SECTION 253
Manufacturing, Light (M.L.) Zone Use Regulations
[Bill No. 100-1970[1]]

§ 253.1. Uses permitted as of right.

The uses listed in this section, only, shall be permitted as of right in M.L. Zones, subject to any conditions hereinafter prescribed.

A. The following industrial uses:[2]

1. Airplane assembly.
2. Automobile assembly.
3. Boatyards (including marinas or marine railways).
4. Bottling establishments, soft-drink.
5. Brewery, Class 5B, if within the urban rural demarcation line **[Bill No. 185-1995]**
6. Candy manufacture, packaging or treatment.
7. Carpet or rug cleaning.
8. Cellophane-products manufacture or processing-restricted production (See Section 253.3.).
9. Cleaning or dyeing.
10. Concrete products manufacture, including manufacture of concrete blocks or cinder blocks.
11. Cork products manufacture or processing-restricted production (See Section 253.3.).
12. Cosmetics manufacture, compounding, packaging or treatment.
13. Drug manufacture, compounding, packaging or treatment.
14. Electrical appliance assembly.
15. Enameling, japanning or lacquering.
16. Excavations, controlled, except those involving the use of explosives.
17. Fiber products manufacture or processing, including the manufacture or processing of articles made of felt or yarn, or of textiles, canvas or other cloth-restricted production (See Section 253.3.).
18. Food products manufacture, compounding, packaging or treatment, including but not limited to wholesale bakeries; canning plants or packing houses for canning, packing or processing of vegetables; creameries or milk-pasteurization or distributing stations; or cold-storage plants.
19. Fur products manufacture or processing-restricted production (See Section 253.3.).

1. **Editor's Note**—This bill also repealed former Subsections 253.1 through 253.5, derived from part of BCZR 1955, as amended by County Commissioners' Resolution of November 21, 1956, and County Council Bill Nos. 64-1960; 56-1061; 64-1963; 40-1967; 61-1967; and 85-1967.
2. **Editor's Note**—All provisions of this subsection are originally from Bill No. 100-1970, except as otherwise noted.

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20. Glass products manufacture or processing-restricted production (See Section 253.3.).
21. Grain processing, provided equipment is installed for effective precipitation and recovery of dust.
22. Greenhousing, wholesale.
23. Horn products manufacture or processing-restricted production (See Section 253.3.).
24. Ice manufacture.
25. Ink blending, etc., restricted production (See Section 253.3.).
26. Instrument manufacture, of precision instruments, including manufacture of watches or clocks.
27. Jewelry manufacture or processing or manufacture or processing of other articles made of precious or semiprecious metals or stones-restricted production (See Section 253.3.).
28. Laboratories.
29. Leather products manufacture or processing-restricted production (See Section 253.3.).
30. Lumberyards.
31. Metal products manufacture or processing, limited to the restricted production (See Section 253.3) of articles made of sheet metal, light metal mesh, pipe, wire, rods, strips or other shapes or similar component parts, and including metal container assembly, finishing, and painting. **[Bill No. 7-2020]**
32. Metal-stamp manufacturing.
33. Musical instruments manufacture.
34. Offices or office buildings or medical clinics. **[Bill No. 37-1988]**
35. Paint blending, etc., restricted production (See Section 253.3.).
36. Paper and paperboard products manufacture or processing-restricted production (See Section 253.3.).
37. Perfume manufacture, compounding, packaging or treatment.
38. Phonograph assembly.
39. Plastic products manufacture or processing-restricted production (See Section 253.3.).
40. Plating, including galvanizing.
41. Poultry killing.
42. Practice or training physical conditioning facilities and fields for amateur or professional sports organizations, provided that there shall not be any accommodations for public spectators, no more than one sports organization uses such a facility at one time, and no such facility includes any lighting that would produce substantial off-site illumination, nor any provisions for selling public admissions to sports events to be conducted thereon. For the purposes of these regulations, "practice or training physical conditioning facilities and fields for amateur or professional sports organi-

zations" may include such offices as are necessary for the administration of the organization. **[Bill No. 125-1978]**

43. Printing, lithographing or publishing plants.
44. Radio assembly or assembly of other electronic instruments or devices.
45. Research institutes.
46. Rubber-stamp manufacture and manufacture of other small molded rubber products.
47. Shell products manufacture or processing-restricted production (See Section 253.3.).
48. Stone or monument works.
49. Tire retreading or recapping.
50. Tobacco products manufacture or processing-restricted production (See Section 253.3.).
51. Toy manufacture or manufacture of novelties.
52. Trailer assembly, including the assembly of truck trailers or mobile homes.
53. Wax products manufacture or processing-restricted production (See Section 253.3.).
54. Wood products manufacture or processing-restricted production (See Section 253.3.).
55. Wrought iron products manufacture.
56. Other manufacture of articles of merchandise made from materials permitted to be used and made by processes permitted to be employed in the production activities more specifically listed above.
57. Neighborhood car rental agency, subject to Section 408A. **[Bill No. 122-2005]**
58. Amateur athletic association. **[Bill No. 61-2012]**
59. The manufacture, modification, sale or service of vehicles for people with disabilities. **[Bill No. 97-2016]**
60. Theater, auditorium, or concert hall that includes indoor or outdoor stage(s), capacity not to exceed 500 persons, and accessory spaces, where live music is performed, provided that the use must be located within the boundaries of the Hunt Valley/Timonium Master Plan Area and be at least 1,500 feet from a residential zone as of the time the use and occupancy permit is issued. Outdoor live music performances may not conclude after 11:00 p.m., and on weekdays if there are more than 200 persons in attendance may not begin before 6:30 p.m. Sound levels for such performances may not exceed the levels for acceptable noise set forth in COMAR. **[Bill No. 47-2018]**

B. The following transportation, storage or quasi-public uses or utilities:[3]

1. Bus terminals.

3. **Editor's Note**—All provisions of this subsection are originally from Bill No. 100-1970, except as otherwise noted.

2. Building materials storage or sales yard, general.
3. Construction equipment storage yards.
4. Aboveground electrical power, telephone or telegraph lines, except aboveground electrical power lines having a capacity of 35 kilovolts or more; pole-mounted transformers or transformer banks.
5. Cables and conduits not described under Item 4 above; gas, water or sewer mains; or storm drain system, all underground.
6. Feed or grain sales or storage.
7. Fluid storage and sale, aboveground, of flammable liquids or gases.
8. Freight storage.
9. Fuel storage and sale of solid or gaseous fuels.
10. Heliports, Type I.
11. Heliports, Type II.
12. Helistops.
13. Railroads.
14. Rail passenger stations, subject to Section 434. **[Bill No. 91-1990]**
15. Steam power plants.
16. Storage, warehousing or wholesale distribution of any product whose sale (retail or wholesale) or final processing or production is permitted as of right as a principal use in M.L. Zones; public warehousing.
17. Transit centers, subject to Section 434. **[Bill No. 91-1990]**
18. Transit facilities. **[Bill No. 91-1990]**
19. Transit storage and repair yards, subject to Section 434. **[Bill No. 91-1990]**
20. Utility service center.
21. Utility storage yards.
22. Volunteer fire company facilities.
23. Wireless telecommunications antennas or wireless telecommunications towers, subject to Section 426. **[Bill Nos. 64-1986; 30-1998]**
24. Commercial film production, subject to Section 435. **[Bill No. 57-1990]**
25. Establishments for the service or repair of trucks, including truck cabs, trailers, or any parts or assemblage of parts for trucks, with the exception of freight-shipping containers. **[Bill No. 18-2012]**
26. Hospital, provided such use shall not exceed 20 beds. **[Bill No. 85-2021]**

C. The following auxiliary retail or service uses or semi-industrial uses, provided that any such use is located in a planned industrial park at least 25 acres in net area, in an I.M.

District, or in combination of an A.S. and I.M. District: **[Bill Nos. 172-1993; 22-2014]**[4]

1. Automobile rental agencies.
2. Bakeries, retail.
3. Barbershops.
4. Banks, savings and loan associations or other similar chartered financial institutions accepting deposits.
5. Beauty shops.
6. Carpentry or cabinetmaking shops.
7. Car wash in a planned industrial park only, subject to Section 419. **[Bill No. 172-1993]**
8. Dormitories for the housing of students attending an accredited higher education institution are permitted in an I.M. District only, subject to Section 441. **[Bill No. 79-2002**[5]**]**
9. Drugstores, but the gross floor area devoted to any such store shall not exceed 1,500 square feet.
10. Electrical contractors' shops.
11. Electroplating shops.
12. Food stores, but the gross floor area of any such store shall not exceed 2,500 square feet.
13. Fuel service station in a planned industrial park only, subject to Section 405. **[Bill No. 172-1993]**
14. Heating or air-conditioning contractors' shops.
15. Laundry, dry-cleaning or clothing repair or alteration establishments or stations, including self-service laundry or dry-cleaning facilities.
16. Liquor or package stores.
17. Machinery sales or repair establishments.
18. Parking lots or garages.
19. Painting shops.
20. Plumbing contractors' shops.
21. Carry-out, fast food and standard restaurants, except drive-in restaurants. **[Bill No. 110-1993]**
22. Schools, including business or trade schools. **[Bill No. 79-2002]**
23. Sheet metal shops.
24. Shoe repair shops.

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4. **Editor's Note**—All provisions of this subsection are originally from Bill No. 100-1970, except as otherwise noted.
5. **Editor's Note**—This bill also provided for the renumbering of former Subsection 6, Business or trade schools, as Subsection 22 and former Subsections 7, 8, and 22 through 27 accordingly.

25. Stationery or office supply stores.
26. Taverns.
27. Truck rental and truck trailer rental agencies.

28. Animal grooming facility. **[Bill Nos. 72-2002; 93-2006]**

29. Garage, service, provided the land is assigned with a combination of an A.S. and I.M. District. **[Bill No. 22-2014]**

30. Florist shop, including accessory retail sales of flower- and garden-related items and other general gifts and accessories. **[Bill No. 38-2014[6]]**

31. Retail sale of firearms, if located in an I.M. District. **[Bill No. 48-2015]**

32. Businesses devoted to the sale or service of computers, tablets, wireless telecommunications devices and products, copiers, and other similar electronic equipment. However, the gross floor area devoted to the business may not exceed 2,500 square feet. **[Bill No. 69-2015[7]]**

33. Indoor shooting range, if located within the Red Run Employment Corridor of the Owings Mills Growth Area, as designated by the Master Plan 2020, and if located more than 500 feet from any principal residential structure other than a multifamily building. **[Bill No. 71-2017]**

34. Cold rolling mill, if located in an I.M. District. **[Bill No. 21-2018[8]]**

35. Commercial recreational facilities. **[Bill No. 29-2018[9]]**

36. Veterinarians' offices and veterinariums provided such uses are located within two aerial miles of any boundary of the Commercial Mixed Use Focal Point Area in the Hunt Valley/Timonium Master Plan as of July 1, 2019. **[Bill No. 39-2019]**

37. Minor automotive service, provided such use is located in the Red Run Employment Corridor of the Owings Mills Growth Area as designated by the Master Plan 2020. **[Bill No. 69-2020]**

38. A medical facility licensed by the State of Maryland for the outpatient and/or overnight residential treatment of eating disorders and/or mood and anxiety disorders, including related mental health evaluation. **[Bill No. 76-2020[10]]**

D. The following temporary use: carnivals, temporary, provided that no such use shall be established for more than 90 days in any one-year period.

E. Combinations of the uses listed above.

F. Accessory uses or structures, including but not limited to:[11]

1. Incidental sales (wholesale or retail).

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6. **Editor's Note**—The provisions adopted by this bill were originally designated as § 253.1.C.29 but were renumbered as § 253.1.C.30 at the direction of the County Attorney to avoid duplicate subsection numbers.
7. **Editor's Note**—The provisions adopted by this bill were originally designated as § 253.1.C.31 but were renumbered as § 253.1.C.32 at the direction of the County Attorney to avoid duplicate subsection numbers.
8. **Editor's Note**—The provisions adopted by this bill were originally designated as § 253.1.C.33 but were renumbered as § 253.1.C.34 at the discretion of the editor to avoid duplicate subsection numbers.
9. **Editor's Note**—The provisions adopted by this bill were originally designated as § 253.1.C.33 but were renumbered as § 253.1.C.35 at the discretion of the editor to avoid duplicate subsection numbers.
10. **Editor's Note**—The provisions adopted by this bill were originally designated as § 253.1.C.37 but were renumbered as § 253.1.C.38 at the discretion of the editor to avoid duplicate subsection numbers.
11. **Editor's Note**—All provisions of this subsection are originally from Bill No. 100-1970, except as otherwise noted.

2. Living quarters for watchmen or caretakers and their families, and accessory uses or buildings subsidiary thereto.

3. Trailers or mobile homes for temporary use, as permitted under Section 415. **[Bill No. 27-2015]**

4. Industrial medical clinics.

5. Employees' recreation facilities.

6. Excavations, uncontrolled.

7. Parking spaces (See Section 409.).

8. Signs (See Section 450.). **[Bill No. 89-1997]**

G. Hotels and motels when within an M.L. Zone which is part of a contiguous area of 25 acres or more of industrial zoning, and provided that the combined tract areas developed for such uses do not occupy more than 25 percent of the particular contiguous area of industrial zoning in which they are located. **[Bill No. 82-1984]**

H. Regional outlet shopping center, provided that any such use shall be located in an I.M. District.

I. Residential uses. **[Bill No. 66-2017]**

1. Locational requirement. Notwithstanding any provision of these regulations to the contrary, residential uses are allowed in the M.L. Zone on a development tract, which may include one or more lots under common ownership or control, if the development tract:

(a) Is at least ten acres in size;

(b) Is located, at its closest point, within 525 feet of the B.M.-C.T. District of White Marsh; and

(c) Is part of a contiguous area of 200 acres or more of M.L. zoning west of I-95.

2. Restriction. The combined tracts areas developed for such uses may not occupy more than six percent of the particular contiguous area of M.L. zoning in which they are located.

3. Bulk and area requirements. Residential uses developed in accordance with this section are allowed on any story of a building. Such uses shall be governed by the floor area ratio, density, open space ratio, building height, and parking requirements contained in Section 235B. The only applicable building setbacks shall be front, side, and rear building line to external property line setbacks of 15 feet each. No regulation or requirement relating to bulk or area standards, other than those specified in this section, shall be applicable. **[Bill No. 53-2015]**

J. Multi-family residential uses are permitted on a property which was previously used as an extended stay hotel, provided that the property upon which the multi-family residential use is situated is within the Hunt Valley/Timonium Master Plan Focus Area, is within 1,000 feet of a commuter light-rail station, and is at least 1,000 feet from the nearest residential zone. The number of converted multi-family residential units from existing extended stay hotel suites shall in no event exceed a total of 96 units, regardless of the

underlying zone. **[Bill No. 44-2021]**

§ 253.2. Uses permitted by special exception.

The uses listed in this subsection are permitted by special exception only (See Section 502.).

A. The following industrial, quasi-industrial, transportation, storage or quasi-public uses or utilities:[12]

1. Airstrips or airports, where it is shown that such use will serve primarily the industrial uses in the same area.
2. Airports, general aviation, if located in accordance with the Master Plan.
3. Excavations, controlled, involving the use of explosives (See Section 403.).
4. Mobile home park addition, only in an I.M. District and contiguous to a lawfully existing mobile home park (See Sections 414.2 through 414.7.). **[Bill No. 27-2015[13]]**
5. Moving and storage establishments. **[Bill No. 18-1976]**
6. Sanitary or rubble landfills (See Section 412.). **[Bill No. 97-1987]**
7. Storage, warehousing or distribution not permitted as of right.
8. Sludge disposal facility — co-landfilling (See Section 412A.2.A.). **[Bill No. 46-1982]**
9. Sludge disposal facility — composting (See Section 412A.2.B.). **[Bill No. 46-1982]**
10. Sludge disposal facility — handling in general (See Section 412A.2.C.). **[Bill No. 46-1982]**
11. Sludge disposal facility — incineration (See Section 412A.2.D.). **[Bill No. 46-1982]**
12. Sludge disposal facility — landspreading (See Section 412A.2.E.). **[Bill No. 46-1982]**
13. Trucking facilities (See Sections 410 and 410A.). **[Bill No. 18-1976]**
14. Truck stops. **[Bill No. 18-1976[14]]**
15. Utilities not permitted under the provisions of Section 253.1.

B. The following auxiliary service uses, provided that any such use shall be located in a planned industrial park at least 25 acres in net area or in an I.M. District; provided, further, that it is shown that any such use will serve primarily the industrial uses and related activities in the surrounding industrial area: **[Bill No. 172-1993][15]**

1. Automotive-service stations, subject, further, to the provisions of Section 405.
2. Garages, service not otherwise permitted under Section 253.1.B.25, including establishments for the service or repair of trucks, of truck trailers or of freight-shipping

12. **Editor's Note**—All provisions of this subsection are originally from Bill No. 100-1970, except as otherwise noted.
13. **Editor's Note**—This bill also provided for the renumbering of former Subsections 4 through 14 as Subsections 5 through 15, respectively.
14. **Editor's Note**—This bill also repealed the former entry for truck terminals.
15. **Editor's Note**—All provisions of this subsection are originally from Bill No. 100-1970, except as otherwise noted.

containers designed to be mounted on chassis for part or all of their transport. **[Bill Nos. 218-1980; 18-2012; 31-2019[16]]**

3. Union halls or other places of assembly for employment-related activities.

C. The following interim uses, provided that it is shown by the petitioner and verified by the Director of Public Works and Transportation that public sewerage and water supply facilities will not be available to the site of any such use for a period of at least two years after the time the petition is heard, and provided, further, that any such use shall be discontinued and the grant of the special exception shall expire on a date within a year after such time as public sewerage and water supply facilities do become available to the site, as shall be more particularly stipulated in the order granting the special exception. **[Bill Nos. 21-1996[17]; 33-2021]**

1. Amusement parks.
2. Farms or limited-acreage wholesale flower farms.
3. Commercial kennels and private kennels, subject to Section 421. **[Bill No. 87-2001]**
4. Radio or television broadcasting studios.
5. Racetracks.
6. Riding stables, commercial.
7. Shooting ranges.
8. Trailers and mobile homes, nonaccessory, subject to the provisions of Section 415. **[Bill No. 27-2015]**
9. Used motor vehicle outdoor sales areas.[18]

D. The following miscellaneous uses:[19]

1. Signs, outdoor advertising (See Section 450.). **[Bill No. 89-1997]**
2. Wireless telecommunications towers, subject to Section 426. **[Bill Nos. 64-1986; 30-1998]**
3. [20]Winery, as defined and licensed by the Comptroller, including accessory retail and wholesale distribution of wine produced on premises. Temporary promotional events, such as wine tasting or public gatherings associated with the winery, are permitted subject to approval by the Administrative Law Judge, or Board of Appeals on appeal. **[Bill No. 68-2015]**

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16. **Editor's Note**—This bill repealed the former entry for car washes and renumbered the remaining subsections.
17. **Editor's Note**—This bill reenacted this Subsection C, deleting the following entries and renumbering the rest: "baseball-batting ranges," "golf-driving ranges" and "miniature-golf courses." Original provisions of this subsection were derived from Bill No. 100-1970.
18. **Editor's Note**—Former Subsection E.10, regarding veterinarians' offices, was repealed by Bill No. 39-2019.
19. **Editor's Note**—All provisions of this subsection are originally from Bill No. 100-1970, except as otherwise noted.
20. **Editor's Note**—Former Subsection D.3, regarding after-hours clubs, was repealed by Bill No. 36-2000. Said bill also provided for the renumbering of former Subsection D.4 as Subsection D.3.
Subsequently, former Subsection D.3, regarding commercial recreational facilities, was repealed by Bill No. 29-2018. Said bill also provided for the renumbering of former Subsection D.4 as Subsection D.3.

4. Car washes, provided that any such uses shall be located in either a Planned Industrial Park at least 25 acres in net area, in an I.M. or A.S. District, or a combination of an I.M. and A.S. District; and subject, further, to Section 419, except that such uses in an A.S. District or a combination of an I.M. or A.S. District are not permitted in the Hunt Valley/Timonium Master Plan Focus Area or outside the URDL. **[Bill No. 31-2019]**

E. Combinations of the uses listed in this subsection or combinations of such uses with uses which are permitted as of right.

§ 253.3. Scope of restricted production.

For the purposes of this section, "restricted production" shall include only the assembly, manufacture or compounding of articles of merchandise from previously prepared materials, or the machining, electroplating or other comparable light processing or treatment of such articles; but it shall not include the manufacture of large stampings (such as motor vehicle fenders or bodies). (However, the exclusion of a use under a particular entry, whether by virtue of a limitation to restricted production or otherwise, does not affect the applicability of any other entry under which the use may be described.)

§ 253.4. Uses within 100 feet of residential boundaries and motorways; screening. [Bill Nos. 176-1981; 31-1984; 137-2004]

Within 100 feet of any residential zone boundary or the right-of-way of any street abutting such a boundary, only passenger automobile accessory parking and those uses permitted in M.R. Zones, as limited by the use regulations in Section 241, are permitted. Any use other than passenger automobile accessory parking and those uses permitted in M.R. Zones as limited by the use regulations in Section 241 established within 100 feet of the right-of-way of an existing or proposed freeway or expressway so designated by the Planning Board shall be screened from the motorway in accordance with the standards and criteria contained in the Baltimore County Landscape Manual adopted pursuant to § 32-4-404 of the Baltimore County Code. Notwithstanding the foregoing, no trucking facility or part of a trucking facility may be established within 100 feet of such a right-of-way.

§ 253.5. Conflicts with Section 270.

Wherever any provision of this section may conflict with a provision of Section 270, the provision in this section shall control.

SECTION 254
M.L. Zone Height Regulations
[BCZR 1955; Bill No. 56-1961[1]]

§ 254.1. Height regulations.

Height unlimited, except that no building hereafter erected on a lot which abuts a residence or business zone shall exceed a height of 40 feet or three stories if any part of said building is within 100 feet of the boundary line of said residence or business zone (See Section 300.).

1. **Editor's Note**—A literal reading of Section 3 of Bill No. 56-1961 would indicate that Section 254 of the Zoning Regulations was changed to read, in its entirety, as follows: "(See Section 255.1 and 300)." It has been assumed, however, that it was not the intent of the bill to repeal the language set out here as preceding that parenthetical reference.

SECTION 255
M.L. Zone Area Regulations
[BCZR 1955; Bill Nos. 56-1961; 85-1967]

§ 255.1. Area regulations.

The area regulations in the M.L. Zone shall be the same as those in B.R. Zone unless such B.R. Zone regulations conflict with the provisions of Section 255.2.[1]

§ 255.2. Yards within 100 feet of residential boundaries and motorways.

Within 100 feet of any residential zone boundary or the right-of-way of any street abutting such a boundary, or within 100 feet of the right-of-way of an existing or proposed interstate highway, other freeway or expressway, which motorway is officially so designated by the State Highway Administration, Maryland Department of Transportation, and/or the county, the front, side and rear yards shall be as required in M.R. Zone (See Sections 243.1, 243.2 and 243.3.).

1. **Editor's Note**—Part of former Subsection 255.1, added by Bill No. 56-1961 was revised by Bill No. 85-1967 and redesignated as Subsection 255.2.