

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2016, Legislative Day No. 2

Bill No. 3-16

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Mr. David Marks, Councilman

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By the Baltimore County Council, January 19, 2016

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A BILL  
ENTITLED

AN ACT concerning

C.T. District of Towson

FOR the purpose of revising the front, rear, and side yard setback requirements, the floor area ratio requirements, and the building height requirements for certain buildings in the C.T. District of Towson; and generally relating to building requirements in the C.T. District of Towson.

BY repealing and re-enacting, with amendments  
Sections 235.1, 235.2, 235B.2, 235B.3, and 235B.5  
Baltimore County Zoning Regulations

BY adding  
Section 235B.10  
Baltimore County Zoning Regulations

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

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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 235

2 B.M. Zone Area Regulations

3 Minimum requirements, except as provided in Article 3, shall be as follows:

4 Section 235.1. Front Yard.

5 For residences, as in Section 302 and 303.1; for commercial buildings the front building  
6 line shall be not less than 15 feet from the front property line and not less than 40 feet from the  
7 center line of the street, EXCEPT as specified in [Section] SECTIONS 303.2 AND 235B.

8 Section 235.2. Side Yards.

9 For residences, as in Section 302. For commercial buildings, same as in B.L. Zone,  
10 EXCEPT AS SPECIFIED IN SECTION 235B.

11 SECTION 235B

12 Special Regulations for C.T. Districts

13 Notwithstanding other provisions of these zoning regulations to the contrary, the  
14 following regulations shall apply in C.T. Districts superimposed upon B.M. Zones. (All aspects  
15 of matters not governed by the following provisions of this subsection shall be governed by all  
16 other applicable provisions of these zoning regulations.)

17 Section 235B.2. Apartment windows.

18 No apartment window facing a property line other than a street line shall be closer than  
19 25 feet thereto, EXCEPT FOR A BUILDING ON ~~A LOT~~ PROPERTY IN THE C.T. DISTRICT  
20 OF TOWSON ~~WITH FRONTAGE ON~~ LOCATED WITHIN 750 FEET OF THE YORK ROAD  
21 CIRCLE FOR WHICH NO SETBACK IS REQUIRED. The minimum distance between the  
22 centers of facing windows of different apartments on the same lot shall be 50 feet, EXCEPT

1 FOR A BUILDING ON ~~A LOT~~ PROPERTY IN THE C.T. DISTRICT OF TOWSON WITH  
2 ~~FRONTAGE ON~~ LOCATED WITHIN 750 FEET OF THE YORK ROAD CIRCLE FOR  
3 WHICH THE MINIMUM DISTANCE SHALL BE 10 FEET.

4 Section 235B.3. Floor area ratio; number of dwelling units.

5 The maximum permitted floor area ratio for any site shall be 5.5; the specific number of  
6 dwelling or density units, as such, shall not be directly limited. FOR A SITE IN THE C.T.  
7 DISTRICT OF TOWSON ~~WITH FRONTAGE ON~~ LOCATED WITHIN 750 FEET OF THE  
8 YORK ROAD CIRCLE, THE MAXIMUM PERMITTED FLOOR AREA RATIO SHALL BE  
9 6.5, AND, ; THE SPECIFIC NUMBER OF DWELLING OR DENSITY UNITS, AS SUCH,  
10 SHALL NOT BE DIRECTLY LIMITED. NOTWITHSTANDING SECTION 101, WITHIN  
11 750 FEET OF THE YORK ROAD CIRCLE, ACCESSORY OFF-STREET PARKING SHALL  
12 NOT BE COUNTED IN DETERMINING THE PERMITTED FLOOR AREA RATIO.

13 Section 235B.5. Building height.

14 The maximum average permitted height of any building shall be 1 ½ times the maximum  
15 average height otherwise permitted in B.M. Zones, EXCEPT FOR A BUILDING ON ~~A LOT~~  
16 PROPERTY IN THE C.T. DISTRICT OF TOWSON ~~WITH FRONTAGE ON~~ LOCATED  
17 WITHIN 750 FEET OF THE YORK ROAD CIRCLE THE MAXIMUM AVERAGE  
18 PERMITTED HEIGHT SHALL BE 1.75 TIMES THE MAXIMUM AVERAGE HEIGHT  
19 OTHERWISE PERMITTED.

20 SECTION 235B.10. FRONT, SIDE AND REAR YARDS.

21 NO FRONT, SIDE, OR REAR YARDS OR ANY SETBACKS ARE REQUIRED FOR

1 A BUILDING ON ~~A LOT~~ PROPERTY IN THE C.T. DISTRICT OF TOWSON WITH  
2 ~~FRONTAGE ON~~ LOCATED WITHIN 750 FEET OF THE YORK ROAD CIRCLE.

3 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by  
4 the affirmative vote of five members of the County Council, shall take effect on February ~~12~~29,  
5 2016.