

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

Bill No. 119-26

Mr. Pat Young, Councilman

By the County Council, October 19, 2026

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Integrated Student Housing Development

FOR the purpose of defining and permitting by right an Integrated Student Housing Development, which includes a combination of Purpose Built Student Housing and residential dwellings, with occupancy by students and general occupancy on a tract of land zoned with any combination of Density, Residential and Business zoning under certain circumstances; and generally relating to Integrated Student Housing Development.

BY adding

Sections 101.1, the definition of “integrated student housing development”
listed alphabetically and 441.5
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, following issuance of a Staff Report from the Department of Planning and recommendation by the Planning Board, the Council enacted Bill No. 61-21 to regulate student housing in Baltimore County. One of the primary purposes of the bill was to create and regulate the new use of “purpose built student housing,” which the report recognized as a “way for colleges and universities to provide necessary living accommodations when on-campus space is limited or less feasible,” while providing for design review and proper oversight and management; and

WHEREAS, as with many jurisdictions, Baltimore County has an ongoing need for additional living accommodations for students attending its local colleges and universities. As indicated in prior bills, Baltimore County is also experiencing a general housing shortfall due to an insufficient supply of new and existing housing products available for purchase or rent; and

WHEREAS, through this legislation, the Council seeks to encourage the creation of additional housing opportunities for both students and for general occupancy within the context of an “integrated student housing development.” An integrated student housing development is intended to include purpose built student housing and residential dwellings and to allow for the integration of students within a broader occupancy development, subject to certain conditions and restrictions. This type of development is intended to be an alternative to the development of purpose built student housing pursuant to Section 441.1; and

WHEREAS, requiring common planning, control, and management of a development that integrates both types of housing will help ensure compatibility between the uses and provide for a stable, well-managed community; now therefore

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

6
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 INTEGRATED STUDENT HOUSING DEVELOPMENT – A RESIDENTIAL
15 HOUSING DEVELOPMENT THAT INTEGRATES HOUSING OPTIONS FOR STUDENTS
16 WITH HOUSING OPTIONS FOR GENERAL OCCUPANCY WHERE ALL UNITS ARE
17 LEASED AND MANAGED UNDER A COMMON MANAGEMENT PLAN IN
18 COMPLIANCE WITH SECTION 441.5.C OF THESE REGULATIONS AND THAT IS
19 LOCATED ON AN OVERALL TRACT OF LAND AT LEAST 70 ACRES UNDER
20 COMMON OWNERSHIP OR CONTROL. THE DEVELOPMENT PLAN FOR AN
21 INTEGRATED STUDENT HOUSING DEVELOPMENT MAY BE PROCESSED IN
22 PHASES.

1 ARTICLE 4 – SPECIAL REGULATIONS

2 Section 441 – Purpose built student housing; Dormitories in M.L.-I.M. Zone; AND

3 INTEGRATED STUDENT HOUSING DEVELOPMENTS

4
5 § 441.5. INTEGRATED STUDENT HOUSING DEVELOPMENT

6 AN INTEGRATED STUDENT HOUSING DEVELOPMENT, AS DEFINED IN
7 SECTION 101.1 OF THESE REGULATIONS, MAY BE DEVELOPED ON A TRACT OF
8 LAND THAT HAS D.R. AND BUSINESS ZONING, SUBJECT TO THE FOLLOWING
9 CONDITIONS:

10 A. THE DEVELOPMENT SHALL INCLUDE A COMBINATION OF THE
11 FOLLOWING HOUSING TYPES:

12 1. PURPOSE BUILT STUDENT HOUSING, WHICH MAY INCLUDE
13 APARTMENTS OR TOWNHOUSES OR ANY COMBINATION THEREOF, IN THE
14 BUSINESS ZONE IN ACCORDANCE WITH SECTION 441.1 OF THESE REGULATIONS,
15 EXCEPT THAT, WHEN PART OF AN INTEGRATED STUDENT HOUSING
16 DEVELOPMENT, OCCUPANCY OF PURPOSE BUILT STUDENT HOUSING IS NOT
17 LIMITED TO STUDENTS, RESIDENT COUNSELORS OR ADVISORS, SUBJECT TO THE
18 FOLLOWING:

19 A. LEASING OF PURPOSE BUILT STUDENT HOUSING WHETHER
20 TO STUDENTS OR FOR GENERAL OCCUPANCY AND REGARDLESS OF UNIT TYPE,
21 SHALL BE:

22 1. ON A PER BEDROOM BASIS; AND

1 2. AT LEAST 25% OF THE AVAILABLE BEDROOMS
2 WITHIN THE PURPOSE BUILT STUDENT HOUSING PORTION OF THE
3 DEVELOPMENT MUST BE RESERVED FOR OR LEASED TO STUDENTS;

4 B. EXCEPT FOR ACCESS, UTILITIES, STORMWATER
5 MANAGEMENT, FOREST BUFFER, AND FORREST CONSERVATION AREAS, ALL
6 ASSOCIATED OPEN SPACE, AMENITIES, AND SITE REQUIREMENTS FOR THE
7 PURPOSE BUILT STUDENT HOUSING MUST BE LOCATED WITHIN THE PORTION OF
8 THE TRACT ZONED FOR BUSINESS; AND

9 C. THE LAND AREA DESIGNATED FOR PURPOSE BUILT
10 STUDENT HOUSING MAY NOT BE USED TO CALCULATE RESIDENTIAL DENSITY
11 WITHIN THE OVERALL TRACT, AND THE TOTAL NUMBER OF BEDROOMS WITHIN
12 THE PURPOSE BUILT STUDENT HOUSING MAY NOT EXCEED A MAXIMUM OF 500
13 BEDROOMS.

14 2. SINGLE-FAMILY ATTACHED UNITS IN THE D.R. ZONE, SUBJECT TO
15 THE BULK, AREA, AND DENSITY REGULATIONS APPLICABLE TO THE
16 UNDERLYING ZONE REGARDLESS OF THE INCLUSION OF THE UNITS IN AN
17 INTEGRATED STUDENT HOUSING DEVELOPMENT. SUCH UNITS ARE ALSO
18 SUBJECT TO THE FOLLOWING:

19 A. 1. THE SINGLE-FAMILY ATTACHED UNITS ARE
20 PERMITTED TO BE OCCUPIED BY TWO UNRELATED INDIVIDUALS, 18 YEARS OF
21 AGE OR OLDER, WITHOUT RESTRICTION;

22 2. LEASING OF THE SINGLE-FAMILY ATTACHED UNITS
23 MAY BE ON A PER UNIT BASIS OR A PER BEDROOM BASIS;

1 3. THE UNITS MAY BE OCCUPIED BY UP TO 4
2 UNRELATED INDIVIDUALS, 18 YEARS OF AGE OR OLDER, PROVIDED AT LEAST
3 ONE OCCUPANT IS ENROLLED AS AN UNDERGRADUATE OR GRADUATE STUDENT
4 AT THE TIME OF EXECUTION OF THE LEASE; AND

5 4. IF ALL ENROLLED STUDENT OCCUPANTS VACATE
6 THE UNIT DURING THE TERM OF THE LEASE, THE NON-STUDENT OCCUPANTS
7 MAY REMAIN IN THE UNIT UNTIL THE END OF THE LEASE TERM.

8 B. WHEN LEASED IN ACCORDANCE WITH SUB-PARAGRAPH
9 A.2.A OF THIS SECTION, THE SINGLE-FAMILY ATTACHED UNITS MAY NOT BE:

10 1. CONSIDERED MULTI-FAMILY HOUSING OR ROOMING
11 AND BOARDING HOUSES; AND

12 2. SUBJECT TO THE RESTRICTIONS OR PERMIT
13 PROCEDURES CONTAINED IN SECTION 408B OF THESE REGULATIONS.

14 C. NOTHING IN THIS SECTION:

15 1. CHANGES THE CLASSIFICATION OF THE SINGLE-
16 FAMILY ATTACHED UNITS;

17 2. CHANGES THE PERMITTED DENSITY WITHIN THE D.R.
18 ZONED PORTION OF THE TRACT; OR

19 3. REQUIRES REAPPROVAL OF ANY PREVIOUSLY
20 APPROVED OR CONSTRUCTED UNITS.

21 B. TO ENSURE THE DEVELOPMENT IS INTEGRATED WITH THE
22 SURROUNDING COMMUNITY, THE DEVELOPER SHALL:

1 1. PROPOSE AMENITIES WITHIN THE DEVELOPMENT, WHICH SHALL
2 INCLUDE:

3 A. A POOL AND CLUBHOUSE, SUBJECT TO MEMBERSHIP
4 REQUIREMENTS;

5 B. WALKING PATHS; AND

6 C. SIMILAR AMENITIES;

7 2. MAKE A DILIGENT EFFORT TO OBTAIN APPROVAL FOR SUCH
8 AMENITIES; AND

9 3. MAKE THOSE AMENITIES AVAILABLE FOR USE BY COMMUNITY
10 MEMBERS, SUBJECT TO REASONABLE LIMITATIONS AND REQUIREMENTS.

11 C. ALL HOUSING WITHIN THE INTEGRATED STUDENT HOUSING
12 DEVELOPMENT SHALL BE LEASED AND MANAGED UNDER A COMMON
13 MANAGEMENT PLAN.

14 1. A. THE MANAGEMENT PLAN SHALL OUTLINE ANTICIPATED
15 POLICIES AND PROCEDURES TO ENSURE THE SAFE, CLEAN, ORDERLY, AND
16 PROFESSIONAL OPERATION OF THE INTEGRATED STUDENT HOUSING
17 DEVELOPMENT IN COMPLIANCE WITH APPLICABLE REGULATIONS.

18 B. THE PLAN SHALL INCLUDE:

19 1. APPROPRIATE MANAGEMENT OF GROUNDS;

20 2. BUILDING UPKEEP;

21 3. PARKING;

22 4. SECURITY;

1 5. TRANSPORTATION, INCLUDING PROVISION OF
2 REQUIRED TRANSIT STOP;
3 6. LEASING;
4 7. A CODE OF CONDUCT FOR RESIDENTS;
5 8. TRACKING OF UNIT AND BEDROOM UTILIZATION;
6 9. VERIFICATION OF OCCUPANCY AND STUDENT
7 ENROLLMENT; AND
8 10. ENFORCEMENT.

9 2. A. THE MANAGEMENT PLAN SHALL BE SUBMITTED,
10 REVIEWED, AND APPROVED IN ACCORDANCE WITH SECTION 441.1.C.4 OF THESE
11 REGULATIONS.

12 B. THE APPROVED MANAGEMENT PLAN SHALL BE RECORDED
13 AMONG THE LAND RECORDS OF BALTIMORE COUNTY AND BE BINDING ON
14 SUCCESSORS AND ASSIGNS.

15
16 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
17 the affirmative vote of five members of the County Council, shall take effect 14 days after its
18 enactment.