

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2010, Legislative Day No. 16

Bill No. 88-10

Mr. John Olszewski, Sr., Councilman

By the County Council, October 4, 2010

A BILL
ENTITLED

AN ACT concerning

Business Zones - Retail Stores

FOR the purpose of permitting certain large retail businesses by Special Exception in certain of the
County's business zones; and generally relating to uses in certain business zones.

By repealing and re-enacting, with amendments

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3 amended, be and it is hereby repealed and re-enacted, with amendments, to read as follows:

4 Section 230

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

2 §230.3 Special exception uses.

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

4 Animal boarding place, Class A

5 Arcade, subject to the provisions of Section 423B

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

7 Boatyard

8 Car wash

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

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

13 Community care center

14 Drive-in restaurant

15 Dry-cleaning plant (See Section 416.)

16 Excavations, controlled (See Section 403.)

17 Funeral establishment, except that any funeral establishment which was a legal use immediately
18 prior to this provision's taking effect and which has since remained continuously in operation is a
19 conforming use, permitted as of right; as such, it may be expanded or otherwise changed in the same
20 manner as any other use permitted as of right. Such funeral establishments shall be a permitted use
21 without the necessity of obtaining a special exception, provided said site was either owned or leased
22 for a term in excess of 15 years by a funeral director who is duly registered as such in accordance
23 with state law, prior to April 9, 1970 and provided said ownership or lease is either as an individual
24 person or in the name of a corporation, the majority of the common stock of which is owned by said
25 registered funeral director or together with a spouse as joint owners, or joint lessees, or as tenants
26 in common or joint lessees by virtue of a partnership or joint venture with one or more other duly
27 registered funeral directors; and provided further said registered funeral director files with the
28 Zoning

- 1 Commissioner of Baltimore County no later than December 31, 1970 satisfactory evidence of
- 2 ownership or leasehold interest as outlined above
- 3 Garage, service
- 4 Golf course, country club or other outdoor recreational clubs; also quasi-public camp, including day
- 5 camps, but no such uses shall be located on less than five acres, and no building, parking lot or
- 6 out-of-water marine craft storage thereon shall be located within 60 feet of any residential property
- 7 line
- 8 Golf driving range, miniature golf and baseball batting range
- 9 Heliport, Type II
- 10 Hotel
- 11 Laboratory
- 12 Living quarters in a commercial building
- 13 Marina
- 14 Motel or motor court
- 15 Public utility uses other than those noted in Sections 200.11 and 230.1.A.9 (See Section 411.)
- 16 A RETAIL BUSINESS LOCATED IN A SINGLE, FREESTANDING STRUCTURE THAT HAS
- 17 MORE THAN 80,000 SQUARE FEET OF GROSS FLOOR AREA, WHICH IS NOT LOCATED
- 18 IN A C.T., C.C.C., A.S., I.M., OR MD 43 DISTRICT, IS NOT PART OF A PLANNED
- 19 SHOPPING CENTER, OR IS NOT LOCATED IN A REVITALIZATION DISTRICT
- 20 Signs, outdoor advertising (See Section 450.)
- 21 Sludge disposal facility -- co-landfilling (See Section 412A.2.A.)
- 22 Sludge disposal facility -- composting (See Section 412A.2.B.)
- 23 Sludge disposal facility -- handling in general (See Section 412A.2.C.)
- 24 Sludge disposal facility -- incineration (See Section 412A.2.D.)
- 25 Sludge disposal facility -- landspreading (See Section 412A.2.E.)
- 26 Theater, excluding drive-in
- 27 Volunteer fire company
- 28 Wireless telecommunications towers, subject to Section 426

29 SECTION 2. AND BE IT FURTHER ENACTED, that this Act shall take effect 45 days

1 after its enactment, and shall not apply to any structure constructed prior to the effective date of this
2 Act, any site that contains a structure that has more than 80,000 square feet of gross floor area or the
3 redevelopment of a site, in whole or in part, that contained such a structure prior to the effective date
4 of this Act, or any plan approved prior to the effective date of this Act, which structures, sites, or
5 plans shall be governed by the regulations in effect at the time of such construction or plan approval.

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