

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2020, Legislative Day No. 27

Bill No. 126-20

Mr. David Marks, Councilman

By the County Council, November 16, 2020

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Honeygo Area – Panhandle Lots

FOR the purpose of amending the definitions of “panhandle driveway” and “panhandle lot;”
clarifying that the provisions for panhandle lots in the Honeygo Area are not subject to a
variance; and generally relating to panhandle lots ~~in the Honeygo Area.~~

BY repealing and re-enacting, with amendments

~~Section~~ Sections 101.1, the definition of “Panhandle Driveway” and “Panhandle Lot”,
and 259.9.C.1
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 1 – GENERAL PROVISIONS

5 Section 101 – Definitions

6
7 § 101.1. – Word usage; definitions.

8 Words used in the present tense include the future; words in the singular number include the
9 plural number; the word "shall" is mandatory. For the purposes of these regulations, certain
10 terms and words are defined below.

11 Any word or term not defined in this section shall have the ordinarily accepted definition as set
12 forth in the most recent edition of Webster's Third New International Dictionary of the English
13 Language, Unabridged.

14 PANHANDLE DRIVEWAY — The paved roadway which is located within the in-fee strip area,
15 EASEMENT AREA, OR OTHER LEGAL INSTRUMENT GRANTING ACCESS, of one or
16 more abutting panhandle lots and provides vehicular access to the local street or to a collector
17 street. A "use in common" agreement is established if the panhandle driveway serves two or
18 more abutting panhandle lots.

19 PANHANDLE LOT — A lot so shaped and situated that its only frontage or access to the local
20 or collector street is a narrow in-fee strip of land, EASEMENT, OR OTHER LEGAL
21 INSTRUMENT GRANTING ACCESS, which contains a driveway and may contain water and
22 sewer lines and other utilities.

1 ARTICLE 2 – ELEVATOR-APARTMENT RESIDENCE ZONES,
2 RESIDENTIAL-OFFICE ZONES, OFFICE ZONES, BUSINESS ZONES,
3 MANUFACTURING ZONES AND DISTRICTS

4 Section 259 – Districts

5
6 § 259.9. – Development standards for H and H1 Overlay Districts.

7 These standards are intended to be additions to, modifications of and exceptions from the standards
8 required by the underlying zoning classification on the land in the area. All conflicts are to be
9 resolved in accordance with Subsection G of this section.

10 C. Building and site design standards.

11 1. PANHANDLE LOTS.

12 A. PANHANDLE LOTS ARE MORE FULLY DESCRIBED IN THE
13 COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES – PANHANDLE LOTS.
14 THESE LOTS ARE DESCRIBED AS EXHIBITING A CERTAIN DESIGN AND ARE
15 APPROVED ONLY UNDER PROPER CIRCUMSTANCES. ULTIMATELY, THE DESIGN
16 AND APPEARANCE OF THE LOT SHALL BE AN ELEMENT OF WHETHER A
17 SUBDIVISION IS A PANHANDLE CONFIGURATION, WHILE ALSO TAKING INTO
18 CONSIDERATION THE WIDTH OF THE IN-FEE STRIP, EASEMENT OR OTHER LEGAL
19 MEANS OF GRANTING ACCESS.

20 B. Except for the area east of Honeygo Boulevard, south of Joppa Road, west of
21 Cowenton Avenue, and north of I-95, and the area east of Cowenton Avenue, south of Joppa Road,
22 and north of Panorama Drive, panhandle lots are not permitted in the Honeygo Area, including as
23 part of a minor subdivision, AND NO VARIANCE IN THESE REQUIREMENTS MAY BE

1 GRANTED UNDER THE PROVISIONS OF SECTION 307 OF THESE REGULATIONS.

2

3 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
4 the affirmative vote of five members of the County Council, shall take effect on January 4, 2021.



LEGISLATION DETAIL

LEGISLATION _____

DISPOSITION _____

ENACTED _____

EFFECTIVE _____

AMENDMENTS _____

ROLL CALL - LEGISLATION

MOTION		SECOND
AYE	NAY	
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Quirk
<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"/>	Councilwoman Bevins
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION		SECOND
AYE	NAY	
<input type="checkbox"/>	<input type="checkbox"/>	Councilman Quirk
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