

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2026, Legislative Day No. 14

Bill No. 69-26

Mr. Mike Ertel, Councilman

By the County Council, July 6, 2026

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted in the D.R. Zones – Housing for the Elderly

FOR the purpose of permitting housing for the elderly in the D.R. Zones on properties of a certain size located in certain geographic areas of the County; 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 D.R. Zones.

BY adding

Sections 1B01.1.A.23, 1B01.1.B.1.g(19), and 432A.1.G
Baltimore County Zoning Regulations, as amended

BY repealing and re-enacting, with amendments

Section 1B01.2.B.2
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 1B – DENSITY RESIDENTIAL (D.R.) ZONES

5 Section 1B01 – Regulations with Respect to D.R. Zones in General

6
7 § 1B01.1. General use regulations in D.R. Zones.

8 A. Uses permitted as of right. The following uses only are permitted as of right in D.R.
9 Zones of all classifications, subject to the restrictions hereinafter prescribed.

10 23. HOUSING FOR THE ELDERLY, PROVIDED THE USE IS LOCATED: IN
11 THE D.R. 3.5, D.R. 5.5, D.R. 10.5, OR D.R. 16 ZONES; ON A PROPERTY CONTAINING A
12 MINIMUM OF 5 ACRES; AND WITHIN AN AREA BOUNDED BY CHARLES STREET TO
13 THE WEST, STEVENSON ROAD TO THE SOUTH, YORK ROAD TO THE EAST, AND
14 TOWSONTOWN BOULEVARD TO THE NORTH. THE ONLY APPLICABLE DENSITY,
15 BULK AND AREA, AND SETBACK REQUIREMENTS SHALL BE THOSE AS SET
16 FORTH FOR NON-RESIDENTIAL USES IN THE D.R. 16 ZONE IN SECTIONS
17 1B01.2.C.1.A AND 1B02.2.A OF THESE REGULATIONS. THE HEIGHT OF A PROPOSED
18 BUILDING OR BUILDING ADDITION PERMITTED UNDER THIS USE MAY NOT
19 EXCEED THE HEIGHT OF THE TALLEST EXISTING BUILDING ON THE SITE OR 60
20 FEET, WHICHEVER IS GREATER.

21 B. Dwelling-type and other supplementary use restrictions based on existing subdivision
22 and development characteristics.

23 1. Residential transition areas and uses permitted therein.

g. Exceptions to residential transition. The restrictions contained in Paragraphs a through e above, of this Subsection B.1, do not apply to:

(19) THE CONVERSION OF AND ADDITIONS TO EXISTING FACILITIES USED FOR RELIGIOUS WORSHIP OR HOUSING TO HOUSING FOR THE ELDERLY.

§ 1B01.2. General density, bulk, building separation, open space and other height and area standards and regulations.

B. Bulk regulations.

2. Building Lengths. The building lengths are described in the Comprehensive Manual of Development Policies in accordance with Section 504.2 of these regulations. Notwithstanding anything contained in the Comprehensive Manual of Development Policies to the contrary, buildings associated with a school OR WITH BUILDINGS ASSOCIATED WITH HOUSING FOR THE ELDERLY AND ASSISTED-LIVING FACILITIES THAT ARE LOCATED WITHIN AN AREA BOUNDED BY CHARLES STREET TO THE WEST, STEVENSON ROAD TO THE SOUTH, YORK ROAD TO THE EAST, AND TOWSONTOWN BOULEVARD TO THE NORTH are not subject to any restrictions on maximum building length.

ARTICLE 4 – SPECIAL REGULATIONS

Section 432A – Assisted-Living Facility; Housing for the Elderly

§ 432A.1. Permitted zones; conditions for use.

1 G. ASSISTED-LIVING FACILITIES AND HOUSING FOR THE ELDERLY ARE
2 PERMITTED BY RIGHT IN THE D.R. 3.5, D.R. 5.5, D.R. 10.5 AND D.R. 16 ZONES,
3 PROVIDED THE USE IS LOCATED ON A PROPERTY THAT IS NOT LESS THAN 5
4 ACRES IN SIZE AND SUCH PROPERTY IS LOCATED WITHIN AN AREA BOUNDED BY
5 CHARLES STREET TO THE WEST, STEVENSON ROAD TO THE SOUTH, YORK ROAD
6 TO THE EAST, AND TOWSONTOWN BOULEVARD TO THE NORTH. A USE
7 PERMITTED UNDER THIS PARAGRAPH IS NOT SUBJECT TO ANY OTHER
8 REQUIREMENTS IN THIS SECTION.

9
10 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
11 the affirmative vote of five members of the County Council, shall take effect 14 days after its
12 enactment.