COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2025, Legislative Day No. 10

Bill No. 42-25

Mr. David Marks, Councilman

By the County Council, May 22, 2025

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Out-of-Water Storage Facilities for Commercial Fishing and Shell Fishing Operations

FOR the purpose of permitting the storage of certain equipment related to commercial fishing or shell fishing operations under certain conditions; and generally relating to out-of-water storage and commercial fishing or shell fishing operations.

BY adding

Section 417.7.H
Baltimore County Zoning Regulations, as amended

WHEREAS, many residents living within the waterfront communities of Baltimore County own or operate a Commercial Fishing or Shell Fishing facility; and

WHEREAS, on many occasions and for varying lengths of time, it becomes necessary to store gear and equipment related to the Commercial Fishing or Shell Fishing operation out of the

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.

water and on land; and

WHEREAS, residents with these operations or businesses often have limited storage options, generally having to place gear and equipment in the front yards and other areas of their waterfront property; and

WHEREAS, this gear and equipment by its nature can be bulky, be considered unsightly by other neighbors, give off odors, and generally interfere with the bucolic waterfront setting commonly enjoyed by residents living within Baltimore County's waterfront communities; now therefore

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

ARTICLE 4 – SPECIAL REGULATIONS

SECTION 417 – Waterfront Construction

§ 417.7. Out-of-water storage facilities.

H. COMMERCIAL FISHING OR SHELL FISHING OPERATIONS.

1. A PROPERTY WHERE A COMMERCIAL FISHING OR SHELL FISHING OPERATION OR BUSINESS IS LOCATED SHALL BE PERMITTED TO STORE THE GEAR, EQUIPMENT, OR OTHER ITEMS ASSOCIATED WITH SUCH COMMERCIAL OPERATION OR BUSINESS ON A SEPARATE PROPERTY, INCLUDING A VACANT LOT, PROVIDED THAT THE PROPERTY WHERE THE COMMERCIAL FISHING OR SHELL FISHING OPERATION OR BUSINESS IS LOCATED WAS ESTABLISHED BY

SPECIAL EXCEPTION, HAS BEEN APPROVED THROUGH A USE PERMIT, OR HAS BEEN GRANTED A LEGAL NON-CONFORMING USE, AND HAS A SITE PLAN.

2. THE PROPERTY ON WHICH GEAR, EQUIPMENT, OR OTHER ITEMS SET FORTH IN SUBPARAGRAPH 1 ARE STORED SHALL BE:

A. AT LEAST 0.75 ACRES IN SIZE; AND

B. LOCATED WITHIN 500 FEET OF THE COMMERCIAL FISHING OR SHELL FISHING OPERATION OR BUSINESS PROPERTY.

3. SITE SPECIFIC REGULATIONS AND REQUIRED SITE PLAN.

A. A NEW SITE PLAN SHALL BE FILED SHOWING THE PROPOSED STORAGE LOT PROPERTY AND USES THEREON. THE ORIGINAL SITE PLAN PREVIOUSLY ON FILE WITH THE COUNTY, IF ANY, SHALL ALSO BE AMENDED JOINTLY, SHOWING THE MODIFICATIONS BEING REQUESTED.

B. THE STORAGE LOT PROPERTY SHALL BE PROPERLY SCREENED FROM THE ROAD AND OTHER NEARBY OR ADJACENT PROPERTIES, AND A LANDSCAPE PLAN SHALL BE SUBMITTED AND APPROVED BY THE DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS.

C. AN ACCESSORY BUILDING MAY BE CONSTRUCTED ON THE STORAGE LOT PROPERTY PROVIDED IT IS ACCESSORY TO THE PERMITTED STORAGE USE.

D. NO COMMERCIAL ACTIVITY IS PERMITTED ON THE STORAGE LOT PROPERTY.

4. THE ALLOWANCE OF THE STORAGE LOT PROPERTY SHALL NOT BE CONSTRUED OR INTERPRETED TO PERMIT ANY EXPANSION OF THE EXISTING

FISHING OR SHELL FISHING OPERATION OR BUSINESS, AND SHALL ALLOW ONLY THE RELOCATION OF EQUIPMENT, GEAR AND ITEMS ASSOCIATED WITH THE CURRENT USE.

5. THE INTENT OF THIS PARAGRAPH IS TO PERMIT STORAGE FOR WATER-DEPENDENT OPERATIONS OR BUSINESSES ONLY AND MAY NOT BE CONSTRUED OR INTERPRETED AS PERMITTING OTHER TYPES OF BUSINESSES TO UTILIZE WATERFRONT PROPERTIES, OR PROPERTIES THAT ARE IN CLOSE PROXIMITY TO THE WATERFRONT, FOR SUCH STORAGE.

6. THE AUTHORITY TO USE A PROPERTY FOR STORAGE AS SET FORTH IN THIS PARAGRAPH SHALL TERMINATE UPON THE SALE OF THE PROPERTY.

SECTION 2. AND BE IT FURTHER ENACTED, that this Act shall take effect 14 days after its enactment.

LEGISLATION DETAIL

LEGISLATION	BILL 42-25
DISPOSITION	PASSED AS AMENDED
ENACTED	07/16/25
EFFECTIVE	07/30/25
AMENDMENTS	YES (1)

ROLL CALL - BILL

MOTION MARKS SECOND JONES

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

ROLL CALL - AMENDMENTS

MOTION MARKS SECOND KACH

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ROLL CALL - AMENDMENTS

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