

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2023, Legislative Day No. 2

Bill No. 6-23

Mr. Julian E. Jones Jr., Chairman
By Request of County Executive

By the County Council, January 17, 2023

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Minimum Width (Modernizing Townhome Construction Act)

FOR the purpose of establishing the minimum width for Group Houses; permitting certain widths of Group Houses in certain areas and under certain conditions; and generally relating to Group Houses.

BY repealing and re-enacting without amendments

Section 101.1, the definitions of “Group House” and “Group House, Back-to-Back” listed alphabetically
Baltimore County Zoning Regulations, as amended

BY adding

Section 1B01.2.C.4
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 1 – GENERAL PROVISIONS

5 Section 101 – Definitions

6 § 101.1. Word usage; definitions.

7 GROUP HOUSE - A group of not less than three attached dwelling units which have
8 been constructed together in a lateral row surrounded by yard space, each dwelling unit separated
9 from another by a party wall. Group houses include townhouse apartment buildings, group-
10 house apartment buildings, back-to-back group houses and other groups of at least three attached
11 dwellings. A group house does not include a duplex or semidetached dwelling. A single-family
12 group house refers to any one dwelling within the attached group.

13 GROUP HOUSE, BACK-TO-BACK - A group house which is attached to two or more
14 other dwelling units by a side and rear party wall.

15
16 ARTICLE 1B – DENSITY RESIDENTIAL (D.R.) ZONES

17 Section 1B01 – Regulations With Respect to D.R. Zones in General

18 § 1B01.2. General density, bulk, building separation, open space and other height and area
19 standards and regulations.

20 C. Building setback requirements.

21 4. GROUP HOUSE MINIMUM WIDTHS.

22 A. THE MINIMUM WIDTH OF A SINGLE-FAMILY GROUP HOUSE MAY
23 NOT BE LESS THAN 20 FEET UNLESS THE GROUP HOUSE IS:

1 (1) APPROVED THROUGH THE PLANNED UNIT DEVELOPMENT
2 PROCESS AS PART OF A RESOLUTION AUTHORIZING THE CONTINUED REVIEW OF
3 THE PLANNED UNIT DEVELOPMENT UNDER SECTION 32-4-242(D) OF THE
4 BALTIMORE COUNTY CODE; OR

5 (2) LOCATED WITHIN A GROWTH TIER 1 DESIGNATED AREA
6 AND COMPLIES WITH THE CONDITIONS SET FORTH IN SUBPARAGRAPH B OF THIS
7 SUBSECTION.

8 B. THE MINIMUM WIDTH OF ANY SINGLE-FAMILY GROUP HOUSE
9 SHALL BE 16 FEET OR WIDER AND THE DEVELOPMENT PLAN SHALL MEET THE
10 FOLLOWING CONDITIONS:

11 (1) A GOOD FAITH EFFORT SHALL BE MADE FOR THE GROUP
12 HOUSES MUST TO HAVE A MIXTURE OF DIFFERENT WIDTHS AND SQUARE
13 FOOTAGE ACROSS THE SITE; AND

14 ~~(2) SINGLE-FAMILY GROUP HOUSES LESS THAN 20 FEET IN~~
15 ~~WIDTH ARE ONLY PLACED IN THE INTERIOR OF A GROUP HOUSE ROW AND~~
16 ~~ALONG THE INTERIOR NETWORK OF A DEVELOPMENT; AND~~

17 ~~(3)~~ (I) THERE IS SHALL BE A SET-ASIDE, ENCUMBERED BY
18 A RECORDED DEED RESTRICTION, OF AT LEAST 10 PERCENT OF THE TOTAL
19 NUMBER OF SINGLE-FAMILY GROUP HOUSES IN THE DEVELOPMENT FOR
20 HOUSEHOLDS WITH AN INCOME AT OR BELOW 120% OF THE AREA MEDIAN
21 INCOME FOR THE BALTIMORE COUNTY REGION.

22 (II) THE SET-ASIDE UNITS SHALL BE:

- 1 (1) COMPATIBLE IN EXTERIOR DESIGN, SCALE
2 AND APPEARANCE WITH OTHER UNITS IN THE PROPOSED DEVELOPMENT;
3 (2) SPREAD THROUGHOUT THE DEVELOPMENT;
4 (3) NOT CLUSTERED IN ONE OR MORE AREAS;
5 (4) EQUIVALENT IN FLOOR AREA TO THE NON-
6 SET-ASIDE UNITS OF THE SAME WIDTH; AND
7 (5) COMPARABLE TO THE MARKET RATE UNITS
8 IN THE SAME PROJECT AS TO NUMBER OF BEDROOMS, OVERALL QUALITY OF
9 CONSTRUCTION, AND CONSISTENT WITH STANDARDS SET FORTH IN THE
10 APPLICABLE COUNTY HOUSING, BUILDING, FIRE, ENERGY EFFICIENCY,
11 PLUMBING, AND DESIGN LAWS, CODES, RULES, GUIDELINES, MANUALS, AND
12 REGULATIONS.

13 C. A DEVELOPMENT PLAN THAT PROPOSES A SINGLE-FAMILY
14 GROUP HOUSE LESS THAN 20 FEET IN WIDTH MAY NOT BE GRANTED WAIVERS
15 OR VARIANCES SOLELY DUE TO THE REDUCTION IN WIDTH TO LESS THAN 20
16 FEET FROM:

- 17 (1) BUILDING HEIGHT AND SETBACK REQUIREMENTS ~~DUE TO~~
18 ~~THE REDUCTION IN WIDTH TO LESS THAN 20 FEET~~; OR
19 (2) LANDSCAPING, LOCAL OPEN SPACE, OR ENVIRONMENTAL
20 AREA REQUIREMENTS ~~DUE TO THE REDUCTION IN WIDTH TO LESS THAN 20~~
21 ~~FEET~~.

1 SECTION 2. AND BE IT FURTHER ENACTED, that the Department of Planning shall
2 amend the Comprehensive Manual of Development Policies, including Division II, Section A,
3 and any other applicable policy or regulation, to comply with this Act.

4 SECTION 3. AND BE IT FURTHER ENACTED, that this Act shall take effect 45 days
5 after its enactment.



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

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

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

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