

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2009, Legislative Day No. 2

Bill No. 6-09

Mr. S. G. Samuel Moxley, Councilman

By the County Council, January 20, 2009

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations - Warehouses

FOR the purpose of permitting warehouses by special exception in a B.L. zone under certain conditions; and generally relating to warehouses.

BY repealing and re-enacting, with amendment

Section 230.3

Baltimore County Zoning Regulations, as amended

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that Section 230.3 of the Baltimore County Zoning Regulations, as
3 amended, be and it is hereby repealed and re-enacted, with amendments, to read as follows:

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 230

2 Business, Local (B.L.) Zone Use Regulations

3 230.3. Special exception uses.

4 The following uses when permitted as special exceptions (see Sections 270 and 502.):

5 Animal boarding place, Class A

6 Arcade, subject to the provisions of Section 423B

7 Automotive-service station, subject to the provisions of Section 405

8 Boatyard

9 Car wash

10 Commercial beach; with provision of adequate parking area, and permitting dressing facilities,
11 snack bar, picnic area and boat rental

12 Community building, swimming pool or other structural or land use devoted to civic, social,
13 recreational and educational activities, including use of the building as a catering hall

14 Community care center

15 Drive-in restaurant

16 Dry-cleaning plant

17 Excavations, controlled

18 Funeral establishment, except that any funeral establishment which was a legal use immediately
19 prior to this provision's taking effect and which has since remained continuously in operation is a
20 conforming use, permitted as of right; as such, it may be expanded or otherwise changed in the
21 same manner as any other use permitted as of right. Such funeral establishments shall be a
22 permitted use without the necessity of obtaining a special exception, provided said site was
23 either owned or leased for a term in excess of 15 years by a funeral director who is duly
24 registered as such in accordance with state law, prior to April 9, 1970 and provided said
25 ownership or lease is either as an individual person or in the name of a corporation, the majority
26 of the common stock of which is owned by said registered funeral director or together with a
27 spouse as joint owners, or joint lessees, or as tenants in common or joint lessees by virtue of a
28 partnership or joint venture with one or more other duly registered funeral directors; and
29 provided further said registered funeral director files with the Zoning Commissioner of
30 Baltimore County no later than December 31, 1970 satisfactory evidence of ownership or

31 leasehold interest as outlined above
32 Garage, service
33 Golf course, country club or other outdoor recreational clubs; also quasi-public camp, including
34 day camps, but no such uses shall be located on less than five acres, and no building, parking lot
35 or out-of-water marine craft storage thereon shall be located within 60 feet of any residential
36 property line
37 Golf driving range, miniature golf and baseball batting range
38 Heliport, Type II
39 Hotel
40 Laboratory
41 Living quarters in a commercial building
42 Marina
43 Motel or motor court
44 Public utility uses other than those noted in Sections 200.11 and 230.9 (see Section 411)
45 Signs, outdoor advertising (see Section 450)
46 Sludge disposal facility - co-landfilling (see Section 412A.2.A)
47 Sludge disposal facility - composting (see Section 412A.2.B)
48 Sludge disposal facility - handling in general (see Section 412A.2.C)
49 Sludge disposal facility - incineration (see Section 412A.2.D)
50 Sludge disposal facility - landspreading (see Section 412A.2.E)
51 Theater, excluding drive-in
52 Volunteer fire company
53 ~~WAREHOUSE, IF LOCATED IN A PLANNED SHOPPING CENTER WITH A MINIMUM~~
54 ~~OF 30 ACRES AND IF THE GROSS FLOOR AREA OF THE WAREHOUSE DOES NOT~~
55 ~~EXCEED 15% OF THE TOTAL GROSS FLOOR AREA OF ALL BUILDINGS IN THE~~
56 ~~SHOPPING CENTER.~~
57 WAREHOUSE, IF PART OF A PLANNED SHOPPING CENTER WITH A MINIMUM OF 30
58 ACRES, AND IF THE BUILDING FOR WAREHOUSE USE DOES NOT OCCUPY MORE
59 THAN 15% OF THE PLANNED SHOPPING CENTER ACREAGE
60 Wireless telecommunications towers, subject to Section 426

61 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
62 the affirmative vote of five members of the County Council, shall take effect on March 2, 2009,
63 and shall apply retroactively to any building for which a certificate of use and occupancy was
64 issued on or after December 15, 2008.

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