COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2026, Legislative Day No. 6

Bill No. 25-26

Councilmembers Marks, Patoka & Ertel

By the County Council, March 2, 2026

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Residential Performance Standards – Panhandle Lots

FOR the purpose of prohibiting panhandle lots in the Perry Hall area, as described in the Perry Hall Community Plan; and generally relating to panhandle lots.

BY repealing and re-enacting, with amendments

Section 260.2.C
Baltimore County Zoning Regulations, as amended

SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Baltimore County Zoning Regulations read as follows:

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.

ARTICLE 2 – ELEVATOR-APARTMENT RESIDENCE ZONES, RESIDENTIAL-OFFICE ZONES, OFFICE ZONES, BUSINESS ZONES, MANUFACTURING ZONES AND DISTRICTS

Section 260 – Residential Performance Standards

§ 260.2. Site planning.

C. Panhandle lots are not permitted as a matter of right. Panhandles must conform to § 32-4-409 of the Baltimore County Code and to the standards in the Comprehensive Manual of Development Policies.

1. Panhandle lots are not permitted in the South Perry Hall-White Marsh area.

2. Panhandle lots are not permitted in the Middle River area, as defined in Bill No. 59-07, or in the Greenspring-East Pikesville area, as described in Resolution 20-11, unless each lot has a minimum size of two acres.

3. Panhandle lots are not permitted in the Carney-Cub Hill-Parkville area, as described in the Carney-Cub Hill-Parkville Area Community Plan (Resolution No. 22-10).

4. PANHANDLE LOTS ARE NOT PERMITTED IN THE PERRY HALL AREA, AS DESCRIBED IN THE PERRY HALL COMMUNITY PLAN (RESOLUTION 13-11).

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

# LEGISLATION DETAIL

| | |
|---|---|
| LEGISLATION | BILL 25-26 |
| DISPOSITION | PASSED |
| ENACTED | 04/15/26 |
| EFFECTIVE | 04/29/26 |
| AMENDMENTS | NO |

ROLL CALL - BILL

MOTION MARKS SECOND ERTEL

| AYE | NAY | |
|---|---|---|
| ☑ | ☐ | Councilman Young |
| ☑ | ☐ | Councilman Patoka |
| ☑ | ☐ | Councilman Kach |
| ☑ | ☐ | Councilman Jones |
| ☑ | ☐ | Councilman Marks |
| ☑ | ☐ | Councilman Ertel |
| ☑ | ☐ | Councilman Crandell |

ROLL CALL - AMENDMENTS

MOTION SECOND

| AYE | NAY | |
|---|---|---|
| ☐ | ☐ | Councilman Young |
| ☐ | ☐ | Councilman Patoka |
| ☐ | ☐ | Councilman Kach |
| ☐ | ☐ | Councilman Jones |
| ☐ | ☐ | Councilman Marks |
| ☐ | ☐ | Councilman Ertel |
| ☐ | ☐ | Councilman Crandell |

ROLL CALL - AMENDMENTS

MOTION SECOND

| AYE | NAY | |
|---|---|---|
| ☐ | ☐ | Councilman Young |
| ☐ | ☐ | Councilman Patoka |
| ☐ | ☐ | Councilman Kach |
| ☐ | ☐ | Councilman Jones |
| ☐ | ☐ | Councilman Marks |
| ☐ | ☐ | Councilman Ertel |
| ☐ | ☐ | Councilman Crandell |

ROLL CALL - AMENDMENTS

MOTION SECOND

| AYE | NAY | |
|---|---|---|
| ☐ | ☐ | Councilman Young |
| ☐ | ☐ | Councilman Patoka |
| ☐ | ☐ | Councilman Kach |
| ☐ | ☐ | Councilman Jones |
| ☐ | ☐ | Councilman Marks |
| ☐ | ☐ | Councilman Ertel |
| ☐ | ☐ | Councilman Crandell |