COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2025, Legislative Day No. 14

Bill No. 59-25

Mr. Izzy Patoka, Councilman

By the County Council, September 2, 2025

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Exceptions to Residential Transition Areas

FOR the purpose of adding an exception to the application of Residential Transition Areas to include additions to certain existing ~~religious~~ private schools; and generally relating to Residential Transition Areas.

BY adding

Section 1B01.1.B.1.g(4)
Baltimore County Zoning Regulations, as amended

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 1B – DENSITY RESIDENTIAL (D.R.) ZONES

Section 1B01 – Regulations With Respect to D.R. Zones in General

§ 1B01.1. General use regulations in D.R. Zones.

B. Dwelling-type and other supplementary use restrictions based on existing subdivision and development characteristics.

1. Residential transition areas and uses permitted therein.

g. Exceptions to residential transition. The restrictions contained in Paragraphs a through e above, of this Subsection B.1, do not apply to:

(4) An addition to an existing church or other building for religious worship OR ~~AN~~ A ONE-TIME ADDITION TO AN ~~ORTHODOX JEWISH~~ EXISTING PRIVATE SCHOOL LOCATED WITHIN OR ADJACENT TO THE PIKESVILLE DESIGN REVIEW AREA AND BETWEEN SUDBROOK AND CHURCH LANES, including parking areas and driveways, provided all other applicable zoning regulations including setback, parking, and screening requirements, are maintained.

SECTION 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 and shall expire on October 6, 2027 without the necessity of further action by the County Council.

LEGISLATION DETAIL

LEGISLATION BILL 59-25

DISPOSITION PASSED AS AMENDED

ENACTED N/A

EFFECTIVE N/A

AMENDMENTS YES (1)

*KACH ABSENT

ROLL CALL - LEGISLATION

MOTION PATOKA SECOND ERTEL

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

ROLL CALL - AMENDMENTS

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