABSENT

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Councilman Young

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Councilman Patoka

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Councilman Kach

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Councilman Jones

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Councilman Marks

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Councilman Ertel

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Councilman Crandell