

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2026, Legislative Day No. 16

Bill No. 88-26

Mr. David Marks, Councilman

By the County Council, September 8, 2026

A BILL
ENTITLED

AN ACT concerning

Notice of Limited Exemption or Waiver – Warehouses

FOR the purpose of requiring that, for an application for a limited exemption or waiver for a warehouse over a certain number of square feet of gross floor area, notice of the application be provided to certain people or organizations in the same manner as for a community input meeting and posted on the property in the same manner as a notice for a petition for a variance, special hearing, or special exception; requiring the Planning Board to review the County limited exemption laws, compare them to peer jurisdictions, and submit a report to the Council by a certain time; and generally relating to limited exemptions and waivers.

BY repealing and re-enacting, with amendments

Section 32-2-4-107.1

Article 32 – Planning, Zoning, and Subdivision Control

Title 4 – Development

Subtitle 1 – In General

Baltimore County Code, 2015

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.

WHEREAS, in 2005, with the enactment of Bill 101-05, the County Council established § 32-4-107.1 of the County Code to reform and the limited exemption and waiver process in order to provide better notice and information to the public on the activities of the County's Development Review Committee; and

WHEREAS, in 2022, the Council again reformed the limited exemption and waiver process with the enactment of Bill 51-22, which required meetings of the Development Review Committee to be open to the public and requiring further community notification; and

WHEREAS, on January 20, 2026, the Council passed Resolution 1-26, which required the Council to hold a public hearing regarding the approval process for the Middle River Logistics Park project located at 195 Chesapeake Park Plaza, Middle River, Maryland 21220, and stated that the Council may utilize the input received from the public hearing to consider changes to County law related to the development review and approval process and the Comprehensive Zoning Map Process; and

WHEREAS, on March 10, the Council held a public hearing pursuant to Resolution 1-26, at which several members of the public testified; and

WHEREAS, in light of the testimony received and the facts of the County's approval of the Middle River Logistics Park, the Council now finds it prudent to amend the notice requirements for certain developments that receive a limited exemption or waiver; now therefore

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that the Laws of Baltimore County shall read as follows:

3
4 ARTICLE 32 – PLANNING, ZONING, AND SUBDIVISION CONTROL

1 Title 4 – Development

2 Subtitle 1 – In General

3
4 § 32-4-107.1. Notice of limited exemption or waiver.

5 (a) The Director of Permits, Approvals and Inspections shall give notice of a request for
6 a limited exemption under § 32-4-106 of this subtitle or a request for a waiver under § 32-4-107
7 of this subtitle.

8 (b) Notice shall be given to the County Council and posted on the county's internet web
9 site. The notice shall contain:

10 (1) The date of the application for limited exemption or waiver;

11 (2) The nature of the request;

12 (3) If a public meeting is scheduled, the date, time, and place of the hearing. If a
13 public meeting is not scheduled, the time frame for the proposed consideration of the request and
14 the person or agency that will render the decision;

15 (4) The councilmanic district in which the property is located; and

16 (5) The name and address of the agency or person to whom written comments
17 may be directed.

18 (C) UPON A REQUEST FOR A LIMITED EXEMPTION OR A WAIVER FOR A
19 WAREHOUSE WITH OVER 50,000 SQUARE FEET OF GROSS FLOOR AREA THE
20 DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS SHALL:

21 (1) REQUEST THAT THE DEPARTMENT OF PLANNING:

22 (I) IDENTIFY THE PEOPLE OR ORGANIZATIONS TO WHOM
23 NOTICE WOULD BE PROVIDED UNDER §§ 32-4-216 AND 32-4-217 OF THE CODE, AS

1 IF A COMMUNITY INPUT MEETING WAS REQUIRED FOR THE LIMITED EXEMPTION
2 OR WAIVER; AND

3 (II) PROVIDE THE NOTICE GIVEN UNDER THIS SECTION TO
4 THE PEOPLE OR ORGANIZATIONS IDENTIFIED IN SUBPARAGRAPH (I) OF THIS
5 PARAGRAPH; AND

6 (2) ENSURE THAT THE PERSON REQUESTING THE LIMITED
7 EXEMPTION OR A WAIVER POSTS THE NOTICE GIVEN UNDER THIS SECTION ON
8 THE PROPERTY IN THE SAME MANNER AS REQUIRED UNDER § 32-3-302 OF THE
9 CODE PRIOR TO THE CONSIDERATION OF THE APPLICATION BY THE
10 DEVELOPMENT REVIEW COMMITTEE.

11 [(c)] (D) After the limited exemption or waiver has been granted or denied, the Director
12 of Permits, Approvals and Inspections shall post on the county's internet web site the disposition
13 of the request and the date of disposition.

14
15 SECTION 2. AND BE IT FURTHER ENACTED, that the Baltimore County Planning
16 Board shall review the current County laws and regulations regarding general and limited
17 exemptions from the County's development review and approval process and submit a report and
18 recommendations to the County Council, no later than September 1, 2027, that:

19 (a) details the purpose and function of each exemption;
20 (b) details the legislative and administrative procedure for granting, denying,
21 appealing, or amending a request for an exemption;

22 (c) compares the County's exemptions and procedure for reviewing exemptions
23 to peer jurisdictions in Maryland and the country; and

1 (d) makes recommendations on:

2 (1) changes to the County's current list of exemptions;

3 (2) legislative and administrative changes to the County's procedure for
4 reviewing exemptions; and

5 (3) any associated changes to the County's development process or the
6 Baltimore County Zoning Regulations regarding exemptions.

7
8 SECTION 3. AND BE IT FURTHER ENACTED, that this Act, having been passed by
9 the affirmative vote of five members of the County Council, shall take effect 14 days after its
10 enactment.