

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2012, Legislative Day No. 4

Bill No. 11-12

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Mr. David Marks, Councilman

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By the County Council, February 21, 2012

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AN ACT concerning

Honeygo Development Standards

FOR the purpose of providing certain site design standards for garages in the Honeygo Overlay District; amending certain setback requirements; and generally relating to Development Standards in Honeygo.

BY repealing and re-enacting, with amendments

Section 259.9.C.3 and 259.9.B.4.e.  
Baltimore County Zoning Regulations, as amended

1           SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE  
2 COUNTY, MARYLAND, that Section 259.9.C.3. and 259.9.B.4.e. of the Baltimore County  
3 Zoning Regulations, as amended, be and they are hereby repealed and re-enacted, with

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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 amendments to read as follows:

2 §259.9. Development Standards for H and H1 Overlay Districts.

3 C. Building and site design standards.

4 3. a. Except for properties with approved development plans or CRG plans, which shall  
5 be allowed front entry garages in accordance with the regulations in effect prior to January 14,  
6 1995, a front entry garage shall be recessed at least eight feet behind the front facade of the  
7 dwelling OR, IN THE ALTERNATIVE, FOR A GARAGE NOT RECESSED OR RECESSED  
8 LESS THAN EIGHT FEET, A MINIMUM SETBACK OF 18 FEET SHALL BE PROVIDED,  
9 MEASURED FROM THE EXTERIOR GARAGE WALL TO THE RIGHT-OF-WAY OF A  
10 COLLECTOR STREET, NEIGHBORHOOD STREET, ALLEY OR COURT AS DEFINED IN  
11 THE HONEYGO OVERLAY DISTRICT DESIGN GUIDELINES. A two-car garage facing the  
12 street shall have two individual doors separated by a divider. The front facade of all garages,  
13 including the divider and not including the garage doors, shall be constructed of the same  
14 approved materials as the front facade of the building. ~~GARAGES SHALL CONFORM TO~~  
15 ~~THE REQUIREMENTS OF SECTION 260.6.B~~ USE ITEMS SUCH AS WINDOWS,  
16 DECORATIVE PATTERNS, AND COLOR TO RELIEVE THE VISUAL IMPACT OF THE  
17 HOUSE FROM THE STREET.

18 b. The exterior surface of a side-entry garage, not including the garage doors, which  
19 faces the front of the dwelling shall be constructed of the same approved materials as the front  
20 facade of the building.

1 B. Bulk and area standards.

2 4. Except as provided in this section, the provisions of Section 1B01.2.C apply to  
3 development in the overlay districts. In the districts, the minimum residential dwelling setbacks  
4 are:

5 e. Except for properties with approved development plans or CRG plans, [50] 40  
6 feet from the rear property line except for:

7 (1) Unroofed additions, including patios and decks; and

8 (2) Roofed additions which do not exceed in width 50% of the dwelling  
9 unit, and which do not extend more than 10 feet into the rear yard setback area.

10 ~~SECTION 2. AND BE IT FURTHER ENACTED, that this Act shall take effect forty-~~  
11 ~~five (45) days after its enactment.~~

12 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by  
13 the affirmative vote of five members of the County Council, shall take effect on April 2, 2012  
14 and shall apply retroactively to any development plan approved on or after May 1, 2003.