

< § 229.7. - Signage standards for community business and business local restricted zones.

SECTION 231 - B.L. Zone Height Regulations >

## SECTION 230 - Business, Local (B.L.) Zone Use Regulations



[BCZR 1955]

### § 230.1. - Permitted uses.

modified



A. The following uses only are permitted (See [Section 230.2.](#)):

1. Uses permitted and as limited in the residential zone immediately adjoining, except that animal boarding place, Class A, is permitted only as a special exception and kennel is prohibited.

[Bill No. 85-1967]

2. Convalescent home.
3. Tourist home, boarding or rooming houses.
4. Fast-food, drive-through-only restaurant, carry-out restaurant, fast-food restaurant, and standard restaurant, tearoom, convenience store and dairy barn.

[Bill Nos. 40-1967; 110-1993; 86-1994; 27-2003; 49-2016]

5. Bank, building and loan association.
6. Offices and office buildings.
7. Private colleges, dancing schools, conservatory for music and the arts, dormitories and fraternity and sorority houses.

[Resolution of 11-21-1956; Bill No. 47-1985]

8. Business and trade schools.
9. Alcoholic beverage package store

Amusement devices, subject to the provisions of [Section 422](#)

[Bill No. 29-1982]

[Bill No. 93-2006]

Antique shop

Arborist, licensed, located in the Parkville Commercial Revitalization District, and provided that no active tree work is performed, no retail sales occur, and no materials including tree limbs, firewood, mulch, wood chips or similar materials are kept or stored, upon the premises. In addition, appropriate screening of the property shall be installed, to the extent possible, in accordance with the Baltimore County Landscape Manual.

[Bill No. 23-2017]

Arcade, subject to the provisions of [Section 423](#). A

[Bill No. 29-1982]

Automobile accessory shop

Automobile parking lot

Bakery, but goods baked on the premises must be sold only at retail on the premises, except that wholesale operations are permitted if the bakery is located in a commercial revitalization district and if the retail component of the bakery fronts the street and the wholesale operations are limited to no more than 30 percent of the building's square footage

[Bill No. 86-2009]

Barbershops and beauty shops

[Bill No. 9-1999]

Billiard and pool rooms

[Bill Nos. 61-1967; 85-1967]

Bowling alley

[Resolution of 11-21-1956; Bill Nos. 58-1957; 85-1967]

Camera, photo-supply or film-processing shops or pickup stations (including "drive-by" facilities)

[Bill No. 43-1970]

## Zoning Regulations

Candy store, but goods made on the premises must be sold only at retail on the premises, except that retail sales may be supplemented with Internet sales, provided that the retail component of the store fronts the street

[Bill No. 4-2013]

Carwash, if located within 100 feet of an A.S. District, no closer than 250 feet to an existing residential dwelling in a D.R. or R.C. Zone, in the Rolling Road-Windsor Mill Commercial Revitalization District, and subject, further, to the provisions of [Section 419](#) where applicable.

[Bill No. [6-2021](#)]

Clothing and accessory stores

Commercial film production, subject to [Section 435](#)

[Bill No. 57-1990]

Dairy products store

Department store <sup>[20]</sup>

Dressmaking and millinery establishments

Drugstore

Dry-cleaning establishment, coin-operated, or retail store plant, etc. (as regulated by the Baltimore County Building Code, Baltimore County Fire, Health and Police Regulations)

[Bill Nos. 142-1962; 85-1967]

Dry-cleaning pickup station

Duplicating service business

[Bill No. 117-1983]

Electrical contractors and appliance repair shop

[Bill Nos. 58-1957; 85-1967]

Florist

Food store

Fortune-telling establishments

[Bill No. 124-1978]

[Bill No. 172-1993] <sup>[21]</sup>

Furniture and upholstery stores

Garden center

[Bill No. 41-1992]

Gift shop

Hand laundry employing not more than five persons

Hardware store

Helistop

[Bill No. 85-1967]

Hobby shop

Hookah lounge

[Bill No. 16-2014]

Household appliance store

Jewelry store

Laundromat or self-service laundry

Laundry-pickup station

Medical clinic

[Bill No. 37-1988]

Neighborhood car rental agency, subject to [Section 408A](#)

[Bill No. 122-2005]

Parking lot

[Resolution of 11-21-1956; Bill No. 85-1967]

Pet shop

Photographic studio

[Resolution of 11-21-1956; Bill No. 85-1967]

Public utility service center

Radio shop

Radio studio

Rail passenger stations, subject to [Section 434](#)

[Bill No. 91-1990]

Recreational vehicle parking lot

[Bill No. 102-2006]

Regional outlet shopping center

[Bill No. 53-2015]

Residential art salon

[Bill No. 85-1967]

Secondhand store

[Bill No. 102-2005]

Shoe repair shop

Social clubs and fraternal organizations

Sporting goods store

Stationery store

Swimming pool

Tailor shop

Tavern

[Bill Nos. 43-1963 <sup>[22]</sup>

Television shop

Television studio

Temporary or occasional outdoor sales of cut flowers or live plants (not in connection with florists' establishments), provided that the sales area does not exceed 200 square feet and that the sales are carried on for no more than 120 days per year. Before approving an application for any license required, the Zoning Commissioner must approve a site plan for the premises, showing the sales area and the dates on which flowers or plants are to be sold. Any provision of these regulations to the contrary notwithstanding, the Zoning Commissioner's approval of such a license shall expire one year after its issuance; however, such a license may be reapproved annually upon request of the licensee

[Bill No. 174-1981]

Theater, if located in a Commercial Revitalization District on a site formerly used as a theater

[Bill No. 21-2013]

Transit facilities

[Bill No. 91-1990]

Vapor lounge

[Bill No. 16-2014]

Variety and dry goods store

Veterinarian's office

[Bill No. 85-1967]

Veterinarian

[Bill No. 85-1967]

Wireless telecommunications antennas or wireless telecommunications towers, subject to [Section 426](#).

[Bill Nos. 64-1986; 30-1998]

10. Combinations of the above uses.

[Bill No. 111-1968]

11. Accessory uses or structures, including signs (See [Section 450](#)), garages and parking spaces for the use of owners, employees, tenants and invitees. A maximum of six coin-operated children's rides are permitted as an accessory use.

[Bill Nos. 111-1968; 29-1982; 89-1997]

12. Nanobrewery.  
13. Residential uses on certain development tracts adjacent to the H Overlay District in accordance with Section 259.9.A.6 of these regulations.

[Bill No. 46-2021]

14. Residential uses on certain development tracts that meet the requirements of [Section 230.5](#) of these regulations.

[Bill No. 73-2021]

**Footnotes:**

-- (20) --

1. Editor's Note—"Dog grooming facility," added by Bill No. 30-2006 and which followed this item, was repealed by Bill No. 93-06.

-- (21) --

2. Editor's Note—"Funeral establishments," which followed this item, was repealed by Bill No. 43-1970.

-- (22) --

3. Editor's Note—Bill No. 43-1963 erroneously indicates that this entry was listed in this Section in BCZR 1955 and repealed by Bill No. 58-1957. Actually, the entry was originally listed only in Section 233.2; the entry was, however, erroneously deleted from the latter section as printed in the 1957 published edition of the amended zoning regulations.85-1967]

## § 230.2. - Permitted use conditions.

modified



All the above uses in [Section 230.1](#) are subject to the following conditions:

A. They shall be contained, except for signs, restaurants, swimming pools, outdoor sales or display areas, parking lots, helistops or picnic groves within completely enclosed buildings.

[Bill No. 85-1967]

B. Not more than five persons shall be engaged in the repair or fabrication of goods on the premises.

C. Not more than five horsepower shall be employed in the operation of any one machine used in repair or fabrication, and not more than 15 horsepower in the operation of all such machines.

D. Storage and display of materials, vehicles and equipment are permitted in the front yard, but not more than five feet in front of the required front building line.

E. In case any property line of a commercially zoned corner lot abuts a residential zone on a side street, no separate and distinct commercial use may be made of that portion of the lot which abuts on the side street unless a site plan for the entire corner lot as a commercial unit shall

Zoning Regulations have been approved by the Baltimore County Department of Planning and the Baltimore County Bureau of Engineering, Department of Public Works. Any division of ownership of such lots shall be a subdivision and require approval of the Department of Planning.

[Resolution of 11-21-1956; Bill No. 55-2011]

F. Where the requirements in Section 230.2.A, B or C would create an undue hardship, the Zoning Commissioner may approve a modified plan upon petition and public hearing thereon.  
[23]

G. A recreational vehicle parking lot is permitted with a use permit, subject to the following:

[Bill No. 102-2006]

1. The recreational vehicle parking lot shall be affiliated with and located within 1,000 feet of a recreational vehicle sales facility.
2. A site plan shall be submitted indicating location and type of structure on the lot in question, ingress and egress, parking arrangement and proximity of buildings on adjacent lots.
3. On the property in question, notice of the application for the use permit shall be conspicuously posted by the Zoning Commissioner for a period of 30 days following the filing of the application.
4. Within the 30-day posting period, any occupant or owner of real property within 1,000 feet of the lot in question may file a formal request for a public hearing with the Zoning Commissioner in accordance with [Section 500.7](#).
5. If a formal request for a public hearing is not filed, the Zoning Commissioner, without a public hearing, may grant a use permit for a recreational vehicle parking lot if the proposed use meets all the requirements of this subsection and any other applicable requirements. The use permit may be issued with such conditions or restrictions as determined appropriate by the Zoning Commissioner to satisfy the provisions of this section and to ensure that the recreational vehicle parking lot is not detrimental to the health, safety or general welfare of the surrounding community.
6. If a formal request for a public hearing is filed, the Zoning Commissioner shall schedule a date for the public hearing to be held not less than 15 days following public notice of such hearing in two newspapers of general circulation and not more than 60 days from the date of filing of the request for public hearing. Following the public hearing, the Zoning Commissioner may either deny or grant a use permit conditioned upon:
  - a. His findings following the public hearing; and
  - b. The manner in which the requirements of this section and other applicable requirements are met and any additional requirements as deemed necessary by the Zoning Commissioner in order to ensure that the recreational vehicle parking lot is not



7. Signs are permitted, subject to [Section 450](#).

H. Nanobrewery.

[Bill No. 19-2015]

1. A nanobrewery may sell retail prepackaged beer and growlers for off-site consumption.
2. A nanobrewery may apply for a temporary use permit for an off-site event not exceeding three consecutive days in duration.
3. Food may not be prepared, cooked, sold, or dispensed in any manner on the premises of a nanobrewery. Food purchased off site may be brought onto the premises, if permitted by the establishment.
4. Alcoholic beverages, other than those purchased at a nanobrewery, may not be brought onto or consumed on the premises.

**Footnotes:**

-- (23) --

4. *Editor's Note—Former Section 230.12G, regarding dog grooming facilities, added by Bill No. 30-2006 and which immediately followed, was repealed by Bill No. 93-2006.*

### § 230.3. - Special exception uses.

modified



The following uses when permitted as special exceptions (See Sections [270](#) and [502](#)):

Animal boarding place, Class A

[Bill No. 85-1967]

Arcade, subject to the provisions of Section 423B

[Bill No. 29-1982]

Automotive-service station, subject to the provisions of [Section 405](#)

[Bill Nos. 40-1967; 85-1967]

Boatyard

[Bill Nos. 64-1963; 85-1967]

Car wash

[Bill Nos. 108-1964; 85-1967]

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

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

[Bill Nos. 64-1963; 85-1967; 26-1988; 110-1993]

Community care center

[Bill No. 91-1974]

Drive-in restaurant

[Bill Nos. 40-1967; 85-1967]

Dry-cleaning plant (See [Section 416.](#))

[Bill Nos. 133-1958; 85-1967]

Excavations, controlled (See [Section 403.](#))<sup>[24]</sup>

Funeral establishment, except that any funeral establishment which was a legal use immediately prior to this provision's taking effect<sup>[25]</sup> and which has since remained continuously in operation is a conforming use, permitted as of right; as such, it may be expanded or otherwise changed in the same manner as any other use permitted as of right. Such funeral establishments shall be a permitted use without the necessity of obtaining a special exception, provided said site was either owned or leased for a term in excess of 15 years by a funeral director who is duly registered as such in accordance with state law, prior to April 9, 1970 and provided said ownership or lease is either as an individual person or in the name of a corporation, the majority of the common stock of which is owned by said registered funeral director or together with a spouse as joint owners, or joint lessees, or as tenants in common or joint lessees by virtue of a partnership or joint venture with one or more other duly registered funeral directors; and provided further said registered funeral director files with the Zoning Commissioner of Baltimore County no later than December 31, 1970 satisfactory evidence of ownership or leasehold interest as outlined above

[Bill Nos. 43-1970; 105-1970]

Garage, service

Golf course, country club or other outdoor recreational clubs; also quasi-public camp, including day camps, but no such uses shall be located on less than five acres, and no building, parking lot or out-of-water marine craft storage thereon shall be located within 60 feet of any residential property line

Golf driving range, miniature golf and baseball batting range

Heliport, Type II

[Bill No. 85-1967]

Hotel

Laboratory

Living quarters in a commercial building

Marina

[Bill Nos. 64-1963; 85-1967]

Motel or motor court

Public utility uses other than those noted in Sections 200.11 <sup>[26]</sup> and 230.1.A.9 (See [Section 411.](#))

Retail business located in a single, freestanding structure that has more than 80,000 square feet of gross floor area, which is not located in a C.T., C.C.C., A.S., I.M., or MD 43 District, is not part of a planned shopping center, or is not located in a revitalization district

[Bill No. 88-2010 <sup>[27]</sup>]

Signs, outdoor advertising (See [Section 450.](#))

[Bill No. 89-1997]

Sludge disposal facility — co-landfilling (See Section 412A.2.A.)

[Bill No. 46-1982]

Sludge disposal facility — composting (See Section 412A.2.B.)

[Bill No. 46-1982]

Sludge disposal facility — handling in general (See Section 412A.2.C.)

[Bill No. 46-1982]

Sludge disposal facility — incineration (See Section 412A.2.D.)

[Bill No. 46-1982]

Sludge disposal facility — landspreading (See Section 412A.2.E.)

Theater, excluding drive-in

Volunteer fire company

Warehouse, if part of a planned shopping center with a minimum of 30 acres, and if the building for warehouse use does not occupy more than 15 percent of the planned shopping center acreage

[Bill No. 6-2009 <sup>[28]</sup>]

Wireless telecommunications towers, subject to [Section 426](#)

[Bill Nos. 61-1967; 85-1967; 64-1986; 30-1998]

**Footnotes:**

-- (24) --

5. *Editor's Note*—"Filling station," which followed this item, was repealed by Bill No. 40-1967.

-- (25) --

6. *Editor's Note*—This provision became effective 4-9-1970.

-- (26) --

7. *Editor's Note*—Section 200.11 [BCZR 1955] was repealed by Bill No. 100-1970. It read as follows: "Public utility uses as follows: "a. Telephone and telegraph lines. "b. Electric light and power lines, including transformers and transformer banks, when located on poles, on or contiguous to public highways, alleys, rear lot lines, railroad rights-of-way or if carrying less than 35,000 volts. "c. Conduits, cables; gas, sewer, storm drain, and water mains, all located underground. "d. Railroad."

-- (27) --

8. *Editor's Note*—This bill also provided that it would take effect 45 days after its enactment, that it would not apply to any structure constructed prior to this bill's effective date, or to any site that contained a structure with more than 80,000 square feet of gross floor area, or to the redevelopment of a site, in whole or in part, that contained such a structure prior to the effective date of this bill, or to any plan approved prior to the effective date of this bill, and that such structures, sites, or plans would be governed by the regulations in effect at the time of such construction or plan approval. The effective date of this bill is 12-18-2010.

-- (28) --

9. *Editor's Note*—This bill also provided that it would take effect 3-2-2009 and would apply retroactively to any building for which a certificate of use and occupancy was issued on or after 12-15-2008.

**§ 230.4. - Uses in B.L. Zones nearby the MD 43 Overlay District.**

[Bill No. [30-2018](#)]

Notwithstanding other provisions of these regulations to the contrary, all uses permitted under Sections 253.1.A through H and 253.2.B through E shall be permitted, by right or by special exception as applicable, on any tract of land: (1) within the URDL; (2) zoned B.L. as of April 16, 2018, (3) having at least a portion of its boundaries within 1,250 feet of property that is zoned within the MD 43 Overlay District as of April 16, 2018, and (4) that is under common ownership or control with at least 800 acres of property zoned within the MD 43 Overlay District.

## § 230.5. - Residential Uses in the B.L. Zone adjacent to Institutional Uses.

new

[Bill No. 73-2021]

- A. Notwithstanding other provisions of these regulations to the contrary, single-family attached two-over-two condominium dwellings are permitted, subject to the requirements of this section, on any tract of land that:
  - 1. Is located within the URDL;
  - 2. Is zoned primarily B.L. as of January 1, 2021;
  - 3. Has a portion of its boundaries adjacent to a private, independent educational facility and abutting land zoned D.R. 16; and
  - 4. Is part of a planned shopping center approved prior to January 1, 2021.
- B. Density. The maximum number of units permitted on the development tract shall be 68 dwelling units.
- C. Bulk and area regulations. Notwithstanding any regulations to the contrary, development of a tract under this section shall only be governed by the following bulk and area regulations:
  - 1. Setbacks. The development is exempt from any building to building, front, side, or rear setbacks or any residential transition setback or setback from the center line of any street.
  - 2. The maximum number of ground floor units in a group is eight.
  - 3. The two-over-two condominium units shall have a maximum height of 57 feet.
- D. Development standards. Residential development under this section shall:
  - 1. Be approved by way of a limited exemption under Baltimore County Code § 32-4-106(b)(2);
  - 2. Not impact the project's status as a planned shopping center;
  - 3. Be exempt from the requirements of § 32-6-111 of the Baltimore County Code; and
  - 4. Comply with the open space requirements by paying a fee in lieu under Tier 3 of § 32-6-108(i) of the Baltimore County Code.

< § 229.7. - Signage standards for community business and business local restricted zones.