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

Bill No. 60-25

Mr. Julian E. Jones, Jr., Councilman

By the County Council, September 2, 2025

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted in the Residential-Office (R-O) Zone

FOR the purpose of permitting certain by-right uses in the R-O Zone in the Liberty Road (East) Commercial Revitalization District; and generally relating to uses in the R-O Zone.

BY adding

Section 204.3.A.5.a
Baltimore County Zoning Regulations, as amended

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

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.

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

Section 204 – R-O (Residential – Office) Zone

§ 204.3. Use regulations.

A. Uses permitted as of right. The following uses, only, are permitted as of right in any R-O Zone:

5. The following additional uses in the Pikesville Design Review Area along Church Lane, AND IN THE LIBERTY ROAD (EAST) COMMERCIAL REVITALIZATION DISTRICT WITHIN INTERSTATE 695 AND ROLLING ROAD:

a. Personal service establishments, including barber shops, [and] beauty shops, AND PERSONAL DAY SPAS, with accessory retail sales.

b. Accessory showroom and sales, including accessory storage.

c. Accessory day and overnight parking for passenger or business vehicles, including cars, vans, and pick-up trucks, subject to reasonable screening with landscaping or fencing from a public street or abutting residentially zoned property.

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.

LEGISLATION DETAIL

LEGISLATION BILL 60-25

DISPOSITION PASSED

ENACTED 10/09/25

EFFECTIVE 10/23/25

AMENDMENTS NO

*KACH ABSENT

ROLL CALL - LEGISLATION

MOTION JONES SECOND PATOKA

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

ROLL CALL - AMENDMENTS

MOTION SECOND

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

ROLL CALL - AMENDMENTS

MOTION SECOND

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

ROLL CALL - AMENDMENTS

MOTION SECOND

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