COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2025, Legislative Day No. 1

Bill No. 1-25

Mr. David Marks, Councilman

By the County Council, January 7, 2025

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted in the Business, Maritime Marina (B.M.M.) Zone – Marina Storage Shipping Containers

FOR the purpose of permitting the use of shipping containers ~~in a certain area~~ for marina-related storage in the B.M.M. Zone, provided the total number of shipping containers does not exceed a certain number of containers per acre of contiguous marina land; and generally relating to shipping containers, marina-related storage, and uses permitted in the B.M.M. Zone.

BY repealing and re-enacting, with amendments

Section 216.1.C
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.

SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Baltimore County Zoning Regulations read as follows:

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

Section 216 – Business, Maritime Marina (B.M.M.) Zone Use Regulations

§ 216.1. Uses permitted by right and special exception.

C. Subject to Subsection A, the following uses are permitted by right:

1. Marina.

2. Out-of-water storage facility, Class A in association with a marina only.

3. Restaurant up to 5,000 square feet gross floor area, provided the use is a part of and within the lot line of a marine-related use.

4. Retail sale or rental of marine-related goods such as boating, fishing, diving, and bathing supplies and equipment.

5. Sale of convenience items to marina patrons, provided such activity is ancillary to the marina operation.

6. Community building, swimming pool or other structural or land use devoted to civic, social, recreational, and educational activities, any of which must be accessory to a marina.

7. Shoreline fishing and shellfishing facility, Class I and Class II; commercial fisheries facilities, subject to the standards for such facilities in D.R. Zones.

8. Accessory uses or structures which are normally and customarily incidental to any principal use.

9. Yacht club, provided that the area regularly used for preparing, serving, or consuming food or beverages does not exceed 5,000 square feet gross floor area, including outdoor seating area.

10. ~~IN THE BOWLEYS QUARTERS COMMUNITY ACTION PLAN 2000 AREA ONLY,~~ SHIPPING CONTAINERS FOR PERMANENT OR LONG-TERM MARINA-RELATED STORAGE, PROVIDED:

A. THE TOTAL NUMBER OF SHIPPING CONTAINERS DOES NOT EXCEED 1 CONTAINER PER ACRE OF MARINA PROPERTY, UP TO A MAXIMUM OF 5 CONTAINERS ON A SINGLE PROPERTY; AND

B. EACH SHIPPING CONTAINER IS:

(1) NO LARGER THAN 8 FEET WIDE, 9 FEET TALL, AND 40 FEET LONG;

(2) SUBJECT TO A SETBACK OF 50 FEET FROM ANY PROPERTY LINE;

(3) NOT STACKED ON ANOTHER SHIPPING CONTAINER;

(4) MAINTAINED SUCH THAT IT IS UNIFORMLY PAINTED IN AN EARTH TONE AND REMAINS FREE FROM RUST;

(5) PLACED ON THE PROPERTY IN A MANNER THAT DOES NOT ADVERSELY IMPACT A NEIGHBORING PROPERTY; AND

(6) NOT USED AS A TEMPORARY STORAGE UNIT, AS DEFINED IN § 18-2-608 OF THE BALTIMORE COUNTY CODE.

[10.] 11. Combinations of the above uses.

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