

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2009, Legislative Day No. 3

Bill No. 8-09

---

Councilmembers Oliver and Kamenetz

---

By the County Council, February 2, 2009

---

A BILL  
ENTITLED

AN ACT concerning

O.T. Zone

~~FOR the purpose of amending the list of principal uses permitted as a matter of right in the Office  
and Technology zone; and generally relating to permitted uses in the O.T. Zone.~~

FOR the purpose of prohibiting residential uses as a matter of right in the O.T. Zone in certain areas  
of the County; and generally relating to permitted uses in the O.T. Zone.

By repealing and reenacting, with amendments

Section 209.3.A.  
Baltimore County Zoning Regulations, as amended

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE  
2 COUNTY, MARYLAND, that Section 209.3.A. 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3 amended, be and it is hereby repealed and re-enacted, with amendments, to read as follows: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.

O. T. (Office and Technology) Zone

209.3 Permitted uses.

A. Principal uses. The following principal uses are permitted as a matter of right:

1. Business, trade schools and colleges.  
2. Cables, conduits, mains for water, gas or sewer, and storm-drain systems,  
all of which shall be underground.

3. Computer and data processing services.

4. Hospital;

5. Hotels and motels.

6. Laboratories.

7. Establishments for the manufacture, assembly, service and/or repair of the products listed below. [Product terms are elaborated in the Standard Industrial Classification (SIC) Manual prepared by the Statistical Policy Division, Office of Management and Budget, Executive Office of the United States.]

a. Drugs (SIC 283).

b. Office, computing and accounting machines (SIC 357).

c. Radio and television receiving equipment (SIC 365).

d. Communication equipment (SIC 366).

e. Electronic components and accessories (SIC 367).

f. Engineering, laboratory, scientific, research instruments and associated equipment (SIC 381).

g. Measuring and controlling instruments (SIC 382).

h. Optical instruments and lenses (SIC 383).

i. Surgical, medical and dental instruments and supplies (SIC 384).

j. Photographic equipment and supplies (SIC 386).

k. Electrotherapeutic, electromedical and X-ray apparatus (SIC 393).

8. Offices.

9. Parking structures.

10. Public utility facilities, except public utility storage yards.

- 1                    11. Rail passenger station, subject to Section 434.
- 2                    12. Research institutes.
- 3                    13. Warehouses in combination with and physically attached to any of the
- 4 above principal uses, providing the warehouse accounts for no more than 30% of the total gross
- 5 floor area. In no case shall freestanding warehouses be permitted.
- 6                    {14. Residential uses;} EXCEPT IN THE OWINGS MILLS TOWN CENTER.
- 7                    [15.] 14. Transit facilities.
- 8                    [16.] 15. Wireless telecommunications antennas or wireless telecommunications
- 9 towers, subject to Section 426.
- 10                   [17.] 16. Combinations of the uses listed above.
- 11                   [18.] 17. Commercial film production, subject to Section 435.
- 12                   [19.] 18. Research park.
- 13                   [20.] 19. Television studio.
- 14

15                    SECTION 2. AND BE IT FURTHER ENACTED, that this Act shall take effect forty-

16 five days after its enactment, and shall not apply to any development plan or planned unit

17 development approved prior to the effective date of this Act.