

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2021, Legislative Day No. 12

Bill No. 77-21

Mr. Julian E. Jones, Jr., Chairman

By the County Council, July 6, 2021

A BILL
ENTITLED

AN ACT concerning

Development – Limited Exemptions – Minor Subdivisions

FOR the purpose of amending the number of lots permitted to be shown as a limited exemption residential development plan; and generally relating to limited exemptions.

BY repealing and re-enacting, with amendments

Section 32-4-106(b)
Article 32 – Planning, Zoning, and Subdivision Control
Title 4 – Development
Subtitle 1 – In General
Baltimore County Code, 2015

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 Laws of Baltimore County read as follows:

3
4 ARTICLE 32 – PLANNING, ZONING, AND SUBDIVISION CONTROL

5 Title 4 – Development

6 Subtitle 1 – In General

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8 § 32-4-106. Limited Exemptions.

9 (b) The following development is exempt from the community input meeting and the
10 Hearing Officer's hearing under Subtitle 2 of this title:

11 (1) Lot line adjustments, including the combination of lots or parcels;

12 (2) Amendments to an approved Development Plan or plat that do not materially
13 alter the proposed development;

14 (3) The subdivision of land that is in an approved state agricultural land
15 preservation district or county agricultural easement for the purpose of the conveyance of the lots
16 to the owner or the children of the owner under Title 2, Subtitle 5 of the Agriculture Article of
17 the Annotated Code of Maryland and Article 24 of the Code;

18 (4) The subdivision of a farm tract into two lots;

19 (5) The subdivision of land into [three] FIVE or fewer lots for residential single-
20 family dwellings;

21 (6) The construction of accessory structures;

22 (7) The subdivision of land or buildings in a planned office or industrial park for
23 which a Development Plan has been approved in accordance with this title;

1 (8) A minor development that does not exceed a total of three lots; and

2 (9) A development plan processed under § 235.B.8. of the Baltimore County
3 Zoning Regulations is subject to review by the Design Review Panel.

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5 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
6 the affirmative vote of five members of the County Council, shall take effect on August 16,
7 2021.