

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2023, Legislative Day No. 4

Bill No. 10-23

Mr. Julian E. Jones, Jr., Councilman

By the County Council, February 21, 2023

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Uses Permitted in the R.C.2 Zone – Catering Halls Converted from
Dwellings

FOR the purpose of permitting by right the conversion of dwellings to catering halls in the R.C.2
(Resource Conservation – Agricultural) Zone under certain circumstances; setting
additional restrictions and limitations under certain circumstances; and generally relating
to uses permitted in the R.C.2 Zone.

BY adding

Section 1A01.2.B.14 and Section 402.3
Baltimore County Zoning Regulations, as amended

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.

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
4 ARTICLE 1A – RESOURCE CONSERVATION ZONES

5 Section 1A01 – R.C.2 (Agricultural) Zone

6
7 § 1A01.2. Use regulations.

8 B. Uses permitted as of right. The following uses only are permitted as of right in all
9 R.C.2 Zones:

10 14. CATERING HALLS CONVERTED FROM EXISTING DWELLINGS ON
11 WHICH AGRICULTURE EDUCATION ACTIVITIES ALSO OCCUR, PROVIDED THE
12 PROPERTY IS AT LEAST 20 ACRES AND NO MORE THAN 50 ACRES IN SIZE WITH
13 AT LEAST 300 FEET OF FRONTAGE ON OR ABUTTING A STATE HIGHWAY AND
14 LOCATED WITHIN THE HANOVER PIKE CORRIDOR STUDY AREA, AND SUBJECT
15 TO SECTION 402.3 OF THESE REGULATIONS.

16
17 ARTICLE 4 – SPECIAL REGULATIONS

18 Section 402 – Conversion of Dwellings

19
20 § 402.3. FOR CATERING HALL USE.

21 A. FOR PURPOSES OF THIS SUBSECTION, AN “EVENT” SHALL REFER TO
22 ANY RENTAL OF THE PROPERTY WHICH IS ATTENDED BY AT LEAST 75 GUESTS.

1 THE USE OF THE PROPERTY SOLELY FOR AGRICULTURAL EDUCATION
2 ACTIVITIES SHALL NOT BE CONSIDERED AN “EVENT” UNDER THIS SUBSECTION.

3 B. A CATERING HALL CONVERTED TO SUCH USE FROM A DWELLING
4 LOCATED IN AN R.C.2 ZONE AND WITHIN THE HANOVER PIKE CORRIDOR STUDY
5 AREA IS SUBJECT TO THE FOLLOWING REQUIREMENTS SO LONG AS A CATERING
6 HALL IS OPERATING ON THE PROPERTY:

7 1. GENERAL RESTRICTIONS.

8 A. THE NUMBER OF EVENTS ON THE PROPERTY SHALL NOT
9 EXCEED 150 PER CALENDAR YEAR.

10 B. NO MORE THAN 300 GUESTS MAY ATTEND ANY EVENT
11 HELD AT THE PROPERTY.

12 C. SOUND LEVELS FOR EVENTS MAY NOT EXCEED THE
13 MAXIMUM ALLOWABLE NOISE LEVELS (DBA) FOR COMMERCIAL USES SET
14 FORTH IN COMAR SECTION 26.02.03.02.

15 D. THE PROPERTY MUST BE VACATED BY GUESTS AFTER AN
16 EVENT.

17 E. ALL SOLID SEWAGE AND WASTE GENERATED BY AN
18 EVENT MUST BE REMOVED FROM THE PROPERTY.

19 F. A CATERING HALL IS NOT PERMITTED WITHIN 5 MILES OF
20 ANOTHER PROPERTY WITH AN EXISTING CATERING HALL OR ANOTHER
21 PROPERTY FOR WHICH AN APPLICATION FOR A USE AND OCCUPANCY PERMIT
22 HAS BEEN FILED FOR A CATERING HALL.

23 2. EVENT TIMING.

1 A. THE PROPERTY MAY ONLY BE RENTED FOR EVENTS ON
2 FRIDAYS, SATURDAYS AND SUNDAYS.

3 B. EVENTS SHALL END ON FRIDAYS AND SATURDAYS BY
4 11:00 P.M. AND ON SUNDAY BY 8:00 P.M.

5 C. THERE SHALL BE NO MORE THAN 2 EVENTS HELD AT THE
6 PROPERTY ON ANY GIVEN DAY, ONLY 1 EVENT MAY BE HELD AT A TIME, AND IF
7 THERE ARE 2 EVENTS HELD ON THE SAME DAY, THERE MUST BE 2 HOURS
8 BETWEEN THE END OF THE FIRST EVENT AND THE BEGINNING OF THE SECOND
9 EVENT.

10 D. EVENTS MAY NOT BEGIN BEFORE NOON ON A SATURDAY
11 WHEN A FLEA MARKET WITHIN 5 MILES OF THE PROPERTY IS TAKING PLACE.

12 3. PARKING, LIGHTING, AND CONSTRUCTION.

13 A. THERE SHALL BE NO PARKING ALONG HANOVER PIKE OF
14 VEHICLES ASSOCIATED WITH AN EVENT.

15 B. ANY TEMPORARY LIGHTING USED FOR AN EVENT SHALL
16 BE TURNED OFF NO LATER THAN 30 MINUTES AFTER THE END OF THE EVENT.

17 C. AT LEAST 80% OF THE PROPERTY SHALL REMAIN
18 PERVIOUS AND ACCESS DRIVES WHICH ARE NOT PAVED SHALL BE CONSIDERED
19 PERVIOUS.

20 D. ANY ADDITIONAL BUILDING OR BARN CONSTRUCTED ON
21 THE PROPERTY SHALL BE NO GREATER IN SIZE THAN 12,000 SQUARE FEET AS
22 MEASURED ON THE GROUND FLOOR.

23 4. ALCOHOLIC BEVERAGES.

1 A. ALCOHOL SERVICE FOR FRIDAY AND SATURDAY EVENING
2 EVENTS SHALL END AT 10:00 P.M.

3 B. NO EVENT MAY BE HELD WHICH IS OPEN TO THE PUBLIC
4 AND INVOLVES TICKET SALES FOR ALCOHOL TASTINGS.

5 C. NO EVENT MAY INCLUDE PACKAGE ALCOHOL SALES.

6 D. THE PROPERTY MAY NOT BE USED AS A BREWERY,
7 DISTILLERY, OR WINERY.

8
9 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
10 the affirmative vote of five members of the County Council, shall take effect 14 days from the
11 date of enactment.



LEGISLATION DETAIL

LEGISLATION _____

DISPOSITION _____

ENACTED _____

EFFECTIVE _____

AMENDMENTS _____

ROLL CALL - LEGISLATION

MOTION		SECOND
AYE	NAY	
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Young
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Patoka
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Kach
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Jones
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Marks
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Ertel
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Crandell

ROLL CALL - AMENDMENTS

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