

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

Bill No. 70-26

Mr. Mike Ertel, Councilman

By the County Council, July 6, 2026

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Automotive Parts Sales Facility

FOR the purpose of defining an Automotive Parts Sales Facility; permitting an Automotive Parts Sales Facility in the B.L.R Zone and B.L. Zone; requiring a certain number of off-street parking spaces per 1,000 square feet of gross floor area for an Automotive Parts Sales Facility; and generally relating to an Automotive Parts Sales Facility.

BY adding

Sections 101.1, the definition of “automotive parts sales facility” listed alphabetically, 230.1.A.9, and 409.6.A.2, “Automotive Parts Sales Facility” listed alphabetically with Minimum Number of Required Off-Street Parking Spaces
Baltimore County Zoning Regulations, as amended

BY repealing and re-enacting, with amendments

Section 229.5.A
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:

4 ARTICLE 1 – GENERAL PROVISIONS

5 Section 101 – Definitions

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 AUTOMOTIVE PARTS SALES FACILITY – A RETAILER AND DISTRIBUTOR OF
15 AUTOMOTIVE REPLACEMENT PARTS, FLUIDS, AND ACCESSORIES, WHERE AT
16 LEAST 50% OF THE FACILITY IS DEDICATED TO THE STORAGE OF INVENTORY.
17 THIS USE INCLUDES THE OCCASIONAL CHANGE OF AN AUTOMOTIVE BATTERY,
18 WINDSHIELD WIPERS, LIGHT BULBS, OR IGNITION SYSTEM PARTS FOR
19 CUSTOMERS IN DISTRESS TO ENSURE THE HEALTH, SAFETY AND GENERAL
20 WELFARE OF THE PUBLIC, BUT EXCLUDES BODY REPAIRS, VEHICLE PAINTING,
21 AND OIL CHANGES.

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

Section 229 – Performance Based Business Zones: C.B. and B.L.R. Zones

§ 229.5. Uses in B.L.R. Zone.

A. Uses permitted by right:

1. Banks with drive-through lanes.
2. Health and athletic clubs.
3. Martial arts and dance studios.
4. Restaurant, fast-food (subject to Section 447).
5. Tavern, subject to Section 447.
6. Uses permitted by right in the C.B. Zones, subject to Section 447.
7. Medical clinic or medical office with direct vehicular access to an arterial street, if it is part of a contiguous area of land zoned B.L.R. that is adjacent to a B.L. zone and provided no building thereon shall be located within 150 feet of any other owner's D.R. zoned property line.
8. Swim school and learning center, if located within the Perry Hall Commercial Revitalization District.
9. An animal boarding place – Class B, commercial kennel, veterinarian's office, veterinarian, or combinations thereof, that are located within a single building with direct vehicular access to an arterial street, if it is part of a contiguous area of land zoned B.L.R. that is

adjacent to a B.L. zone outside of the Beltway. Section 421 of these regulations shall not apply to such use.

10. AUTOMOTIVE PARTS SALES FACILITY, PROVIDED THE PROPERTY ON WHICH THE USE IS LOCATED IS IN BOTH THE B.L. ZONE AND THE B.L.R. ZONE AND AT LEAST 40% OF THE FACILITY IS LOCATED IN THE B.L. ZONE.

Section 230 – Business, Local (B.L.) Zone Use Regulations

§ 230.1. Permitted uses.

A. The following uses only are permitted (See Section 230.2.):

9. AUTOMOTIVE PARTS SALES FACILITY.

ARTICLE 4 – SPECIAL REGULATIONS

Section 409 – Off-Street Parking and Loading

§ 409.6. Required number of parking spaces.

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

2. Commercial and service uses.

Type of Use	Minimum Number of Required Off-Street Parking Spaces
Furniture, carpet store, building supplies retail store, AUTOMOTIVE PARTS SALES FACILITY, or retail warehouse club (If the club is located within the Owings Mills Commercial Revitalization District)	2.5 per 1,000 square feet of gross floor area

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 after its enactment.