

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2026, Legislative Day No. 18

Bill No. 104-26

Mr. Nino Mangione, Councilman

By the County Council, October 5, 2026

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted in the Business, Roadside (B.R.) Zone – Car Wash

FOR the purpose of requiring a car wash in the B.R. Zone that is in the Hunt Valley/Timonium Master Plan area to be located only on a property assigned with an Automotive Services (A.S.) Overlay District; providing for the applicability of this Act; and generally relating to uses permitted in the B.R. Zone.

BY repealing and re-enacting, with amendments

Section 236.2, the permitted use of “car wash”, listed alphabetically
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.

WHEREAS, the Baltimore County Zoning Regulations (“BCZR”) define a car wash as “an area of land and/or a structure with machine or hand-operated facilities used for the cleaning, washing, polishing or waxing of motor vehicles as a principal or accessory use;” and

WHEREAS, currently, car washes are listed as a permitted use in the B.R. Zone by special exception; and

WHEREAS, Section 419 of the BCZR sets forth additional, specific regulations for car wash uses and states that roll-over, full-service and self-service car washes are permitted by special exception in the A.S. District (as well as other Overlay Districts, including C.R., C.C.C., or I.M.); and

WHEREAS, the A.S. Overlay District was first established by the County Council in Bill 172-93. As stated in the “Statements of legislative intent for districts” set forth in Section 259.2.B of the BCZR, “The A.S. District may be applied within the urban-rural demarcation line (URDL) to certain parcels of land zoned B.L., B.M. or B.R., which are appropriate for uses dominated by the parking and servicing of automobiles or characterized by frequent parking turnover, such as fuel service stations and car wash operations”; and

WHEREAS, in general, an Overlay District superimposes an additional set of regulations or requirements over an existing Zone, which can refine or limit the uses in the underlying Zone; and

WHEREAS, the need for a proposed car wash use in a business or manufacturing Zone to be assigned to a property with an Overlay District such as the A.S. District or one of the other aforementioned Overlay Districts is consistent with full service or accessory car wash uses in the Hunt Valley/Timonium Master Plan area; and

WHEREAS, the County Council finds it appropriate to clarify its intent with regard to a car wash use, and to require that a car wash in the B.R. Zone located in the Hunt Valley/Timonium Master Plan area must also be located on a property that is assigned with an A.S. Overlay District; now therefore,

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 236 – Business, Roadside (B.R.) Zone Use Regulations

§ 236.2. Special exception uses.

The following uses when permitted as special exceptions (Sections 270 and 502):

Car wash, PROVIDED THAT, IN THE HUNT VALLEY/TIMONIUM MASTER PLAN AREA, THE USE IS LOCATED ONLY ON A PROPERTY ASSIGNED WITH AN A.S. OVERLAY DISTRICT.

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 and shall apply to any petition, project, or development that has not received final,

- 1 non-appealable approval as of October 5, 2026, which is the date of introduction of Bill 104-26
- 2 by the County Council.