

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2025, Legislative Day No. 20

Bill No. 91-25

Mr. Wade Kach, Councilmember

By the County Council, December 1, 2025

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted in the Manufacturing, Light (M.L.) Zone – Electric
Vehicle Center

FOR the purpose of defining an electric vehicle center; permitting an electric vehicle center in certain areas of the M.L.-I.M. District under certain circumstances; establishing a minimum number of off-street parking spaces for an electric vehicle center, and generally relating to electric vehicle centers and uses permitted in the M.L.-I.M. District.

BY adding

Sections 101.1, the definition of “Electric Vehicle Center” listed alphabetically, 253.1.C.40, and 409.6.A.2, “Electric Vehicle Center” listed alphabetically with Minimum Number of Required Off-Street Parking Spaces
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.

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

3

4 ARTICLE 1 – GENERAL PROVISIONS

5 Section 101 – Definitions

6

7 § 101.1. Word usage; definitions.

8 Words used in the present tense include the future; words in the singular number include
9 the plural number; the word “shall” is mandatory. For the purposes of these regulations, certain
10 terms and words are defined below.

11 Any word or term not defined in this section shall have the ordinarily accepted definition
12 as set forth in the most recent edition of Webster’s Third New International Dictionary of the
13 English Language, Unabridged.

14 ELECTRIC VEHICLE CENTER – A FACILITY WHERE PASSENGER OR
15 COMMERCIAL ELECTRIC VEHICLES ARE SOLD, SERVICED, AND REPAIRED,
16 WHICH MAY INCLUDE, BUT IS NOT LIMITED TO: A SHOWROOM SPACE OFFERING
17 DEMONSTRATIONS AND TEST DRIVES; A SPACE FOR CUSTOMER SERVICE AND
18 DELIVERY OF VEHICLES; OFFICE SPACE; SHOP SPACE FOR SERVICE AND REPAIR
19 OF VEHICLES; VEHICLE WASH AND DETAILING SPACE; INTERIOR STORAGE
20 SPACE; PARKING AND OVERNIGHT STORAGE OF VEHICLES; AND ASSOCIATED
21 ELECTRIC VEHICLE CHARGERS, PORTS, AND RELATED ELECTRICAL
22 INFRASTRUCTURE. THIS DEFINITION DOES NOT PROHIBIT THE SALE, SERVICE,

1 AND REPAIR OF ELECTRIC VEHICLES AS OTHERWISE ALLOWED BY THESE
2 REGULATIONS.

3

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

7 Section 253 – Manufacturing, Light (M.L.) Zone Use Regulations

8

9 § 253.1. Uses permitted as of right.

10 The uses listed in this section, only, shall be permitted as of right in M.L. Zones, subject
11 to any conditions hereinafter prescribed.

12 C. The following auxiliary retail or service uses or semi-industrial uses, provided
13 that any such use is located in a planned industrial park at least 25 acres in net area, in an I.M.
14 District, or in combination of an A.S. and I.M. District:

15 40. ELECTRIC VEHICLE CENTER, PROVIDED THE USE IS
16 LOCATED ON A PROPERTY THAT IS: ZONED M.L.-I.M.; AND WITHIN A PLANNED
17 INDUSTRIAL PARK. IN ADDITION TO REQUIRED PARKING, THE CENTER SHALL
18 PROVIDE STORAGE FOR ANY VEHICLE BEING SERVICED OR REPAIRED, AND THIS
19 AREA SHALL BE ADEQUATELY SCREENED FROM VIEW FROM A PUBLIC ROAD.
20 THE CENTER MAY NOT: CONTAIN A LOT FOR USED VEHICLES; DISPLAY USED
21 VEHICLES FOR SALE; OR ERECT SIGNAGE RELATING TO USED VEHICLES.

22

23 ARTICLE 4 – SPECIAL REGULATIONS

Section 409 – Off-Street Parking and Loading

2

3 § 409.6. Required number of parking spaces.

4 A. General requirements. The standards set forth below shall apply in all zones unless
5 otherwise noted. If the required number of off-street parking spaces is not set forth for a
6 particular type of use, the Director of Permits, Approvals, and Inspections shall determine the
7 basis of the number of spaces to be provided. If the number of spaces calculated in accordance
8 with this section results in a number containing a fraction, the required number of spaces shall be
9 the next highest whole number.

10 2. Commercial and service uses.

Type of Use	Minimum Number of Required Off-Street Parking Spaces
ELECTRIC VEHICLE	2 PER 1,000 SQUARE FEET OF GROSS FLOOR AREA
CENTER	

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12

13 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
14 the affirmative vote of five members of the County Council, shall take effect 14 days after its
15 enactment.