SECTION 415 Trailers and Mobile Homes

[Bill Nos. 109-1964[1]; 122-02010; 27-2015]

§ 415.1. Mobile homes.

No person shall occupy a mobile home except as follows and subject to the provisions of Section 415.6:

A. In an approved mobile home park, in those zones where permitted as a special exception.

B. On a farm comprising 25 acres or more, in those zones where permitted and subject to Section 415.4.

C. On a tract comprising 25 acres or more, outside the Metropolitan District of Baltimore County, but any mobile home so used must be located not less than 1,000 feet from any other mobile home.

D. On a tract of from one to 25 acres, outside the Metropolitan District of Baltimore County, in those zones where permitted as a special exception.

E. On a type or size of site not covered by Section 415.1.B or C, if the mobile home was being used as a residence prior to the date of October 26, 1964, and subject to the provisions of Section 415.3.B.

F. By a nonpaying guest of the owner of land using a mobile home belonging to the guest for not more than a total of 90 days in any calendar year.

G. For temporary living purposes as provided for in Section 415.2.B.1.

§ 415.2. Business or industrial use of trailers.

No person shall occupy, store or park a trailer for business or industrial purposes except as follows and subject to the provisions of Section 415.6:

A. In a residential zone:

1. For temporary office and accessory purposes incidental to construction on or development of the premises on which the trailer(s) is located, and in compliance with Section 415.3.A below, but not closer than 50 feet to any adjoining residential lot if such is occupied by a residence within 50 feet of the joint property line.

2. For purposes noted in Subsection 415.2.A.1, but where too small a lot is involved to permit 50-foot setbacks from adjoining lots, the Zoning Commissioner may approve issuance of a temporary permit for one trailer for such nonresidential use for a period not to exceed 90 days, subject to the same minimum yard requirements as are applicable to a permanent dwelling in that zone.

B. In a business or industrial zone:

1. As a temporary use for living, business or industrial purposes during a construction period, subject to the same minimum yard requirements as are applicable to permanent structures in that zone.

2. As a continuing use for a sales office in connection with the following types of outdoor retail sales areas, subject to the requirements of the zone where located and to the provisions of Section 415.6:

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[1]1. **Editor's Note—**This bill also repealed former Section 415, enacted as part of BCZR 1955, as amended by Bill No. 145-1959.

Farm products

Garden supplies and plants

Trailer sales and storage

Used motor vehicles, separated from sales agency buildings

3. As a temporary permitted use for the solicitation and donation of items of personal property to be donated or recycled for reuse, provided the trailer is placed on a paved surface and is manned during normal business hours and located on:

   a. The parking lot of a shopping center in a B.M.-C.T. District or a B.M.-D.T. District;

   b. The parking lot of a shopping center in a B.L.-C.C.C. District that has a gross area of at least five acres; or

   c. A property in a B.M.-D.T. District that is unimproved and located within one mile of the commuter shed at York Road and Fairmount Avenue.

[Bill Nos. 131-2020 ; 45-2021 ; 80-2021]

§ 415.3. General provisions.

A. In any cases covered by Sections 415.1.B, C, D, E and F and 415.2.A.1, the mobile home or trailer must be located so as to meet all minimum yard requirements for a dwelling, but in no case may the mobile home or trailer be located closer to a street than any existing dwelling located on an adjoining lot and fronting on such street, except that such setback need not exceed 200 feet.

B. In any cases covered by Subsection 415.1E, the owner must apply for a permit, as required in Section 415.4, within 90 days after adoption of this amended Section 415.

C. Storage or parking of trailers or mobile homes.

   1. In a residential zone, a trailer or mobile home may be stored or parked by the owner in a garage or other accessory building, or in the rear half of a lot, subject to the applicable side and rear setbacks, but in no case less than 25 feet from the property line. In no such case is residential occupancy permitted, nor is more than one trailer or mobile home permitted to be stored or parked on a residential lot.

   2. In a business or industrial zone, trailers for sale in connection with a commercial sales office may be stored or parked in a garage, or in a sales lot area subject to the applicable side and rear yard setbacks and other requirements of the zone where located, but in no case less than 25 feet from a residential zone boundary, and in no such case is residential occupancy permitted.

§ 415.4. Requirements of permits.

A. For any uses of a trailer or mobile home covered by Section 415 other than Sections 415.1.A and 415.1.F, application must be made to the Department of Permits, Approvals and Inspections for issuance of a temporary or extended-occupancy permit, as the case may be. The granting of such permit may be subject to the ultimate approval of the Zoning Commissioner, who shall have the power to order the denial of the same if such granting or renewal would be detrimental to the health, safety or general welfare of the locality involved. Where a special exception has been granted for a use under Section 415, it shall be deemed that such use will not be detrimental to the health, safety or general welfare of the locality involved.

B. A temporary permit must be procured from the Department of Permits, Approvals and Inspections in cases covered by Sections 415.2.A and 415.2.B.1. Temporary permits shall be renewable annually.

C. In cases covered by Sections 415.1.B, C, D and E and 415.2.B.2, extended-occupancy permits shall be subject to renewal every two years.

§ 415.5. Application of other laws.

All provisions of Section 415 shall be further subject to the provisions of the Baltimore County Building Code and other pertinent sections of the Baltimore County Code, including but not limited to the regulations of the Department of Permits, Approvals and Inspections, the Department of Health, the Fire Department, the Electrical Administrative Board and the Plumbing Board.

§ 415.6. Schedule of uses pertaining to trailers and mobile homes.

Schedule of Uses Pertaining To Trailers and Mobile Homes													
	D.R.1[1]	D.R.2[1]	D.R.3.5[1]	D.R.5.5[1]	D.R.10.5[1]	D.R.16[1]	B.L.	B.M.	B.R.	M.R.	M.L.R.	M.L.	M.H.
Mobile home park	S.E.	S.E.	S.E.	X	X	X	X	X	S.E.	X	X	S.E.[2]	S.E.
25-acre farm	—	—	—	—	X	X	X	X	X	X	X	—[3]	—
25-acre tract outside Metropolitan District	—	—	X	—	X	X	X	X	X	X	X	—[3]	—[4]
1- to 25-acre tract outside Metropolitan District	S.E.	S.E.	X	S.E.	X	X	X	X	X	X	X	S.E.[3]	S.E.[4]
Prior residence use	—	—	—	—	X[5]	X[5]	X[5]	X[5]	X[5]	X[5]	X[5]	—[3]	—[4]
Guest use	—	—	—	—	X	X	X	X	X	X	X	X	X
Office during construction*	—	—	—	—	—	—	—	—	—	—	—	—	—
Residence during construction*	X	X	X	X	X	X	—[6]	—[7]	—[8]	—[9]	—[10]	—[3]	—[4]
Sales office	X	X	X	X	X	X	X	—	—	X	X	—[3]	—[4]
Trailer sales and storage	X	X	X	X	X	X	X	—[7]	—[8]	X	X	—[3]	—[4]

*Temporary use only	S.E. = Special Exception
	— = Use Permitted
See Section 415.4 as to requirement for permits	X = Use Prohibited

NOTES:	
1	The original R.40, R.20, R.10, R.6, R.G. and R.A. Zone classifications have been changed to the corresponding D.R. Zone classifications pursuant to the provisions of Section 100.3A and Article 1B.
2	Under Section 253.2.A, as amended after the enactment of this entry, this use is allowable under the M.L. classification as a mobile home park addition, only in an I.M. District and contiguous to a lawfully existing mobile home park.
3	Under Section 253, as amended after the enactment of this entry, trailers are allowable under the M.L. classification only as temporary accessory uses (Subsection 253.1) or, by special exception, as interim principal uses (Section 253.2).

4	This use is not listed in Section 256 among uses allowable under the M.H. classification.
5	See also Section 415.1.E.
6	This use is not listed in Section 230 among uses permitted under the B.L. classification.
7	This use is not listed in Section 233 among uses allowable under the B.M. classification.
8	This use is not listed in Section 236 among uses allowable under the B.R. classification.
9	This use is not listed in Section 241 among uses allowable under the M.R. classification.
10	This use is not listed in Section 248 among uses allowable under the M.L.R. classification.

SECTION 415A Recreational Vehicles and Boats

[Bill Nos. 29-1974; 54-1993]

§ 415A.1. Recreational vehicles on residential lots.

Contrary provisions of these regulations notwithstanding, one recreational vehicle may be stored on a residential lot as set forth below. Such vehicle, except a truck camper, shall have a current license, may not be lived in, or otherwise occupied, when stored on a lot and shall be mechanically ready to be moved at any time. A recreational boat, whether mounted on a trailer or stored on land with or without the use of supports, is subject to these provisions. A boat less than 16 feet in length is not subject to these provisions, except when such boat is mounted on a trailer. The space occupied by such a recreational vehicle or boat may be counted as a required parking space.

A. On a lot occupied by a single-family detached or semi-detached dwelling, one such vehicle may be stored 2½ feet from any rear or side lot line; however, when in a side yard it must be situated at least eight feet to the rear of a lateral projection of the front foundation line of the dwelling. Such vehicle may be stored in any garage.

B. On the lot of any individually owned row or group house, one such vehicle may be stored, provided that it is situated entirely in the rear yard, 2½ feet from the side or rear lot lines.

C. Such vehicles may be stored on a specially designed parking area of any multifamily rental or condominium unit. Such areas must be screened from adjacent off-site residential uses, as required by the Director of Permits, Approvals and Inspections.

[Bill No. 122-2010]

D. Except during a 24-hour period for the purpose of loading or unloading, a person may not park or store a recreational vehicle on any street in a residential zone.

[Bill No. 84-2006]

§ 415A.2. Piers and boats on waterfront lots.

A residentially used or vacant residentially zoned waterfront lot shall have no more than one pier (whether fixed or floating). As of November 15, 1993, the number of boats, not including those smaller than 16 feet, permitted to be stored at a pier, slip, buoy or any other mooring device in the water at such a lot shall be limited in accordance with the following schedule:

Waterside Lot Line	Number of Boats Permitted
0 to 50 feet	4
51 to 100 feet	5
Over 100 feet	6

§ 415A.3. Exceptions.

A. From November 1 through March 31, out-of-water boat storage on residential waterfront lots is permitted, subject to the setback provisions in Section 415A.1.A or B and in accordance with the following schedule:

Waterside Lot Line	Number of Boats Permitted
0 to 75 feet	2 boats, or 1 boat and 1 other recreational vehicle
Over 75 feet	3 boats, or 2 boats and 1 other recreational vehicle

B. Where the requirements set forth herein for the storage of recreational vehicles would create an undue hardship, the Zoning Commissioner may approve a modified storage plan upon petition and public hearing thereon according to the procedure defined in § 32-3-303 of the Baltimore County Code, except that if no hearing is requested the modified plan may be approved by the Director of Permits, Approvals and Inspections, subject to appeal to the Baltimore County Board of Appeals.

[Bill No. 122-2010]