

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2009, Legislative Day No. 21

Bill No. 100-09

Mr. Vincent J. Gardina, Councilman

By the County Council, December 21, 2009

A BILL
ENTITLED

AN ACT concerning

Residential - Office Zone

FOR the purpose of permitting certain restaurant and other uses in certain office buildings located in
an R-O Zone; and generally relating to uses allowed by special exception in an R-O Zone.

BY repealing and re-enacting, with amendments

Section 204.3B.2.a.
Baltimore County Zoning Regulations, as amended

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY,
2 MARYLAND, that Section 204.3B.2.a. of the Baltimore County Zoning Regulations be and it is hereby
3 repealed and re-enacted, with amendments, to read as follows: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 R-O (Residential-Office) Zone

2 § 204.3 Use regulations.

3 B. Uses permitted by special exception. The following uses, only, may be permitted by special
4 exception in an R-O Zone, if such use has an approved County Review Group (CRG) plan prior to the
5 granting of a special exception:

6 2. Class B office building.

7 a. Class B office buildings containing offices or medical offices, except that no more
8 than 25% of the total adjusted gross floor area of the office building may be occupied by medical
9 offices. A Class B office building in existence prior to the effective date of this legislation with medical
10 offices in excess of 25% of the total adjusted gross floor area is a conforming use if it is in compliance
11 with the terms of its special exception. Such an office building may be expanded if the expansion meets
12 the current parking requirements for medical offices. A CLASS B OFFICE BUILDING LISTED ON
13 THE BALTIMORE COUNTY FINAL LANDMARKS LIST, AS PART OF THE ADAPTIVE REUSE
14 OF THE BUILDING, IS ALLOWED UP TO 1,200 SQUARE FEET OF RESTAURANT - CARRY
15 OUT OR RESTAURANT - STANDARD (WITHOUT SERVICE OF ALCOHOLIC BEVERAGES),
16 AND STORAGE OF WINE IS PERMITTED. SPECIAL EXCEPTION USES REQUIRED FOR
17 COMMUNITY BUILDINGS OR COMMUNITY SWIMMING POOLS THAT INVOLVE A
18 BALTIMORE COUNTY FINAL LANDMARKS STRUCTURE MAY BE REVIEWED AS A
19 PERMITTED USE SUBJECT TO REVIEW AND APPROVAL BY THE BALTIMORE COUNTY
20 PLANNING BOARD.

21 SECTION 2. AND BE IT FURTHER ENACTED, that this Act shall take effect 45 days after
22 its enactment.