

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2025, Legislative Day No. 10

Bill No. 41-25

Mr. David Marks, Councilman

By the County Council, May 22, 2025

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Residential Development Proposals in the Honeygo Overlay
District

FOR the purpose of authorizing certain development tracts in the Honeygo Overlay District to
be developed with residential uses under certain conditions; and generally relating to
residential development in the Honeygo Overlay District.

BY adding

Section 259.9.A.7
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 § 259.9. Development standards for H and H1 Overlay Districts.

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

13 A. Uses.

14 7. NOTWITHSTANDING ANY OTHER REGULATION OR POLICY TO THE
15 CONTRARY, A DEVELOPMENT TRACT IN THE EASTERN SUBAREA MAY BE
16 DEVELOPED WITH SINGLE-FAMILY DETACHED DWELLINGS, SUBJECT TO THE
17 FOLLOWING CONDITIONS AND RESTRICTIONS:

18 A. A LOT SHALL NOT BE CONSIDERED TO BE A PANHANDLE
19 LOT FOR PURPOSES OF SECTION 259.9.C.1 IF IT HAS FRONTAGE ON A PUBLIC
20 ROAD AT LEAST 45 FEET WIDE.

21 B. ANY OPEN SPACE REQUIRED BY THESE ZONING
22 REGULATIONS OR THE BALTIMORE COUNTY CODE MAY BE SATISFIED THROUGH

1 THE DEDICATION OF LAND TO BALTIMORE COUNTY IF THE LAND IS ADJACENT
2 TO AN EXISTING COUNTY PARK.

3 C. A DEVELOPER SHALL NOT BE REQUIRED TO EXTEND
4 EXISTING PUBLIC ROADS THROUGH A DEVELOPMENT TO PROVIDE ACCESS TO
5 NEW LOTS.

6
7 SECTION 2. AND BE IT FURTHER ENACTED, that this Act shall take effect 14 days
8 after its enactment.



LEGISLATION DETAIL

LEGISLATION

DISPOSITION

ENACTED

EFFECTIVE

AMENDMENTS

ROLL CALL - BILL

MOTION

SECOND

AYE

NAY

☐☐

Councilman Young

☐☐

Councilman Patoka

☐☐

Councilman Kach

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Councilman Jones

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Councilman Marks

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Councilman Ertel

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