

Commissioners of Bel Air
Agenda
December 1, 2025

Ordinance No. 850-25

Town of Bel Air Code Amendments – Parking Lease Rates and Locations

RECOMMENDED MOTION: "...that Ordinance No. 850-25, amending the Code of the Town of Bel Air to clarify overflow parking on Lee Street be received by the Bel Air Board of Town Commissioners."

I. BACKGROUND

Article V, Section 450-42 establishes annual parking lease rates and locations of meters and eight-hour parking vouchers for the Town. Annual parking lease rates and fee-in-lieu rates are also determined by the text in this section of the Town Code.

II. PRIMARY ISSUES

Public parking and leased parking is in high demand in the north end of the downtown area of Bel Air. The Lee Street parking lot is entirely dedicated to monthly leases and has operated at full capacity for many years. In 2016, the Commissioners reviewed the need for parking and saw that more spaces were needed in the vicinity of the Lee Street lot. At that time, they provided for overflow parking on Lee Street for leased spaces in the parking lot since the on-street spaces were not experiencing much demand. Parking vouchers were also used in several locations to accommodate infrequent all-day parking at selected metered locations in the Town.

III. DISCUSSION/EXPLANATION

Since 2016, business activity has increased in the area and on-street parking is needed to accommodate patrons of local establishments. To assist local businesses and to provide for needed leased parking at the same time, staff recommends only allowing overflow parking for the Lee Street parking lot on the south side of Lee Street so the customers of local businesses can use the north side of the street. In addition, vouchers for eight-hour parking at certain locations are no longer being purchased by the public and do not justify the expense of printing. Elimination of these vouchers would further provide relief to Lee Street businesses since vouchers were eligible at that location.

IV. RECOMMENDATION

The Staff recommends receipt of Ordinance 850-25. A public hearing is scheduled for Monday, December 15, 2025.

Ordinance No. 850-25
An Ordinance Amending Town Code Chapter 450
Vehicles and Traffic, Article V. Meter and Lease Rates,
§ 450-41, Parking meter rates and § 450-42, Annual parking lease rates.

WHEREAS, Sections 401b (35) and 401b (36) of the Charter of the Town of Bel Air authorizes the Board of Town Commissioners to regulate off-street parking facilities, install meters, and prescribe rates of use thereof; and

WHEREAS, Chapter 450, Vehicles and Traffic, Article V, Meter and Lease Rates, Sections 450-41, Parking Meter Rates and 450-42, Annual Parking Lease Rates, establish locations and rates for metered and leased parking; and

WHEREAS, the Town of Bel Air Board of Town Commissioners wish to provide alternative methods to accommodate parking when demand arises; and

NOW, THEREFORE, BE IT ORDAINED by the Board of Town Commissioners that the Town of Bel Air Town Code, Chapter 450. Vehicles and Traffic, Article V. Meter and Lease Rates, § 450-41. Parking meter rates and § 450-42. Annual parking lease rates, shall be amended by Ordinance No. 850-25, as follows:

ARTICLE V. Meter and Lease Rates
§ 450-41. Parking meter rates.

- A. The following hourly meter rates are established for the parking areas indicated:
- (1) A rate of \$0.50 per hour is established for the following parking meter zones:
 - (a) Alice Anne Street from Bond Street to Hays Street and on the south side from Hays Street to Williams Street.
 - (b) Bond Street/Thomas Street public parking lot.
 - (c) Burns Alley public parking lot.
 - (d) Courtland Street from Main Street to Bond Street.
 - (e) Harford County parking lot meters located on South Main Street between Churchville Road and Courtland Street.
 - (f) Hays Street, east and west side, between Alice Anne Street and Baltimore Pike.
 - (g) Hickory Avenue public parking lot.
 - (h) Lee Street, between Main Street and Bond Street.

- (i) Main Street, east side, from a point 38 feet north of Fulford Avenue to a point 30 feet south of Gordon Street.
- (j) Main Street, west side, 180 feet north Churchville Road to Lee Street.
- (k) Pennsylvania Avenue, south side from a point 100 feet west of Bond Street to a point 240 feet west of Bond Street.
- (l) Thomas Street from Bond Street to Hays Street.
- (m) Parking garage located on the west side of Hickory Avenue.
- (n) Main Street parking lot located opposite Office Street.

~~(2) A rate of \$3 is established for an eight-hour parking voucher for the areas indicated:~~

- ~~(a) Metered section of the parking garage.~~
- ~~(b) Metered parking on Lee Street between Main Street and Bond Street.~~
- ~~(c) Metered parking on Alice Anne Street between Bond Street and Williams Street.~~
- ~~(d) Metered parking within the Hickory Avenue public lot.~~

§ 450-42. Annual parking lease rates.

A. The following annual parking lease rates are established for the parking areas indicated:

- (1) Rate of \$420 per year (\$35 per month) for the public parking lot located west of Bond Street at Thomas Street; the public parking garage located on the west side of Hickory Avenue; the public parking lot located on the south side of Lee Street along with the on-street parking along **the south side of** Lee Street between Main Street and Bond Street.
- (2) Rate of \$300 per year (\$25 per month) for the public parking lot located east of Hickory Avenue at Pennsylvania Avenue.

§ 450-43. Fee-in-lieu rates. [Amended 8-17-2020 by Ord. No. 796-20]

A fee of \$4,000 per space is established for each parking space required to satisfy parking fee-in-lieu requirements, as set forth in Article VII, § 165-51C (2) of the Bel Air Development Regulations.

BE IT FURTHER ORDAINED that this Ordinance shall become effective on the twenty-first (21st) day after passage unless petitioned to referendum.

INTRODUCTION:
PUBLIC HEARING:
ENACTMENT:
EFFECTIVE:
AYES:
NAYS:
ABSENT:

Paula S. Etting, Chair
Board of Town Commissioners

Michael L. Krantz, Town Clerk

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