

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2007, Legislative Day No. 15

Bill No. 59-07

Mr. Joseph Bartenfelder, Councilman

By the County Council, August 6, 2007

A BILL
ENTITLED

AN ACT concerning

The Comprehensive Zoning Map -Middle River Area

FOR the purpose of repealing a portion of the existing zoning map for the Sixth Councilmanic

District and to adopt an official zoning map for the portion of the Sixth Councilmanic

District of Baltimore County known as the Middle River Area, such map to be known as the

Official Comprehensive Zoning Map for the Middle River area of Baltimore County and to

supersede any previous zoning maps approved by the County Council of Baltimore County

for that particular area, all pursuant to the provisions of the Middle River Community Plan.

WHEREAS, the County Council approved Resolution 77-07 adopting and incorporating the Middle River Community Plan into the Baltimore County Master Plan 2010 to be a guide for the development of the Middle River area of the County; and

WHEREAS, the plan includes land use and zoning recommendations and specifically recommends that new zoning be enacted outside of the County's four year comprehensive zoning

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.

process; and

WHEREAS, the County Council adopted Bill 51-94 which authorized a comprehensive zoning process in designated portions of the County within the URDL in conjunction with revisions or updates to the Master Plan, after receipt of recommendations from the Planning Board and in accordance with certain procedures set forth in the Bill; and

WHEREAS, the County Council approved Resolution 40-04 which authorized the Baltimore County Planning Board to review the existing zoning maps in effect in the Middle River area of Baltimore County and to recommend to the County Council such comprehensive revisions thereof as the Board deemed advisable in conjunction with the recommendations contained in the Middle River Community Plan; and

WHEREAS, under the provisions of Article 32, Title 3 of the Baltimore County Code, 2003, the County Council has received a final report of the Planning Board on the Board's proposed Comprehensive Zoning Map for the Middle River area of Baltimore County and has held public hearings thereon after giving at least 10 working days' notice thereof in a newspaper of general circulation throughout the County; and during the period of such notice the final report of the Planning Board, with accompanying maps and supporting exhibits, were shown and exhibited in the Office of Planning, in the Sixth Councilmanic District, and at such other public places as designated by the County Council; and after the expiration of such period of notice and hearings, the County Council made certain changes in the Comprehensive Zoning Map for the Sixth Councilmanic District of Baltimore County which the County Council deemed appropriate pursuant to the Middle River Community Plan; now, therefore

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE

1 COUNTY, MARYLAND, that the portion of the official zoning map of Baltimore County referred
2 to in Section 32-1-101 of the Baltimore County Code and now in effect, including any amendments
3 thereto and comprehensive revisions of portions thereof as it pertains only to the Middle River area
4 of the Sixth Councilmanic District of Baltimore County, be and it is hereby repealed, and that the
5 boundaries of zones and districts, as established by the Baltimore County Zoning Regulations as
6 shown on the Official Comprehensive Zoning Map for the Middle River area of Baltimore County
7 accompanying this act, are hereby established.





8 SECTION 2. AND BE IT FURTHER ENACTED, that the accompanying Official
9 Comprehensive Zoning Map for the Middle River area of Baltimore County is hereby adopted and
10 declared to be a part of this act to the same extent as if it were incorporated herein. The Official
11 Comprehensive Zoning Map for the Middle River area is the map described in Section 32-3-202(d)
12 of the Baltimore County Code, the correctness of which is attested to by the signature of the
13 Chairman of the Baltimore County Council. When this Act stands enacted, the Director of Permits
14 and Development Management shall thereupon have legal custody of said map.

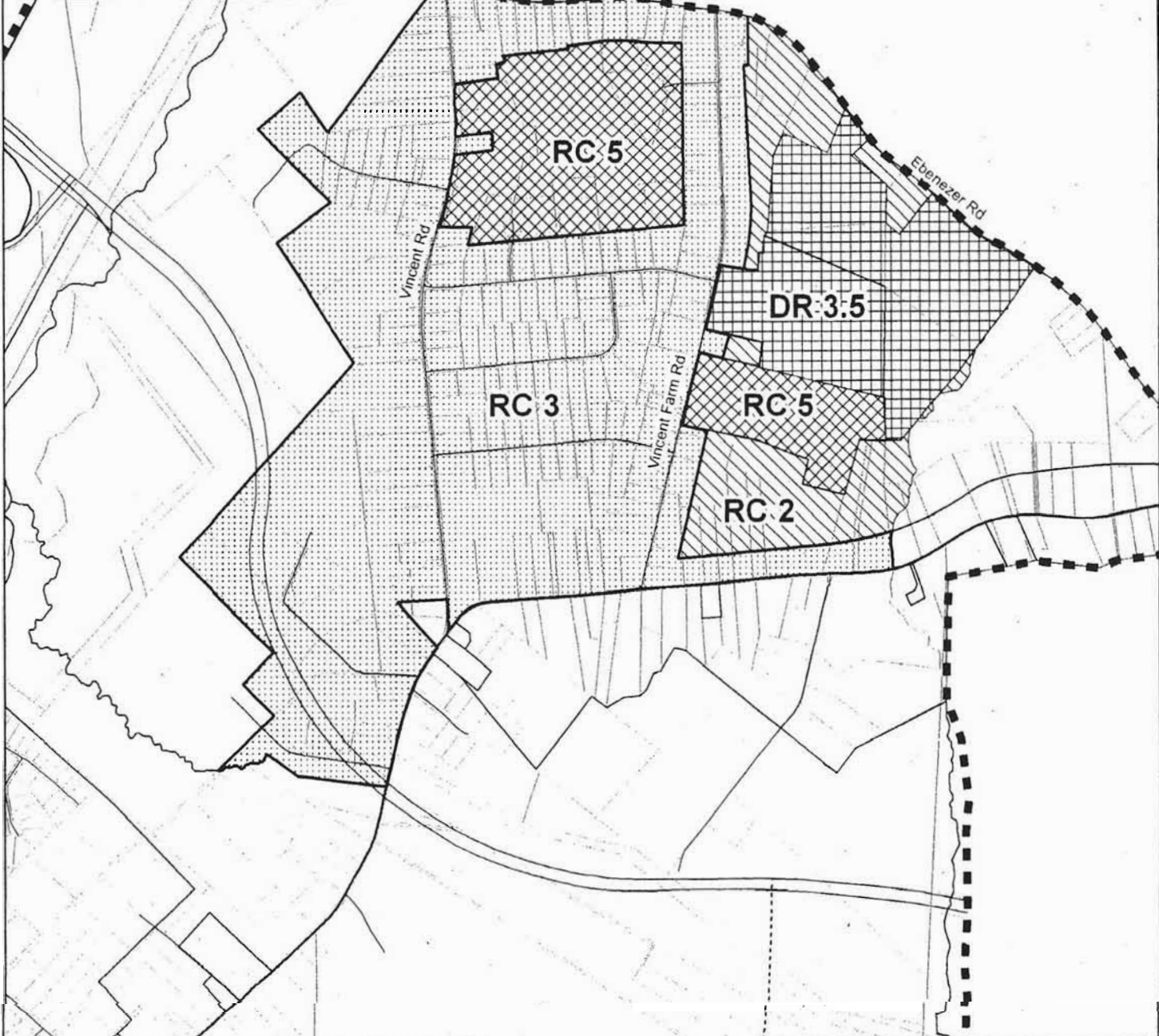
15 SECTION 3. AND BE IT FURTHER ENACTED, that the dimensions of any zone or
16 district boundary shall be determined by use of the map scale, shown on the zoning map, scaled to
17 the nearest foot. The Director of Permits and Development Management and the County Board of
18 Appeals shall conclusively determine the location and dimensions of zone and district boundaries
19 from the official zoning map.





1 SECTION 4. AND BE IT FURTHER ENACTED, that in case it be judicially determined
2 that any word, phrase, clause, sentence, paragraph or section of this Act, or that the application
3 thereof, or the application of any portion of the Official Comprehensive Zoning Map for the Middle
4 River area of Baltimore County, accompanying this Act, to any person, property, or circumstance is
5 invalid, the remaining provisions of this Act and the application of such provisions, and the
6 application of the remaining portions of said Comprehensive Zoning Map for the Middle River area
7 of Baltimore County to other persons, properties or circumstances shall not be affected thereby; the
8 County Council of Baltimore County, Maryland, hereby declares that it would have ordained the
9 remaining provisions of this Act and the remaining portions of said map without the provisions or
10 portion or the application thereof so held invalid.

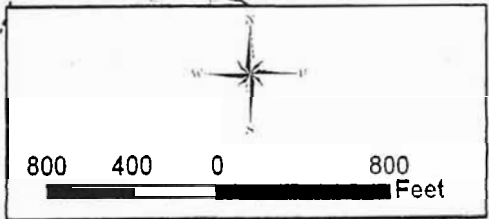
11 SECTION 5. AND BE IT FURTHER ENACTED, that this Act, having been passed by the
12 affirmative vote of five members of the County Council, shall take effect on September 19, 2007.

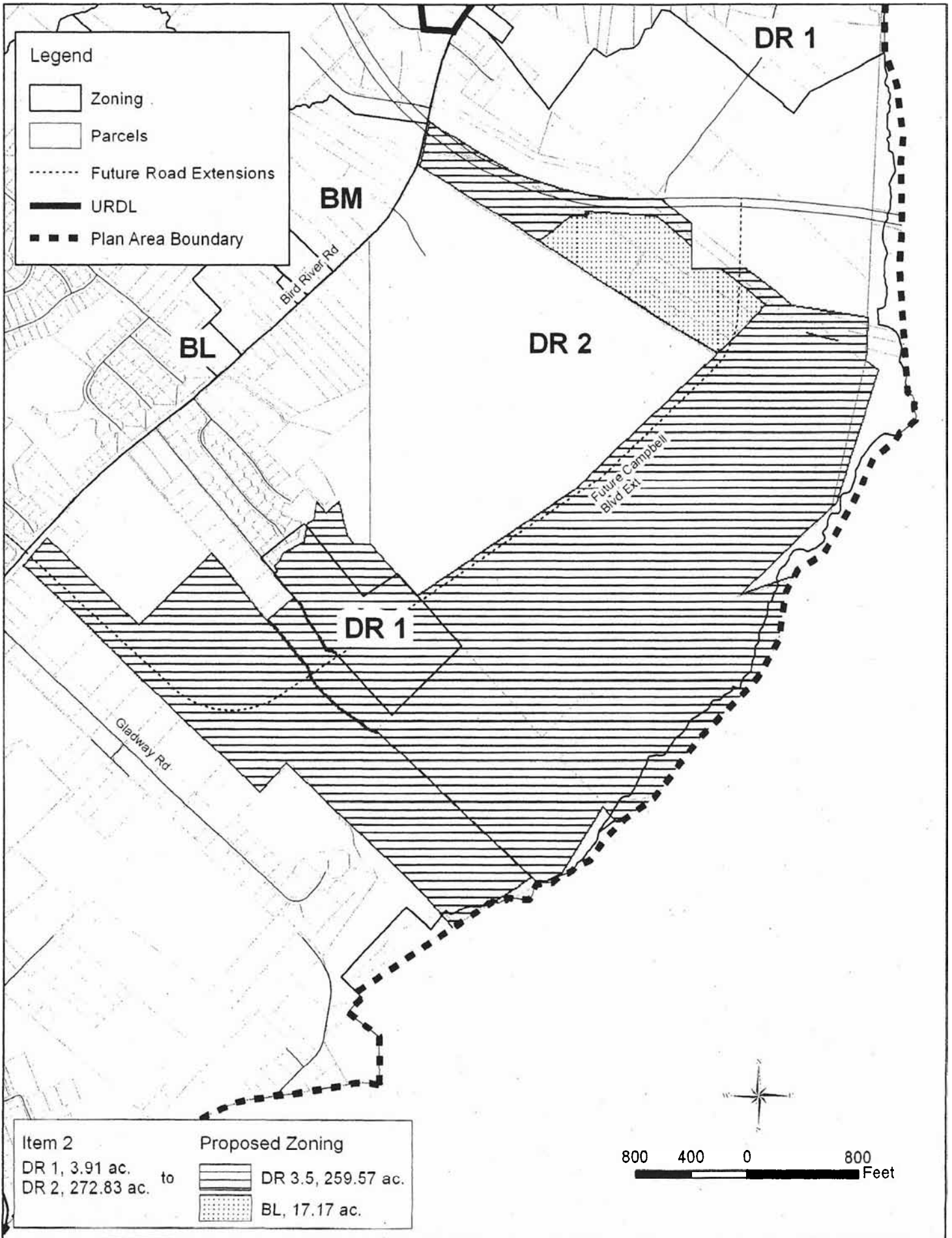
Legend

-  Zoning
-  Parcels
-  Future Road Extensions
-  Plan Area Boundary



Item 1	Proposed Zoning
RC 2, 53.27 ac.	 RC 2, 28.18 ac.
RC 3, 194 ac.	 RC 3, 194 ac.
RC 5, 59.29 ac.	 RC 5, 42.96 ac.
	 DR 3.5, 41.43 ac.





Planning Board Recommendation

