

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

Bill No. 11-23

Mr. David Marks, Councilman

By the County Council, February 21, 2023

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Honeygo Overlay District

FOR the purpose of prohibiting panhandle lots in the Honeygo Overlay District after a certain time; defining an Urban Forest Patch Conservancy Area and setting certain limitations on disturbing such areas in the Honeygo Overlay District; amending the authorization to accept a fee in lieu of providing the required open space in certain areas of the Honeygo Overlay District; and generally related to the Honeygo Overlay District.

BY adding

Sections 259.5, the definition of “Urban Forest Patch Conservancy Area” listed alphabetically and 259.9.H Baltimore County Zoning Regulations, as amended

BY repealing and re-enacting, with amendments

Sections Section 259.9.C.1 and 259.9.E.6 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 2 - ELEVATOR-APARTMENT RESIDENCE ZONES,
5 RESIDENTIAL-OFFICE ZONES, OFFICE ZONES, BUSINESS ZONES,
6 MANUFACTURING ZONES AND DISTRICTS

7 Section 259 – Districts

8
9 § 259.5. Definitions.

10 For the purposes of the Honeygo Area:

11 URBAN FOREST PATCH CONSERVANCY AREA - AN AREA OF LAND
12 LOCATED WITHIN THE HONEYGO OVERLAY DISTRICT COMPRISED OF AT LEAST
13 40 CONTIGUOUS ACRES OF NATURAL WOODED RESOURCES. AN URBAN FOREST
14 PATCH CONSERVANCY AREA MAY CONSIST OF WOODED AREAS, STREAMS,
15 STREAM VALLEYS, WETLANDS, STEEP SLOPES, NATURAL AND HISTORIC AREAS
16 AND ALL ASSOCIATED BUFFERS AND SETBACKS.

17
18 § 259.9. Development standards for H and H1 Overlay Districts.

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

22 C. Building and site design standards.

23 1. Panhandle lots ARE NOT PERMITTED.

1 [a. Panhandle lots are more fully described in the Comprehensive Manual
2 of Development Policies - Panhandle Lots. These lots are described as exhibiting a certain
3 design and are approved only under proper circumstances. Ultimately, the design and
4 appearance of the lot shall be an element of whether a subdivision is a panhandle configuration,
5 while also taking into consideration the width of the in-fee strip, easement or other legal means
6 of granting access.

7 b. Except for the area east of Honeygo Boulevard, south of Joppa Road,
8 west of Cowenton Avenue, and north of I-95, and the area east of Cowenton Avenue, south of
9 Joppa Road, and north of Panorama Drive, panhandle lots are not permitted in the Honeygo
10 Area, including as part of a minor subdivision, and no variance in these requirements may be
11 granted under the provisions of Section 307 of these regulations.]

12 2. Reverse frontage lots are not permitted INCLUDING THE CREATION OF
13 LOTS THAT WOULD RESULT IN A REVERSE FRONTAGE BEING CREATED ON
14 ADJOINING LOTS IN ANOTHER SUBDIVISION.

15 ~~E. Open space standards.~~

16 ~~5. — A. The county may accept a fee in lieu of providing required open space~~
17 ~~when such fee is in conformance with these regulations. The fee shall be established annually by~~
18 ~~the Baltimore County Planning Board in accordance with the procedure set forth in § 3-1-202 of~~
19 ~~the Baltimore County Code.~~

20 ~~B. RESIDENTIAL DEVELOPMENT IN THE HONEYGO AREA~~
21 ~~WITHIN SUBDIVISIONS LOCATED WEST OF INTERSTATE 95 SHALL PROVIDE OPEN~~
22 ~~SPACE THAT IS INTERNALIZED TO THEIR PROJECT AND SHALL NOT BE~~
23 ~~PERMITTED TO PAY A FEE IN LIEU OF PROVIDING THE REQUIRED OPEN SPACE.~~

1 H. URBAN FOREST PATCH CONSERVANCY AREA. NO MORE THAN 20% OF
2 THE URBAN FOREST PATCH CONSERVANCY AREA MAY BE DISTURBED.

3
4 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
5 the affirmative vote of five members of the County Council, shall take effect 14 days from the
6 date of enactment and shall apply to any development that has not obtained final, non-appealable
7 approval of the Development Plan.



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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