

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

Bill No. 115-26

Mr. David Marks, Councilman

By the County Council, October 19, 2026

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted in the Business, Local (B.L.) Zone – Farm
Wineries and Farm Breweries

FOR the purpose of permitting farm breweries in certain areas of the B.L. Zone under certain circumstances; amending the definition of Brewery, Class 8; amending certain restrictions on the permitted use of Winery, Class 4 in the B.L. Zone; and generally relating to uses permitted in the B.L. Zone.

BY repealing and re-enacting, with amendments

Sections 101.1, the definition of “Brewery, Class 8” listed alphabetically and 230.1.A.9, the permitted use of “Winery”, listed alphabetically
Baltimore County Zoning Regulations, as amended

BY adding

Section 230.1.A.9, the permitted use of “Brewery, Class 8”, 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.

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 BREWERY, CLASS 8 – A brewery [located on a minimum of ten acres] with a Class 8
15 (farm brewery) license[, which sells and delivers malt beverage manufactured in a facility on the
16 licensed farm with an ingredient from a Maryland agricultural product grown thereon, and
17 produces no more than 15,000 barrels of malt beverage per year.] ISSUED UNDER SECTION
18 2-210 OF THE ALCOHOLIC BEVERAGES AND CANNABIS ARTICLE OF THE
19 ANNOTATED CODE OF MARYLAND.

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

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

§ 230.1. Permitted uses.

A. The following uses only are permitted:

9. BREWERY, CLASS 8, WITH A VALID LICENSE ISSUED IN ACCORDANCE WITH THE WITH THE ALCOHOLIC BEVERAGES AND CANNABIS ARTICLE OF THE ANNOTATED CODE OF MARYLAND, SECTION 2-210, IF LOCATED IN THE CARNEY-CUB HILL-PARKVILLE AREA COMMUNITY PLAN AREA, AS AN AGRICULTURAL SUPPORT USE, PROVIDED THAT THE LOCATION HAS BEEN IN CONTINUAL USE AS A CIDER MILL FROM 1947 TO THE PRESENT. TEMPORARY PROMOTIONAL EVENTS, SUCH AS PRODUCT TASTING OR PUBLIC GATHERINGS ASSOCIATED WITH THE BREWERY ARE PERMITTED SUBJECT TO SPECIAL HEARING APPROVAL BY THE ADMINISTRATIVE LAW JUDGE OR BOARD OF APPEALS ON APPEAL.

Winery, Class 4, with a valid license issued in accordance with the alcoholic beverages AND CANNABIS article of the Annotated Code of Maryland, Section 2-206, if located in the Carney-Cub Hill-Parkville Area Community Plan Area, as an agricultural support use [but only for the production, manufacture, distribution, and retail of hard cider produced on the premises, and] provided that the location has been in continual use as a cider mill from 1947 to the present. Temporary promotional events, such as product tasting or public gatherings associated with the [winery's hard cider,] WINERY are permitted subject to special hearing approval by the administrative law judge or board of appeals on appeal.

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