COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2026, Legislative Day No. 10

Bill No. 62-26

Mr. Izzy Patoka, Councilman

By the County Council, May 4, 2026

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Permitted Use Conditions in the Business, Major (B.M.) Zone

FOR the purpose of adding conditions to the approval of warehouses and compartmentalized warehouse establishments under certain conditions in the Business, Major (B.M.) Zone; and generally relating to conditions in the B.M. Zone.

BY adding

Section 233.2.F
Baltimore County Zoning Regulations

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 233 – Business, Major (B.M.) Use Regulations

§ 233.2. Permitted use conditions.

All permitted uses are subject to the following conditions:

F. WAREHOUSES AND COMPARTMENTALIZED WAREHOUSE ESTABLISHMENTS MAY NOT BE LOCATED ALONG OR ON A MARYLAND SCENIC BYWAY <u>UNLESS THE PROPERTY IS LOCATED WITHIN THE REISTERSTOWN COMMERCIAL REVITALIZATION DISTRICT</u>.

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 62-26
DISPOSITION	PASSED AS AMENDED
ENACTED	RETURNED UNSIGNED
EFFECTIVE	07/17/26
AMENDMENTS	YES (2)

ROLL CALL - BILL

MOTION PATOKA SECOND MARKS

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

ROLL CALL - AMENDMENTS

MOTION JONES SECOND YOUNG

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

ROLL CALL - AMENDMENTS

MOTION YOUNG SECOND JONES

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

ROLL CALL - AMENDMENTS

MOTION SECOND

AYE	NAY	
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