

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2016, Legislative Day No. 12

Bill No. 50-16

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Mr. David Marks, Councilman

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By the County Council, July 5, 2016

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A BILL  
ENTITLED

AN ACT concerning

Towson Legion Triangle District

FOR the purpose of creating the Towson Legion Triangle Overlay District; stating the legislative intent of the District; providing for the application of the District; specifying the uses permitted and the restrictions on such uses in the District; specifying the uses prohibited; specifying standards for development and open space, and special regulations for the District; and generally relating to the Towson Legion Triangle Overlay District.

BY adding  
Section 259.16  
Baltimore County Zoning Regulations, as amended

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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.

WHEREAS, the Towson Legion Triangle, consisting of property between York Road, Towsontown Boulevard, and Bosley/Burke Avenue, is home to several businesses, as well as the Towson American Legion Post 22; and

WHEREAS, Master Plan 2020 recognizes the need for incentives to be provided for the development of the Towson Legion Triangle; and

WHEREAS, the Towson Legion Triangle is a transitional area between Towson University and downtown Towson; and

WHEREAS, the County Council recognizes that these two areas of the greater Towson community should be connected by means of an orderly development process that can be accomplished by means of overlay districts; now therefore,

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

3 SECTION 259  
4 Districts

5 § 259.16. TOWSON LEGION TRIANGLE OVERLAY DISTRICT.

6 A. STATEMENT OF LEGISLATIVE INTENT FOR THE TOWSON LEGION TRIANGLE  
7 (T.L.T.) OVERLAY DISTRICT. THE TOWSON LEGION TRIANGLE OVERLAY DISTRICT  
8 IS ESTABLISHED TO PROMOTE THE ORDERLY DEVELOPMENT OF THE TOWSON  
9 LEGION TRIANGLE PROPERTY IN A MANNER CONSISTENT WITH THE GOALS OF THE

1 MASTER PLAN 2020.

2 B. 1. APPLICATION OF THE T.L.T. OVERLAY DISTRICT. THE T.L.T. OVERLAY  
3 DISTRICT MAY BE APPLIED ONLY TO THE PROPERTY BOUNDED BY YORK ROAD TO  
4 THE EAST, TOWSONTOWN BOULEVARD TO THE NORTH AND BOSLEY/BURKE  
5 AVENUE TO THE WEST AND SOUTH.

6 2. THE UNDERLYING ZONING CLASSIFICATION OF THE PROPERTY IS SUBJECT  
7 TO THE ADDITIONS, MODIFICATIONS, AND EXCEPTIONS SET FORTH IN THIS SECTION.

8 C. USES PERMITTED BY RIGHT. THE FOLLOWING USES ARE PERMITTED BY RIGHT:

9 1. DWELLINGS AS SET FORTH IN SECTION 1B01.1.A.1 OF THESE REGULATIONS.

10 2. EXCEPT AS PROVIDED IN (E), ANY USE PERMITTED BY RIGHT IN THE B.M.  
11 ZONE.

12 3. LOCAL OPEN SPACE TRACTS OR OTHER COMMON AMENITY OPEN SPACE.

13 D. USES PERMITTED BY SPECIAL EXCEPTION. THE FOLLOWING USES ONLY ARE  
14 PERMITTED BY SPECIAL EXCEPTION:

15 1. EXCEPT AS PROVIDED IN (E), ANY USE PERMITTED BY SPECIAL EXCEPTION  
16 IN THE B.M. ZONE.

17 E. USES PROHIBITED. NOTWITHSTANDING ANY PROVISION OF THE ZONING  
18 REGULATIONS TO THE CONTRARY, THE FOLLOWING USES ARE PROHIBITED:

19 1. AUTOMOTIVE SERVICE STATION

20 2. CAR SALES

21 3. CAR WASH

22 4. DORMITORY

- 1           5. HOOKAH LOUNGE
- 2           6. PAWNSHOP
- 3           7. SERVICE GARAGE
- 4           8. SLUDGE DISPOSAL FACILITY
- 5           9. VAPOR LOUNGE
- 6           10. WAREHOUSE

7 F. DEVELOPMENT STANDARDS.

8           1. DEVELOPMENT WITHIN THE T.L.T. DISTRICT SHALL COMPLY WITH ALL  
9 DEVELOPMENT PROCESS, POLICIES, RULES, REGULATIONS, AND STATUTES  
10 APPLICABLE TO THE UNDERLYING ZONE, INCLUDING THE GENERAL DEVELOPMENT  
11 STANDARDS AND REQUIREMENTS SET FORTH IN ARTICLE 32, TITLE 4, SUBTITLE 4  
12 OF THE COUNTY CODE, THE RESIDENTIAL PERFORMANCE STANDARDS SET FORTH  
13 IN SECTION 260 OF THESE REGULATIONS, AND THE COMPREHENSIVE MANUAL OF  
14 DEVELOPMENT POLICIES (CMDP).

15 G. SPECIAL REGULATIONS FOR THE T.L.T. DISTRICT.

16           1. THE MAXIMUM BUILDING HEIGHT, EXCLUSIVE OF A  
17 TELECOMMUNICATIONS TOWER OR ANTENNA, IS 4 STORIES ON YORK ROAD, 16  
18 STORIES ON BOSLEY AVENUE, AND 20 STORIES ON TOWSONTOWN BOULEVARD.

19           2. AS A PART OF ANY DEVELOPMENT PLAN PROPOSED FOR THE DISTRICT,  
20 THE TOWSON RUN SHALL BE STABILIZED, IMPROVED, AND LANDSCAPED,  
21 INCLUDING THE CONSTRUCTION OF A DEDICATED PEDESTRIAN PATHWAY. A  
22 DEDICATED BICYCLE/PEDESTRIAN PATHWAY SHALL BE CONSTRUCTED ALONG THE

1 NORTHERN SIDE OF TOWSONTOWN BOULEVARD.

2 H. APPLICATION.

3 1. THE PROVISIONS OF THIS SECTION GOVERN IN ANY SITUATION WHERE  
4 THERE IS A CONFLICT BETWEEN THIS SECTION AND ANY OTHER PROVISION OF  
5 THESE ZONING REGULATIONS.

6 2. IF THE PROVISIONS OF THIS SECTION ARE SILENT, THE REGULATIONS  
7 GOVERNING THE UNDERLYING ZONE APPLY.

8 SECTION 2. AND BE IT FURTHER ENACTED, that this Act having been passed by the  
9 affirmative vote of (5) five members of the County Council, shall take effect on August 15, 2016.

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