

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

Bill No. 118-26

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Mr. Pat Young, Councilman

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By the County Council, October 19, 2026

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A BILL  
ENTITLED

AN ACT concerning

Zoning Regulations – Fuel Service Stations in Planned Developments

FOR the purpose of permitting a fuel service station by-right within a planned development of a certain size that is under common ownership or control and located in the Business, Roadside (B.R.) Zone; reducing the minimum net area of such a planned development; and generally relating to the locations in which fuel service stations are permitted.

BY repealing and re-enacting, with amendments

Section 405.2.A.4  
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:

4                           ARTICLE 4 – SPECIAL REGULATIONS

5                                   Section 405 – Fuel Service Stations

7   § 405.2. Locations in which fuel service stations are permitted.

8           A. A fuel service station is permitted by right subject to Section 405.4, provided that no  
9 fuel servicing spaces are within 100 feet of a D.R., R.C., or R.A.E. zoned property, or an R.O.  
10 zoned property unless located on an arterial street, and is integrated with and located:

11                   4. Within a plan of development with a minimum net area of [60] 35 acres that is  
12 under common ownership or control[,] AND IS EITHER:

13                           A. ZONED B.R.; OR

14                           B. zoned B.M.-C.T. and located in the Chesapeake Enterprise Zone, but  
15 not to exceed one for each 30 acres of net area.

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