

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

Bill No. 116-26

Mr. David Marks, Councilman

By the County Council, October 19, 2026

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Outside Storage of Unlicensed or Inoperative Motor Vehicles on
Residential Property

FOR the purpose of requiring a property owner to provide certain proof regarding the current registration and state of motor vehicles on their residential property during an investigation of a complaint; establishing certain kinds of satisfactory proof; providing that, if the property owner does not provide such proof, motor vehicles on the residential property shall be considered unlicensed and inoperative for which a citation may be issued; and generally relating to motor vehicles on residential property.

BY repealing and re-enacting, with amendments

Section 428
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:

3
4 ARTICLE 4 – SPECIAL REGULATIONS

5 Section 428 – Outside Storage of Unlicensed or
6 Inoperative Motor Vehicles on Residential Property

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8 § 428.1. Vehicle storage on residential lots.

9 A. An inoperative motor vehicle may not be stored outside on a residential lot.

10 B. An unlicensed motor vehicle may not be stored outside on a residential lot except
11 under the following conditions:

12 1. Outside storage (i.e., not within a fully enclosed structure) for a period not
13 exceeding 15 days, unless extended by the Zoning Commissioner, in any calendar year is
14 permitted for no more than one such vehicle per dwelling unit per year.

15 2. The vehicle may not be stored in a front or side yard unless placed in a
16 driveway or other off-street parking area, and the vehicle may not be stored in a rear yard unless
17 placed at least eight feet from any property line.

18 3. The owner of the vehicle must reside on the lot upon which the vehicle is
19 stored.

20 4. The vehicle may not be used or dismantled for parts.

21 C. Nothing contained in Subsection B shall be construed to prohibit the outside storage
22 of unlicensed but operative farm tractors or farm equipment actually and regularly used on a
23 farm, farmette, or satellite farm.

1 D. 1. DURING AN INVESTIGATION OF A COMPLAINT ALLEGING A
2 VIOLATION OF THIS SECTION, IF THE CODE ENFORCEMENT OFFICIAL CANNOT
3 VERIFY THE OPERABILITY OR REGISTRATION STATUS OF ANY VEHICLE
4 REFERENCED IN IN THE COMPLAINT, A PROPERTY OWNER SHALL PROVIDE
5 PROOF TO THE CODE ENFORCEMENT OFFICIAL THAT EACH VEHICLE ON THE
6 PROPERTY IS LICENSED AND OPERATIVE.

7 2. A PROPERTY OWNER MAY PROVE THAT A VEHICLE IS LICENSED
8 AND OPERATIVE BY PROVIDING THE COUNTY WITH:

9 A. A COPY OF THE VEHICLE'S CURRENT REGISTRATION;

10 B. A PICTURE OF THE VEHICLE UNCOVERED WITH CURRENT
11 REGISTRATION TAGS;

12 C. A VIDEO OF THE VEHICLE RUNNING AND MOVING UNDER
13 ITS OWN POWER; OR

14 D. ANOTHER FORM OF PROOF ACCEPTABLE TO THE
15 DIRECTOR OF THE DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS.

16 3. IF THE PROPERTY OWNER DOES NOT PROVIDE THE PROOF
17 REQUIRED BY THIS PARAGRAPH, EACH VEHICLE ON THE PROPERTY SHALL BE
18 CONSIDERED UNLICENSED AND INOPERATIVE AND MAY BE ISSUED A CITATION
19 FOR A VIOLATION OF THIS SECTION.

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