

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2026, Legislative Day No. 19

Bill No. 114-26

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Mr. Nino Mangione, Councilman

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By the County Council October 19, 2026

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A BILL  
ENTITLED

AN ACT concerning

Zoning Regulations – Central Community Hub

FOR the purpose of permitting a Central Community Hub by-right on a tract of land zoned any combination of M.L., B.L.-C.R., and R.C. 2 under certain circumstances; and generally relating to Central Community Hubs.

BY repealing and re-enacting, with amendments

Sections 440.1 and 440.2  
Baltimore County Zoning Regulations, as amended

BY adding

Sections 230.1.A.9, the use “Central Community Hub” listed alphabetically,  
253.1.A.63, 1A01.2.B.17, 440.3.D, 440.4.D, and 440.6  
Baltimore County Zoning Regulations, as amended

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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 1A – RESOURCE CONSERVATION ZONES

5 Section 1A01 – R.C. 2 (Agricultural) Zone

6  
7 § 1A01.2. Use regulations.

8 B. Uses permitted as of right. The following uses only are permitted as of right in all  
9 R.C. 2 Zones:

10 17. CENTRAL COMMUNITY HUB, SUBJECT TO SECTION 440.

11  
12 ARTICLE 2 – ELEVATOR-APARTMENT RESIDENCE ZONES,  
13 RESIDENTIAL-OFFICE ZONES, OFFICE ZONES, BUSINESS ZONES,  
14 MANUFACTURING ZONES AND DISTRICTS

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

16  
17 § 230.1. Permitted uses.

18 A. The following uses only are permitted:

19 9. The following commercial or retail uses:

20 CENTRAL COMMUNITY HUB, SUBJECT TO SECTION 440.

21  
22 Section 253 – Manufacturing, Light (M.L.) Zone Use Regulations

1     § 253.1. Uses permitted as of right.

2             The uses listed in this section, only, shall be permitted as of right in M.L. Zones, subject  
3     to any conditions hereinafter prescribed.

4             A. The following industrial uses:

5                     63. CENTRAL COMMUNITY HUB, SUBJECT TO SECTION 440.

6  
7                     ARTICLE 4 – SPECIAL REGULATIONS

8                             Section 440 – Central Community Hub

9  
10            § 440.1. General.

11            THE LOCATION OF a Central Community Hub, as defined in Section 101.1 of these  
12     regulations shall [be located on a tract of land that is:] MEET ONE OF THE FOLLOWING  
13     LOCATION REQUIREMENTS:

14            A. THE CENTRAL COMMUNITY HUB IS LOCATED ON A TRACT OF  
15     LAND THAT IS:

16                     1. Zoned D.R. 5.5, OR-1, or a combination thereof and served by public  
17     utilities;

18                     2. At least ten acres in size;

19                     3. Within the Pikesville Commercial Revitalization District;

20                     4. Improved with a building on the Maryland Inventory of Historic  
21     Properties and the National Register of Historic Places; and

22                     5. Owned or operated by a not-for-profit organization; OR

1 B. THE CENTRAL COMMUNITY HUB IS LOCATED ON A TRACT OF  
2 LAND THAT IS:

- 3 1. ZONED A COMBINATION OF M.L., B.L.-C.R., OR R.C. 2;  
4 2. LOCATED OUTSIDE OF THE URBAN-RURAL DEMARCATION  
5 LINE AND EAST OF I-83; AND  
6 3. IMPROVED WITH A BUILDING OR BUILDINGS IN EXISTENCE  
7 AS OF JANUARY 1, 2026, AT LEAST A PORTION OF WHICH WILL BE USED IN  
8 CONJUNCTION WITH THE CENTRAL COMMUNITY HUB.

9  
10 § 440.2. Parking.

11 A. [Given that all uses within a Central Community Hub may not be implemented at the  
12 same time,] EXCEPT UNDER PARAGRAPH C OF THIS SECTION, parking for a Central  
13 Community Hub shall be provided in accordance with the requirements for the individual uses  
14 that comprise the Central Community Hub.

15 B. At such time that the Central Community Hub is fully IN use, unless a smaller total  
16 number of spaces is:

- 17 1. Warranted by combining the total number of spaces required for the individual  
18 uses within the Central Community Hub; or  
19 2. Approved by the Director of THE DEPARTMENT OF Permits, Approvals,  
20 and Inspections as sufficient.

21 C. FOR A CENTRAL COMMUNITY HUB THAT MEETS THE LOCATION  
22 REQUIREMENTS OF PARAGRAPH B OF SECTION 440.1 OF THESE REGULATIONS:

1                   1. THE NUMBER OF REQUIRED PARKING SPACES MAY NOT BE  
2 CALCULATED BASED ON INDIVIDUAL USES; AND

3                   2. THE CENTRAL COMMUNITY HUB SHALL PROVIDE A MINIMUM OF  
4 100 PARKING SPACES.

5  
6 § 440.3. Additional restrictions.

7                   D. THIS SECTION DOES NOT APPLY TO A CENTRAL COMMUNITY HUB THAT  
8 MEETS THE LOCATION REQUIREMENTS OF PARAGRAPH B OF SECTION 440.1 OF  
9 THESE REGULATIONS, EXCEPT THAT ANY OUTDOOR LIVE MUSIC AT A CENTRAL  
10 COMMUNITY HUB SHALL END BY 9:00 P.M. ON SUNDAYS THROUGH THURSDAYS  
11 AND 10:00 P.M. ON FRIDAYS AND SATURDAYS.

12  
13 § 440.4. Development process.

14                   D. THIS SECTION DOES NOT APPLY TO A CENTRAL COMMUNITY HUB THAT  
15 MEETS THE LOCATION REQUIREMENTS OF PARAGRAPH B OF SECTION 440.1 OF  
16 THESE REGULATIONS.

17  
18 § 440.6. HEIGHT AND AREA REGULATIONS.

19                   FOR A CENTRAL COMMUNITY HUB THAT MEETS THE LOCATION  
20 REQUIREMENTS OF PARAGRAPH B OF SECTION 440.1 OF THESE REGULATIONS:

21                   A. ANY EXISTING BUILDINGS ON THE TRACT MAY NOT BE SUBJECT  
22 TO THE HEIGHT AND AREA REGULATIONS GOVERNING THE UNDERLYING ZONE;  
23 AND

1                   B. ANY ADDITIONS TO EXISTING BUILDINGS SHALL MEET ALL  
2   APPLICABLE HEIGHT AND AREA REGULATIONS.

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4                   SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by  
5   the affirmative vote of five members of the County Council, shall take effect 14 days from the  
6   date of its enactment.