COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2025, Legislative Day No. 17

Bill No. 74-25

Mr. Mike Ertel, Councilman

By the County Council, October 20, 2025

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted in the B.M.-C.C.C. District

FOR the purpose of permitting an office, including co-working spaces, with an ancillary commercial kitchen in the Commercial, Community Core (C.C.C.) Overlay District of the Business, Major (B.M.) Zone, if located within the Overlea-Rossville Commercial Revitalization District; and generally relating to uses permitted in the B.M.-C.C.C. District.

BY repealing and re-enacting, with amendments

Section 235A.5
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 2 – ELEVATOR-APARTMENT RESIDENCE ZONES, RESIDENTIAL-OFFICE ZONES, OFFICE ZONES, BUSINESS ZONES, MANUFACTURING ZONES AND DISTRICTS

Section 235A – Special Regulations for C.C.C. Districts.

§ 235A.5. [Breweries.] USES PERMITTED.

A. A brewery, Class 7, is permitted if within the urban rural demarcation line.

B. IN ADDITION TO USES PERMITTED IN THE UNDERLYING ZONE, AN OFFICE, INCLUDING CO-WORKING SPACE WITH AN ANCILLARY COMMERCIAL KITCHEN, IS PERMITTED AS OF RIGHT IF LOCATED WITHIN THE OVERLEA-ROSSVILLE COMMERCIAL REVITALIZATION DISTRICT.

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 from the date of its enactment.

LEGISLATION DETAIL

LEGISLATION	BILL 74-25
DISPOSITION	PASSED
ENACTED	11/24/25
EFFECTIVE	12/09/25
AMENDMENTS	NO

ROLL CALL - BILL

MOTION ERTEL SECOND JONES

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

ROLL CALL - AMENDMENTS

MOTION SECOND

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