

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2026, Legislative Day No. 15

Bill No. 80-26

Mr. Nino Mangione, Councilman

By the County Council, August 3, 2026

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted in the M.L.R. Zone – Commercial, Retail,
Institutional, Or Service Uses

FOR the purpose of permitting certain commercial, retail, institutional, or service uses in certain areas of the Manufacturing, Light Restricted (M.L.R.) Zone, and generally relating to uses permitted in the M.L.R. Zone.

BY adding

Section 248.1.A.15
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:

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

7 Section 248 – M.L.R. Zone Use Regulations

8
9 § 248.1. Permitted uses.

10 A. The following uses only are permitted:

11 15. NOTWITHSTANDING ANY OTHER PROVISION OF THESE
12 REGULATIONS TO THE CONTRARY, ANY OF THE COMMERCIAL, RETAIL,
13 INSTITUTIONAL, OR SERVICE USES LISTED IN SECTIONS 229.5.A AND 253.1.C ARE
14 PERMITTED BY RIGHT IN A BUSINESS OR OFFICE PARK LOCATED IN THE M.L.R.
15 ZONE IN HUNT VALLEY OF WHICH AT LEAST 15 ACRES IS UNDER COMMON
16 OWNERSHIP OR CONTROL. SUCH USES SHALL BE GOVERNED TO THE HEIGHT
17 AND BULK REGULATIONS APPLICABLE TO THE M.L. ZONE.

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