

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2010, Legislative Day No. 14

Bill No. 75-10

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Mr. John Olszewski, Sr., Councilman  
(By Request of the County Executive)

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By the County Council, September 7, 2010

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A BILL  
ENTITLED

AN ACT concerning

Housing Standards

FOR the purpose of revising certain setback and building height standards and requirements for certain types of traditional housing units; and generally relating to uses in the County's business zones.

By repealing and re-enacting, with amendments

Section 1B01.2.C.1.b. and c.  
Baltimore County Zoning Regulations, as amended

1           SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE  
2 COUNTY, MARYLAND, that Section 1B01.2.C.1.b. and c. of the Baltimore County Zoning  
3 Regulations, as amended, be and it is hereby repealed and re-enacted, with amendments, to read as  
4 follows:

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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 §1B01.2 General density, bulk, building separation, open space and other height and area standards  
 2 and regulations.

3 C. Building setback requirements.

4 1. Except as otherwise may be provided under standards adopted pursuant to Section 504.2, the  
 5 minimum setbacks and heights shall be as set forth in the following tables:

6 b. Single-family detached, two-family alternative site design dwellings.

	Alternative Site Design Dwellings			
	D.R.1 & 2 Zones (feet)	D.R.3.5, 5.5, 10.5 & 16 Zones (feet)	Zero & Zipper Lots All D.R. Zones (feet)	[Neo-]Traditional All D.R. Zones (feet)
7 From front building face to:				
8 Public street right-of-way	25	25	25	[15] 10
9 or property line				
10 [Arterial or collector	--	--	--	25 ]
11 From side building face to:				
12 Side building face	30	16 less than 20 high	16	[16 less than 20 high 20 greater than 20 high] 12
13 Public street right-of-way	25	15	15	[15] 10
14 Paving of a private road	30	25	25	[25] 20
15 Tract boundary	25	15	15	[15] 10
16 From rear building face to:				
17 Rear property line	30	30	20	[50] SEE CMDP
18 Public street right-of-way	30	30	20	[50] SEE CMDP
19 Additional setbacks:				
20 Setbacks for buildings				SETBACKS FOR
21 located adjacent to arterial				BUILDINGS LOCATED
22 roadways shall be increased				ADJACENT TO
23 by an additional 20 feet.				ARTERIAL ROADWAYS
				SHALL BE INCREASED
				BY AN ADDITIONAL
				30 FEET

24 This table lists minimum setback requirements and building heights for urban residential use. For a fuller explanation of these  
 25 and other requirements, consult the Comprehensive Manual of Development Policies (CMDP).

26 c. Group house (except back-to-back group house).

1		<b>Group House</b>
2	From front building face to:	
3		
4	Public street right-of-way or property line	
5		
6	Garage units	25 feet
7	Non-garage units	
8	Perpendicular parking	13 feet
9	Parallel parking	15 feet
10	PARALLEL PARKING - TRADITIONAL	10 FEET
11		
12	From side building face to:	
13		
14	Side building face	25, 20 feet*
15	TRADITIONAL	15 FEET
16	Public street right-of-way	25 feet
17	TRADITIONAL	10 FEET
18		
19	From rear building face to:	
20		
21	Rear property line [or]	30 feet
22	TRADITIONAL - SEE CMDP	
23	Public street right-of-way	45 feet
24	TRADITIONAL - SEE CMDP	
25		
26	Any building face to:	
27		
28	Tract boundary	30 feet
29	TRADITIONAL - SEE CMDP	
30		
31	Additional setbacks:	
32		
33	Setbacks for buildings located adjacent to arterial	
	roadways shall be increased by an additional 20 feet	
	TRADITIONAL - INCREASED BY 30 FEET	

34 This table lists minimum setback requirements and building heights for urban residential use. For a fuller  
35 explanation of this requirement, consult the Comprehensive Manual of Development Policies (CMDP).  
36 \* See CMDP Section II, Single-Family Attached.

37 SECTION 2. AND BE IT FURTHER ENACTED, that this Act shall take effect 45 days  
38 after its enactment.