COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2026, Legislative Day No. 6

Bill No. 23-26

Mr. Wade Kach, Councilman

By the County Council, March 2, 2026

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted in the M.L.R and M.L. Zones – Housing for the Elderly

FOR the purpose of permitting Housing for the Elderly as a principal use to a property located in the Manufacturing, Light, Restricted (M.L.R.) Zone and Manufacturing, Light (M.L.) Zone of a certain contiguous acreage; establishing certain bulk, area, and setback requirements for such use; establishing a limit on the number of dwelling units for such use; and generally relating to uses permitted in the M.L.R. and M.L. Zones.

BY adding

Sections 2248.A.14 and 253.1.M
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 248 – M.L.R. Zone Use Regulations

§ 248.1. Permitted uses.

A. The following uses only are permitted:

14. HOUSING FOR THE ELDERLY, PROVIDED THE USE IS LOCATED IN AN M.L.R. ZONE WHICH IS PART OF A CONTIGUOUS AREA OF 150 ACRES OR MORE OF INDUSTRIAL ZONING ~~AND THE UNITS ARE CONSTRUCTED ON A VACANT LOT~~ , IS WITHIN AN EXISTING OFFICE PARK ~~PLATTED PRIOR TO 2010~~ , AND IS ON A LOT THAT IS NOT IMPROVED WITH AN EXISTING BUILDING. THE ONLY APPLICABLE BULK AND AREA REQUIREMENTS SHALL BE AS SET FORTH IN SECTIONS 235B.3 THROUGH 235B.6 OF THESE REGULATIONS, AND SETBACK REQUIREMENTS SHALL BE AS SET FORTH FOR COMMERCIAL BUILDINGS IN SECTIONS 235.1 THROUGH 235.3 OF THESE REGULATIONS. ANY HOUSING FOR THE ELDERLY CONSTRUCTED ON A LOT UNDER THE AUTHORITY OF THIS PROVISION SHALL BE LIMITED TO NO MORE THAN 50 DWELLING UNITS.

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

§ 253.1. Uses permitted as of right.

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

M. HOUSING FOR THE ELDERLY, PROVIDED THE USE IS LOCATED IN AN M.L. ZONE WHICH IS PART OF A CONTIGUOUS AREA OF 150 ACRES OR MORE OF INDUSTRIAL ZONING ~~AND THE UNITS ARE CONSTRUCTED ON A VACANT LOT~~ , IS WITHIN AN EXISTING OFFICE PARK ~~PLATTED PRIOR TO 2010~~ , AND IS ON A LOT THAT IS NOT IMPROVED WITH AN EXISTING BUILDING. THE ONLY APPLICABLE BULK AND AREA REQUIREMENTS SHALL BE AS SET FORTH IN SECTIONS 235B.3 THROUGH 235B.6 OF THESE REGULATIONS, AND SETBACK REQUIREMENTS SHALL BE AS SET FORTH FOR COMMERCIAL BUILDINGS IN SECTIONS 235.1 THROUGH 235.3 OF THESE REGULATIONS. ANY HOUSING FOR THE ELDERLY CONSTRUCTED ON A LOT UNDER THE AUTHORITY OF THIS PROVISION SHALL BE LIMITED TO NO MORE THAN 50 DWELLING UNITS.

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

LEGISLATION DETAIL

LEGISLATION	BILL 23-26
DISPOSITION	PASSED AS AMENDED
ENACTED	04/15/26
EFFECTIVE	04/29/26
AMENDMENTS	YES (1)

ROLL CALL - BILL

MOTION KACH SECOND PATOKA

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

ROLL CALL - AMENDMENTS

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ROLL CALL - AMENDMENTS

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ROLL CALL - AMENDMENTS

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