

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2016, Legislative Day No. 11

Bill No. 44-16

Mr. David Marks, Council

By the County Council, June 6, 2016

A BILL
ENTITLED

AN ACT concerning

Downtown Towson District

FOR the purpose of establishing the Downtown Towson District; repealing provisions relating to the C.T. District of Towson; repealing obsolete provisions; specifying the requirements and design guidelines for the Downtown Towson District; revising the duties of the Baltimore County Design Review Panel; providing that certain development, including development in the Downtown Towson District, is subject to Design Review Panel review; providing for the effect of a Design Review Panel recommendation; providing for the application of the Act; and generally relating to the Downtown Towson District.

BY repealing

Sections 230.1.A.4, 235B.4.B., 235.B.7, 235B.7.1., 235B.8, 300.3, and 409.6.B.1.d., and in the Table of Sign Regulations, paragraph 1.(2)(d) and paragraph 5.(p) and (q)
Baltimore County Zoning Regulations

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.

By repealing and re-enacting, with amendments
Sections 235B.4.A., 409.6.A.2. fast-food and standard restaurants; nightclub, tavern, etc.;
office-general; retail-general; and shopping center (100,000 square feet or more),
409.6.A.4. athletic club or health spa, 409.6.B.2 and 3, 409.7.B.1., 409.8.A.4., 409.14.A.,
450.5.B.6., 450.7.B.1.b., and in the Table of Sign Regulations, paragraphs 7.(a),
and Section 4A02.4.E.1.
Baltimore County Zoning Regulations

By adding
Section 259.2.G.
Baltimore County Zoning Regulations

By repealing and re-enacting, with amendments
Sections 32-4-203(a), (c)(1), (d)(2), (h)(1), and (i) and
Section 32-4-204(c), (d), and (e)
Article 32 - Planning, Zoning, and Subdivision Control
Title 4 - Development
Baltimore County Code 2003

By adding
Section 32-4-203(c)(4)
Article 32 - Planning, Zoning, and Subdivision Control
Title 4 - Development
Baltimore County Code 2003

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that Sections 230.1.A.4., 235B.4.B., 235.B.7., 235.B.7.1., 235B.8.,
3 300.3, and 409.6.B.1.d., and in the Table of Sign Regulations, paragraph 1.(2)(d) and paragraph
4 5.(p) and (q) of the Baltimore County Zoning Regulations be and they are hereby repealed.

5 SECTION 2. AND BE IT FURTHER ENACTED, that the Baltimore County Zoning
6 Regulations read as follows:

1 Section 235B

2 Special Regulations for C.T. Districts

3 §235B.4. Open space ratio; streetscaping.

4 A. [Except in the C.T. District of Towson, the] THE minimum permitted amenity open
5 space ratio shall be 0.1, except for above-grade floor space used for accessory off-street parking
6 spaces, the ratio shall be 0.02.

7 Section 409

8 Off-street parking and loading

9 §409.6. Required number of parking spaces.

10 A. General requirements. The standards set forth below shall apply in all zones unless
11 otherwise noted. If the required number of off-street parking spaces is not set forth for a
12 particular type of use, the Director of Permits, Approvals and Inspections shall determine the
13 basis of the number of spaces to be provided. If the number of spaces calculated in accordance
14 with this section results in a number containing a fraction, the required number of spaces shall be
15 the next highest whole number.

2. Commercial and services uses.

Type of Use	Minimum Number of Required Off-Street Parking Spaces
Fast-food and standard restaurants: general rule	16 per 1,000 square feet of gross floor area with at least 10 spaces required in all cases, except that no parking spaces are required for restaurants in [the C.T. District of Towson,] the C.T. District of Owings Mills for a state-designated transit-oriented development, or for buildings contributing to the historic character of an area, if such buildings have been designated On the National Register of Historic Places and are located within a C.T. or B.L.-C.C.C. District and if such buildings will be adapted for reuse for a restaurant.
Nightclub, tavern, striptease, business, catering hall or drive-in restaurant	20 per 1,000 square feet of gross floor area with at least 10 spaces required for nightclubs or taverns [in the C.T. District of Towson or] for buildings contributing to the historic character of an area, if

1 such buildings have been designated on
2 The National Register of Historic Places
3 and are located within a C.T. or B.L.-C.C.C.
4 District and if such buildings will be
5 adapted for reuse for a nightclub, tavern or
6 striptease business.

7 Office – general

[In the C.T. District of Towson: 3.3 per
8 1,000 square feet of gross ground floor area
9 and 2 per 1,000 square feet of gross floor
10 area of upper floors.

11 Elsewhere:] 3.3 per 1,000 square feet of
12 gross floor area.

13 No parking spaces are required for buildings
14 contributing to the historic character of an
15 area, if such buildings have been designated
16 on the National Register of Historic Places
17 and are located within a C.T. or B.L.-C.C.C.
18 District and have been adapted for reuse for
19 office space.

20 Retail – general

[3 per 1,000 square feet of gross floor area
21 in the C.T. District of Towson;] 5 per
22 1,000 square feet of gross floor area

1 [elsewhere]. No parking spaces are required
2 for buildings contributing to the historic
3 character of an area, if such buildings have
4 been designated on the National Register
5 of Historic Places and are located within
6 a C.T. or B.L.-C.C.C. District and have
7 been adapted for reuse for retail space.

8 Shopping center (100,000
9 square feet or more of gross
10 leasable area)

[In the C.T. District of Towson; the required
number of spaces shall be calculated
according to the particular types of tenants
in the shopping center, i.e., each tenant shall
be considered as a separate use.

Elsewhere:] 5 per 1,000 square feet of gross
leasable area, including any area devoted to
restaurants, but excluding any area devoted
to theaters and warehouses, in which case
the theaters and warehouses shall be
considered as separate uses.

19 4. Recreational and institutional uses.

20 Athletic Club or health spa

10 per 1,000 square feet of gross floor area,
21 excluding any area devoted to tennis/
22 racquetball courts or other similar courts

1 in which case there shall be 3 per court,
2 except that 3 parking spaces per 1,000
3 square feet of gross floor area are required
4 for athletic clubs or health spas in the
5 [C.T. District of Towson or] C. T. District
6 of Owings Mills for a state-designated
7 transit-oriented development.

8 B. Adjustments to general requirements.

9 2. Ridesharing adjustment. The required number of off-street parking spaces for
10 any office or industrial use with 100 or more employees may be reduced by 10% for participation
11 in a continuous, personalized ridesharing assistance program. [The ridesharing adjustment shall
12 not apply to general offices in the C.T. District of Towson.]

13 a. Conditions for approval. To qualify for a 10% reduction, the owner or
14 lesser shall meet the following requirements:

15 (1) Actively participate in the regional ridesharing program, as
16 administered by the State of Maryland or Baltimore County.

17 (2) Assign an on-site ridesharing coordinator to periodically
18 interact with the regional ride-sharing program and promote the program internally to employees.

19 (3) Establish an in-house carpool promotion and matching program
20 and provide such maps, displays and materials as are necessary to inform employees of its
21 availability.

1 (4) Reserve a minimum of 10% of all parking spaces for carpools
2 or vanpools and have those spaces so designated by appropriate signage.

3 (5) Demonstrate to the satisfaction of the Zoning Commissioner
4 that, in the event of future noncompliance, it will be feasible to either construct or lease the
5 additional required parking spaces.

6 (6) Certify annually to the Zoning Commissioner that these criteria
7 are being met.

8 b. Penalties for noncompliance. If the criteria for the reduction in the
9 required number of off-street parking spaces are no longer being met, the owner or lessee shall be
10 required to construct or lease additional parking spaces equal in number to the reduction granted.
11 Failure to construct or lease the required additional parking spaces is a violation of these Zoning
12 Regulations.

13 3. Shared parking adjustment. Two or more uses shall be permitted to share their
14 off-street parking spaces in a common parking facility if the hours or days of peak parking for the
15 uses are so different that a lower total will provide adequately for all uses served by the facility,
16 without conflict or encroachment. To assure that no conflict or encroachment occur, shared
17 parking spaces for such uses shall be provided according to the following table. [The shared
18 parking adjustment shall not apply to uses in the C.T. District of Towson, except for theater uses
19 and office or industrial uses.]

1 §409.7. Location of parking.

2 All required off-street parking spaces shall be located either on the same lot as the
3 structure or use to which they are accessory or off-site as provided for below.

4 B. Uses other than residential.

5 1. Except in C.T. Districts and R-O-A and R-O Zones, off-site parking
6 spaces for uses other than residential and lodging shall be located within 500 feet walking
7 distance of a building entrance to the use that such spaces serve. In C.T. Districts, such spaces
8 shall be permitted within 1,000 feet walking distance of the building entrance. [In the C.T.
9 District of Towson, such spaces shall be permitted within 1,500 feet walking distance of the
10 building entrance, provided that they are located within the town center boundary.] For a
11 state-designated transit-oriented development in the C.T. District of Owings Mills, such spaces
12 shall be located within the boundaries of the plan of development.

13 §409.8. Design standards.

14 A. Requirements for parking facilities in all zones. All off-street parking facilities shall
15 be subject to the following requirements:

16 4. Distance to street line. No parking space in a surface parking facility for
17 a nonresidential use shall be closer than 10 feet to the right-of-way line of a public street,
18 excluding vehicle overhang[, except that in the C.T. District of Towson such setback is not
19 required if the parking facility is screened from the street in accordance with the Landscape
20 Manual].

21 §409.14. Bicycle parking.

1 A. General requirements. Bicycle parking shall be provided and installed as part of all
2 new construction projects (excluding single-family detached residential) and remodeling projects
3 of over 50% expansion in the [C.T. District of Towson,] the Loch Raven Commercial
4 Revitalization District, the Perry Hall Commercial Revitalization District, the Catonsville
5 Commercial Revitalization District, the Arbutus Commercial Revitalization District, the
6 Lansdowne Commercial Revitalization District, the Baltimore National Pike Commercial
7 Revitalization District, and in the Honeygo Area as follows:

8 1. The minimum amount of bicycle parking required shall be determined by
9 multiplying the total number of off-street parking spaces required for the applicable use set forth
10 in Section 409.6 by .04 (4%).

11 2. If the calculation is determined to be a number less than .5 space, then
12 providing and installing bicycle parking is optional.

13 3. In all other cases, the amount of bicycle parking required shall be the next
14 highest whole number.

15 §450.5. Structural types of signs.

16 B. Structural type definitions and restrictions.

17 6. Projecting sign: A sign having its structural framework or supporting elements
18 attached to a wall of a building with a face which is more than one foot from the wall at any point
19 on the face or is not in a plane parallel to the wall. "Projecting sign" does not include
20 wall-mounted, roof, canopy or awning signs. Projecting signs are subject to the following:

21 a. A projecting sign may not be higher than the lesser of:

1 (1) The height of the eaves, cornice or parapet at the top of the wall to
2 which it is attached; or

3 (2) A height of 25 feet from the base of the wall below the sign[, unless in
4 the C.T. District of Towson, where the sign may extend to a height of 75 feet from the base of the
5 wall below the sign].

6 b. [Except for a sign permitted in the C.T. District of Towson under Section
7 450.4.5(p), a] A projecting sign may not extend horizontally more than four feet from the wall to
8 which it is attached, except that a projecting sign may extend five feet and may have a maximum
9 area up to 10% larger than would be permitted under Section 450.4 if the sign is:

10 (1) Attached to a building on a corner lot at an angle that approximately
11 bisects the angle of the corner; and

12 (2) The only projecting sign on the building.

13 c. If a projecting sign extends over a sidewalk or walkway, no part of the sign
14 may be closer than:

15 (1) One foot horizontally from the vertical plane of the nearest curb face;

16 and

17 (2) Ten feet vertically from the nearest point on a sidewalk beneath the
18 sign.

19 [d. Except for a sign permitted in the C.T. District of Towson under Section
20 450.4.5(p), no part of a projecting sign may be closer than 10 feet to a side or rear lot line.

21 e. Except for a sign permitted in the C.T. District of Towson under Section
22 450.4.5(p), a projecting sign's structural framework or supporting elements may not be visible.]

1 §450.7. Special requirements for particular classes.

2 B. Changeable copy signs. In addition to the limitations of Section 450.4, changeable
3 copy signs are subject to the following:

4 1. Changeable copy signs accessory to a planned shopping center or any
5 separate commercial establishment in a Business Zone are subject to the following limitations:

6 b. Up to 50% of the erected sign area of a permitted enterprise or joint
7 identification sign may be devoted to changeable copy. This paragraph does not apply to a sign
8 [that is accessory to a state-operated use or facility, that has a minimum of 1,000 square feet, in
9 the C.T. District of Towson between West Joppa Road and Dulaney Valley Road north of the
10 York Road circle and south of Bosley Avenue and Fairmount Avenue or a sign] located within a
11 state-designated transit-oriented development in the C.T. District of Owings Mills.

12 Table of Sign Regulations

13 I	II	III	IV	V	VI	VII	VIII	IX
14 Class	Structural	Zone	Permit	Maximum	Maximum	Height	Illumination	Additional
15	Type	or Use	Required	Area/Face	No./Premises			Limitations
17								
18 7. JOINT	(a) Wall-mounted	B.L., B.M.,	Use	12% of area	[One per	Not	Yes	[Canopy
19 IDENTIFICATION,	[canopy]	B.R., C.B.,		of wall upon	frontage; and	applicable		signs may
20 meaning an accessory		B.L.R.		which sign	2 per frontage			extend 4
21 sign displaying the				is erected	in that part of			feet above
22 identify of a multi-					the C.T. District			the face of
23 occupant nonresidential					of Towson			the canopy
24 development such as					between West			but may not
25 a shopping					Joppa Road and			display
26 center, office					Dulaney Valley			names of
27 building or					Road north of the			tenants or
28 office park					York Road circle			occupants.
29					and south of			A canopy
30					Bosley Avenue			sign may
31					and Fairmount			extend more
32					Avenue for a			than 4 feet
33					commercial			with a
34					development with			finding by
35					a minimum of			the Director
36					150,000 square			of Planning
37					feet of office			that all
38					and/or retail			components
39					gross floor area]			of the sign
40								are
41								compatible]

1 4A02. Basic Services Maps.

2 §4A02.4. Basic services mapping standards.

3 E. General exceptions to basic services mapping standards.

4 1. The provisions of Section 4A02.4.A, B, C and D do not apply to any of the following:

5 a. Any development of three or fewer single-family detached dwellings, or
6 establishment of their accessory uses, on a lot of record as of November 19, 1979 (see Section 101).

7 b. [To any development in a C.C.C. District for which, prior to January 21, 1980, a
8 subdivision plan was finally approved or for which, prior to January 21, 1980, an application for a building
9 permit had been made.

10 c. To any development in a C.S.A. District for which, prior to January 21, 1980, a
11 subdivision plan was finally approved or for which, prior to January 21, 1980, an application for a building
12 permit has been made.

13 d. To any development in an R.A.E. Zone for which, prior to January 21, 1980, a
14 subdivision plan was finally approved or for which, prior to January 21, 1980, an application for a building
15 permit had been made.

16 e.] To any development [in a town center or community center for which an official
17 detailed plan was approved by the Planning Board as of the effective date of Bill No. 178-1979. For
18 purposes of this exception, an "official detailed plan" includes an official "revitalization" plan or similar
19 plan prepared by the Department of Planning or a consultant to the county, but does not include a
20 subdivision plan or other developer's plan.] LOCATED IN THE Downtown Towson District.

21 [f.] C. On-site expansions of existing hospitals; any development of a "continuing
22 care facility" as defined in § 7 of Article 70B of the Annotated Code of Maryland.

1 [g. Any development in an area for which an official detailed plan has been
2 prepared that contains a recommendation that the area be exempted from basic services restrictions. For
3 purposes of this exception, an "official detailed plan" includes an official "revitalization" plan or similar
4 plan prepared by the Department of Planning or a consultant to the county and approved, subsequent to
5 July 1, 1982, by the Planning Board and the County Council, but does not include a subdivision plan or
6 other developer's plan.

7 h.] D. Health-care and surgery center.

8 [i.] E. To any development located in a Commercial Revitalization District.

9 §259.2. Statements of legislative intent for districts.

10 G. D.T. (DOWNTOWN TOWSON) DISTRICT. MASTER PLAN 2020 IDENTIFIES
11 TOWSON AS THE URBAN CENTER OF BALTIMORE COUNTY AND LISTS POLICIES AND
12 ACTIONS THAT FOSTER THE REDEVELOPMENT OF TOWSON INTO A PREMIER,
13 WALKABLE, MIXED-USE HUB OF ACTIVITY. THE DISTRICT IS IDENTIFIED ON THE
14 ATTACHED MAP, AND THE FOLLOWING REGULATIONS ARE DESIGNED TO HELP FOSTER
15 REDEVELOPMENT AND IMPLEMENT THE GOALS OF MASTER PLAN 2020.

16 1. LOCATIONAL REQUIREMENTS.

17 A. THE TOWSON URBAN CENTER LAND MANAGEMENT AREA OF THE
18 MOST CURRENT MASTER PLAN SHALL PROVIDE GUIDANCE AS TO THE APPLICATION OF
19 THE D.T. DISTRICT.

20 B. THE D.T. DISTRICT MAY BE APPLIED ONLY ON LAND ZONED B.L.,
21 B.M., B.R., R.A.E. 1, R.A.E. 2, O.R 1, O.R. 2, D.R. 10.5 AND D.R. 16.

1 2. AREA REQUIREMENTS.

2 A. THE TOWSON BUSINESS CORE DESIGN PRINCIPLES, AS ADOPTED IN
3 RESOLUTION 64-11, SHALL REGULATE BUILDING HEIGHT.

4 B. ALL PROPERTIES ARE EXEMPT FROM FRONT, SIDE OR REAR YARD
5 SETBACKS OR ANY SETBACK FROM THE CENTER LINE OF ANY STREET, EXCEPT AS
6 REGULATED IN THE TOWSON BUSINESS CORE DESIGN PRINCIPLES.

7 3. USE REQUIREMENTS

8 A. USES ARE PERMITTED AS STATED IN THE UNDERLYING ZONE.

9 B. ADDITIONALLY, REGARDLESS OF THE UNDERLYING ZONE,
10 RESIDENTIAL USES, APARTMENTS, AND ELDERLY HOUSING ARE PERMITTED BY RIGHT
11 AND NOT LIMITED BY DENSITY. THESE USES ARE PERMITTED ON ALL FLOORS OF ANY
12 BUILDING.

13 4. PARKING REQUIREMENTS

14 A. IN THE D.T. DISTRICT, THERE ARE NO MINIMUM PARKING
15 REQUIREMENTS, EXCEPT THAT PARKING FOR RESIDENTIAL AND LODGING USES MAY BE
16 LOCATED NO FARTHER THAN 1,500 FEET FROM THE USE AND SHALL BE LOCATED
17 WITHIN THE DISTRICT.

18 B. AT THE TIME OF DEVELOPMENT OR REDEVELOPMENT, THE
19 APPLICANT SHALL IDENTIFY THE PARKING NEEDS ASSOCIATED WITH THE PROPOSED
20 USES AND HOW THE PARKING DEMAND WILL BE ACCOMMODATED. THE APPLICANT
21 SHALL ADDRESS THE FOLLOWING IN DEMONSTRATING HOW THE PARKING DEMAND
22 WILL BE ACCOMMODATED:

1 I. EACH USE WITHIN THE DEVELOPMENT AND THE PARKING
2 DEMAND ASSUMPTION FOR EACH USE SHALL BE IDENTIFIED.

3 II. THE METHOD OF SUPPLING THE PARKING FOR THE
4 DEVELOPMENT SHALL BE IDENTIFIED, SUCH AS ON-SITE, LEASED, SHARED, AND HOW
5 ANY ALTERNATIVE TRANSPORTATION METHODS ARE INCORPORATED INTO
6 ADDRESSING TRANSPORTATION DEMAND.

7 III. FOR RESIDENTIAL-ONLY BUILDINGS, A SECONDARY
8 METHOD OF PROVIDING ADDITIONAL PARKING SHALL BE IDENTIFIED IF THE ORIGINAL
9 PARKING SUPPLY PROVES TO BE INADEQUATE.

10 5. SIGN REQUIREMENTS

11 A. ALL SIGNS SHALL BE REVIEWED BY THE DESIGN REVIEW PANEL
12 (DRP).

13 B. THE DRP MAY ESTABLISH STANDARDS IN WHICH CERTAIN TYPES
14 OF SIGNS MAY BE REVIEWED ADMINISTRATIVELY BY THE DEPARTMENT OF PLANNING.
15 THE STANDARDS SHALL BE ADOPTED IN ACCORDANCE WITH THE REQUIREMENTS OF
16 ARTICLE 3, TITLE 7 OF THE BALTIMORE COUNTY CODE.

17 6. DESIGN REQUIREMENTS. THE PURPOSE OF THE DESIGN
18 REQUIREMENTS IS TO PROVIDE A CLEAR, COMPREHENSIVE DOCUMENT OUTLINING THE
19 LEVEL OF DESIGN QUALITY EXPECTED OF ALL PROPOSED IMPROVEMENTS LOCATED IN
20 THE D.T. DISTRICT. THE REQUIREMENTS ACKNOWLEDGE THE EVOLVED CHARACTER OF
21 DOWNTOWN TOWSON AS WELL AS THE BLENDING OF ACTIVITIES AND MIXED USE
22 NATURE. URBAN SITE DESIGN AND ARCHITECTURE ARE DIVIDED INTO SEVEN GENERAL

1 CATEGORIES INCLUDING: BLOCK CONFIGURATION/SITE DESIGN, PARKING, OUTDOOR
2 SITE DESIGN/STREETSCAPE, BUILDING PRINCIPLES/ARCHITECTURE, BUILDING
3 MATERIALS, LIGHTING AND SIGNAGE.

4 A. BLOCK CONFIGURATION/SITE DESIGN

5 I. BLOCK CONFIGURATION SHALL RESPECT ADJACENT
6 BUILDINGS AND SHALL RESULT IN A COHESIVE PEDESTRIAN REALM ALONG STREETS
7 AND ALLEYS.

8 II. PRIMARY BUILDING FACADES SHALL BE ORIENTED
9 TOWARD THE STREET AND THE PEDESTRIAN REALM.

10 III. BUILDINGS SHALL LINE THE SIDEWALK AND FRAME THE
11 PUBLIC REALM.

12 IV. OFF-STREET PARKING SHALL BE LOCATED PER THE
13 TOWSON BUSINESS CORE DESIGN PRINCIPLES AND SHALL BE SCREENED BY
14 ARCHITECTURAL AND LANDSCAPE TREATMENTS TO MEET OR EXCEED THOSE SPECIFIED
15 IN THE BALTIMORE COUNTY LANDSCAPE MANUAL AND THE DESIGN PRINCIPLES.

16 V. CORNERS OF BLOCKS SHALL BE GIVEN SPECIFIC DESIGN
17 CONSIDERATION AND SHOULD BE EMPHASIZED BY LOCATING UNIQUE ARCHITECTURAL
18 FEATURES, ENTRANCES, OR SPECIAL STREETSCAPE FEATURES AT CORNER LOCATIONS.

19 VI. IF THERE ARE MIDBLOCK CONNECTIONS, PEDESTRIAN
20 AMENITIES AND ENTRANCES TO USES SHALL BE INCLUDED TO BREAK UP LARGE
21 BUILDING WALL EXPANSES.

1 VII. PATHWAYS FROM PARKING AREAS TO THE STREET
2 SHALL HAVE PURPOSE, BE SAFE AND BE VISUALLY INTERESTING.

3 VIII. THE NUMBER OF CURB CUTS SHALL BE MINIMIZED TO
4 REDUCE CONFLICTS BETWEEN PEDESTRIANS AND VEHICLES.

5 IV. A NETWORK OF REAR ALLEYS BEHIND THE MAIN
6 BUILDINGS SHALL BE CREATED, WHEREVER POSSIBLE, TO PROVIDE REAR ACCESS FOR
7 LOADING AND UNLOADING.

8 X. CONNECTIONS SHALL BE MADE, WHEREVER POSSIBLE, TO
9 EXISTING AND PLANNED TRANSIT SERVICES AS WELL AS BICYCLE AND PEDESTRIAN
10 NETWORKS.

11 B. PARKING

12 I. STRUCTURES

13 1. THE DESIGN OF PARKING STRUCTURES IS
14 INTENDED TO BE ARCHITECTURALLY INTEGRATED WITH THE DESIGN AND STRUCTURE
15 OF BUILDINGS THEY SERVE. THE FAÇADE OF THE PARKING STRUCTURE PORTION OF A
16 BUILDING SHOULD BE CONSISTENT WITH THE FACE OF THE REST OF THE BUILDING.

17 2. FACADES OF A PARKING STRUCTURE SHOULD BE
18 MASKED IN SUCH A WAY AS TO MAINTAIN A HIGH LEVEL OF ARCHITECTURAL DESIGN
19 AND FINISH, MINIMIZING BLANK WALLS.

20 3. FACADES ON PARKING STRUCTURES SHOULD BE
21 COMPATIBLE IN CHARACTER AND QUALITY WITH ADJOINING BUILDINGS, PLAZAS AND
22 STREETSAPES AND ACTIVATED WITH GROUND FLOOR USES OR PEDESTRIAN

1 AMENITIES.

2 4. PARKING STRUCTURES SHOULD HAVE SIGNAGE
3 THAT CLEARLY IDENTIFY PARKING OPPORTUNITIES.

4 5. THE HORIZONTAL AND VERTICAL ELEMENTS OF
5 THE PARKING STRUCTURE FAÇADE SHOULD COMPLEMENT THOSE OF ADJACENT
6 STRUCTURES.

7 6. PARKING STRUCTURES SHOULD BE DESIGNED TO
8 CONCEAL THE VIEW OF ALL PARKED CARS AND ANGLED RAMPS FROM ADJACENT
9 PLAZAS, PUBLIC RIGHTS OF WAY, PRIVATE STREETS AND PLAZAS OR OPEN SPACES.

10 7. THE LOCATION OF ALL PARKING GARAGE ACCESS
11 POINTS SHOULD BE PLACED TO MINIMIZE THE IMPACT TO THE PUBLIC REALM OR
12 ADJACENT USES.

13 II. OFF STREET SURFACE PARKING

14 1. SHADE TREES SHALL BE LOCATED THROUGHOUT
15 ALL SURFACE PARKING AREAS. THE USE OF NATURE CANOPY TREES AS IDENTIFIED IN
16 APPENDIX 1 OF THE BALTIMORE COUNTY LANDSCAPE MANUAL IS ENCOURAGED.

17 2. PERIMETERS OF PROPOSED SURFACE PARKAGE
18 AREAS SHALL INCLUDE SCREENING WALLS AND LANDSCAPING TO MEET OR EXCEED
19 THOSE SPECIFIED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL FOR CLASS B
20 SCREENS, IN COMBINATION WITH A SCREEN FENCE OR WALL AS SPECIFIED IN THE
21 DESIGN PRINCIPLES AND BALTIMORE COUNTY LANDSCAPE MANUAL.

22 C. OUTDOOR SITE DESIGN/STREETScape

1 I. OPEN SPACES SUCH AS PLAZAS AND COURTYARDS SHALL
2 BE PROVIDED TO GIVE RELIEF AND INTEREST TO THE STREETScape.

3 II. EACH DEVELOPMENT SHALL PROVIDE AN OPEN
4 SPACE/GATHERING AREA APPROPRIATE TO THE SCALE AND CHARACTER OF THE
5 DEVELOPMENT.

6 III. PLAZAS SHALL BE DESIGNED TO BE EASILY ACCESSIBLE
7 TO THE PUBLIC AND PROVIDE YEAR ROUND USE IF POSSIBLE.

8 IV. PLAZAS AND COURTYARDS SHALL BE MADE
9 COMFORTABLE BY USING ARCHITECTURAL AND LANDSCAPE ELEMENTS TO CREATE A
10 SENSE OF PLACE, ENCLOSURE AND SECURITY.

11 V. BLANK WALLS SHALL BE LIMITED, AND PLAZAS AND
12 COURTYARDS SHALL BE CONSIDERED AN INTEGRATED PART OF THE DESIGN.

13 VI. BUILDINGS SHALL ACCOMMODATE SPECIAL AMENITIES
14 SUCH AS CAFÉ SEATING, SCULPTURES AND PLANTERS, ART AND LIGHTING.

15 VII. THE DEVELOPMENT OF OUTDOOR SPACES FOR BUILDING
16 USERS SHALL BE INTEGRATED INTO ALL DESIGN.

17 VIII. TRASH AND RECYCLING RECEPTACLES SHALL BE
18 STRATEGICALLY PLACED.

19 IX. PLAZAS SHOULD FEATURE ENTRANCES TO
20 RETAIL/RESTAURANT SPACES ALONG THEIR PERIMETERS TO ACTIVATE THE SPACE.

21 X. PAVING MATERIAL OF VARIED PHYSICAL TEXTURE, COLOR
22 AND PATTERN SHOULD BE USED TO GUIDE MOVEMENT AND DEFINE FUNCTIONAL

1 AREAS.

2 XI. WHEN DESIGNING AND DEVELOPING OUTDOOR SPACES,
3 SUSTAINABLE PRACTICES SHALL BE USED TO REDUCE ENERGY AND WATER USE,
4 MINIMIZE RUN OFF, PREVENT INDOOR AND OUTDOOR AIR POLLUTION, AND INCLUDE
5 GREEN SPACE THAT WILL PROVIDE RELIEF TO THE BUILT ENVIRONMENT.

6 XII. THE USE OF TREES FOR SHADING AND COOLING IS
7 REQUIRED.

8 XII. THE PRESERVATION OF EXISTING TREES, IF PRACTICAL,
9 IS STRONGLY ENCOURAGED.

10 XIV. AMENITY/RECREATIONAL SPACE FOR ALL AGES SHOULD
11 BE INCORPORATED INTO THE DESIGN.

12 XV. BICYCLE RACKS AND STORAGE SHALL BE
13 INCORPORATED INTO THE DESIGN OF ALL DEVELOPMENTS, AND COMPLIANCE WITH THE
14 BICYCLE PARKING PROVISIONS OF SECTION 409.14 IS REQUIRED.

15 XVI. A CONSISTENT FRAMEWORK OF MATERIALS AND
16 TREATMENT IS NEEDED FOR THE PUBLIC REALM OF DOWNTOWN TOWSON IN ORDER TO
17 BLEND WITH WHAT HAS ALREADY BEEN BUILT AND LANDSCAPED. THE STANDARDS
18 OUTLINED IN SECTION F (TOWSON STREETScape STANDARDS) OF THE COMPREHENSIVE
19 MANUAL OF DEVELOPMENT POLICIES (CMDP) SHALL FORM THE MINIMUM STANDARDS
20 FOR THE PUBLIC REALM FOR NEW DEVELOPMENT IN THE DISTRICT, SUBJECT TO
21 APPROVAL BY THE DESIGN REVIEW PANEL.

1 D. BUILDING PRINCIPLES/ARCHITECTURE

2 I. A WIDE VARIETY OF APPROPRIATE ARCHITECTURAL
3 STYLES, MATERIALS AND DETAILS THROUGHOUT THE DISTRICT IS ENCOURAGED TO
4 CREATE A THRIVING, ATTRACTIVE DISTRICT.

5 II. NEW BUILDINGS SHOULD BE CONTEXTUAL IN SCALE AND
6 STYLE TO THE SURROUNDING STRUCTURES.

7 III. VARIATION IN BUILDING SCALING AND DETAIL SHOULD
8 RELATE TO THE SCALE AND FUNCTION OF PEDESTRIAN ACTIVE USES ALONG THE
9 STREETS.

10 IV. ALL SIDES OF THE BUILDING SHOULD BE GIVEN DESIGN
11 CONSIDERATION, INCLUDING THE ROOFS.

12 V. ALL BUILDING SIDES SHOULD BE DESIGNED
13 PURPOSEFULLY.

14 VI. NEW BUILDINGS SHOULD FIT WITHIN THE CONTEXT IN
15 TERMS OF MASS AND SCALE TO ENHANCE THE CHARACTER OF A BLOCK OR STREET.

16 VII. THE LOCATION OF BUILDINGS SHOULD DEFINE AND
17 CONTAIN THE STREET SPACE IN ORDER TO CONCENTRATE AND REINFORCE PEDESTRIAN
18 ACTIVITY.

19 VIII. PORTIONS OF THE BUILDING THAT ARE NOT ALIGNED
20 WITH THE RIGHT OF WAY LINE SHOULD BE RELATED TO THE BUILDING USES THAT
21 COMPLEMENT PEDESTRIAN ACTIVITIES ALONG THE STREET SUCH AS PLAZAS, PATIOS,

1 AND BUILDING ENTRIES.

2 XI. DESIGN OF NEW DEVELOPMENT THAT IS DIRECTLY
3 CONTIGUOUS TO SINGLE FAMILY RESIDENTIAL COMMUNITIES SHOULD RESPECT THE
4 SCALE, FORM, AND DEVELOPMENT PATTERN OF THE EXISTING COMMUNITIES.
5 SPECIFICALLY:

6 1. ARCHITECTURAL MASSING AND SITE DESIGN
7 SHOULD BE CAREFULLY CONSIDERED TO ENSURE AN EFFECTIVE TRANSITION BETWEEN
8 THE TUC AND ADJACENT COMMUNITY.

9 2. THE SCALE OF THE BUILDINGS THAT DIRECTLY
10 BORDER A SINGLE FAMILY RESIDENTIAL COMMUNITY SHOULD BE REDUCED BY
11 STEPPING BACK THE UPPER STORIES OF THE BUILDING TO REDUCE THE IMPACT ON
12 ADJACENT PROPERTIES.

13 3. BUILDING LIGHTING OR STREET LIGHTING
14 FIXTURES THAT DIRECTLY ABUT SINGLE FAMILY RESIDENTIAL COMMUNITIES SHOULD
15 BE SITED IN SUCH A WAY TO PREVENT LIGHT SPILLAGE INTO THE RESIDENTIAL
16 COMMUNITY.

17 X. USE OF STRUCTURAL BAYS, EXPRESSED COLUMNS,
18 WINDOW MULLIONS, HORIZONTAL FENESTRATION, ETC. SHOULD BE USED TO PROMOTE
19 A PEDESTRIAN SCALE.

20 XI. ROOFTOP EQUIPMENT SHOULD BE FULLY SCREENED
21 FROM HORIZONTAL VIEW. SCREENINGS SHOULD BE EXPRESSED AS PART OF THE
22 BUILDINGS COMPOSITION AND FULLY INTEGRATED ARCHITECTURALLY.

1 XII. BUILDING CORNERS SHOULD BE GIVEN SPECIAL
2 TREATMENT. THIS MAY INCLUDE SIGNATURE ENTRIES, SPECIAL ROOF SHAPES AND
3 TALLER, ICONIC ARCHITECTURAL ELEMENTS.

4 XIII. VARIATIONS IN FENESTRATION PATTERNS SHOULD BE
5 USED TO EMPHASIZE BUILDING FEATURES SUCH AS ENTRIES, SHIFTS IN BUILDING FORM
6 OR DIFFERENCES IN FUNCTION AND USE.

7 XIV. BUILDING ROOFTOPS AND PARAPETS SHOULD ENHANCE
8 THE CHARACTER OF THE SKYLINE AND STRENGTHEN THE IDENTITY OF INDIVIDUAL
9 BUILDINGS.

10 XV. ROOFS SHALL BE DESIGNED TO REDUCE THE HEAT
11 ISLAND EFFECT, ABSORB AND FILTER STORM WATER, REUSE STORM WATER FOR ONSITE
12 IRRIGATION, AND PROVIDE ON-SITE ENERGY GENERATION. ROOFS SHALL MEET OR
13 EXCEED THE U.S. GREEN BUILDING COUNCIL'S LEED DEFINITION FOR COOL ROOF DESIGN.
14 PHOTOVOLTAIC PANELS USED FOR ON-SITE ENERGY GENERATION ARE EXEMPT FROM
15 BUILDING HEIGHT LIMITS. SOLAR COLLECTOR UNITS SHALL BE CONSOLIDATED INTO
16 ARRAYS, TO THE GREATEST EXTENT POSSIBLE, AND BLEND INTO THE ARCHITECTURE
17 OF THE BUILDING. THE USE OF A GREEN ROOF
18 SHALL NOT COUNT AGAINST A BUILDING'S GROSS FLOOR AREA IF IT DOES NOT POSE A
19 VISUAL, NOISE, OR PRIVACY IMPACT TO NEIGHBORS.

20 XVI. GROUND FLOOR USE SHOULD BE ACTIVATED, AND
21 ACTIVITIES IN NEW DEVELOPMENTS SHOULD BE INTEGRATED WITH EXISTING RETAIL
22 USES AND ACTIVITIES ALONG THE STREET FRONT AND PROVIDE FLEXIBILITY FOR
23 CHANGING MARKET DEMANDS.

1 IV. THE CONSISTENT USE OF QUALITY MATERIALS

2 APPROPRIATE TO THE URBAN ENVIRONMENT SHOULD BE ENSURED.

3 V. HUMAN SCALED BUILDING SHOULD BE ENCOURAGED

4 THROUGH THE USE OF WELL DETAILED AND ARTICULATED MATERIALS, INDIVIDUALLY
5 AND IN COMBINATION. MATERIAL SELECTION ON THE GROUND FLOOR SHOULD BE
6 GIVEN CAREFUL CONSIDERATION TO AID IN CREATING A PLEASING PEDESTRIAN
7 ENVIRONMENT IN ADDITION TO BEING ABLE TO WEATHER WELL.

8 VI. ALL FACADES OF A BUILDING SHOULD BE TREATED

9 EQUALLY IN TERMS OF MATERIALS, COLOR AND DESIGN DETAIL. THE BUILDING
10 SHOULD HAVE A FINISHED APPEARANCE ON ALL SIDES.

11 VII. THE USE OF REPLACEMENT MATERIALS THAT IMITATE OR

12 FALSELY REPLICATE NATURAL MATERIAL APPLICATIONS SHOULD BE AVOIDED.

13 F. LIGHTING

14 I. LIGHTING SHALL PROVIDE ILLUMINATION FOR SAFE,

15 COMFORTABLE PEDESTRIAN ACTIVITY AT NIGHT, BUT IN A MANNER THAT MINIMIZES
16 LIGHT POLLUTION. FIXTURES SHALL MINIMIZE SKYGLOW, GLARE AND LIGHT TRESPASS
17 AND CONFORM TO BEST PRACTICES AS IDENTIFIED BY THE INTERNATIONAL DARK SKY
18 ASSOCIATION AND THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA.

19 II. FIXTURES SHALL BE DESIGNED AND INSTALLED IN SCALE

20 AND CONTEXT WITH THE ARCHITECTURE OF THE BUILDING.

21 III. LIGHT SOURCES ON PRIVATE DEVELOPMENT SHOULD

22 COMPLEMENT LIGHTING WITHIN THE PUBLIC REALM OF THE DISTRICT.

1 IV. LIGHTING ASSOCIATED WITH SIGNAGE ON THE UPPER
2 STORIES OF A BUILDING OR ON A ROOFTOP SHALL NOT BECOME OVERWHELMING OR
3 DOMINANT IN THE SKYLINE.

4 G. SIGNS

5 I. SIGNS SHOULD BE ORIENTED TOWARD AND SCALED FOR
6 THE PEDESTRIAN REALM.

7 II. SIGNS SHOULD BE INTEGRATED WITHIN THE
8 ARCHITECTURAL FEATURES OF THE FAÇADE AND COMPLEMENT THE BUILDING'S
9 ARCHITECTURE.

10 III. BUILDING SIGNAGE PROGRAMS SHOULD FOLLOW A
11 HIERARCHY.

12 IV. SIGNS SHOULD NOT BE DESIGNED TO MAXIMIZE SQUARE
13 FOOTAGE BUT INSTEAD BE DESIGNED TO ENHANCE THEIR GRAPHIC IMPACT TO THE
14 PUBLIC.

15 V. SIGNS SHOULD ADD VISUAL INTEREST, FACILITATE WAY
16 FINDING AND ENHANCE THE CHARACTER OF THE AREA.

17 VI. SIGNS ON ROOFTOPS AND THE UPPER STORIES OF A
18 BUILDING SHOULD HAVE A PROPORTIONAL RELATIONSHIP BETWEEN THE SIZE OF THE
19 BUILDING AND THE SIZE OF THE SIGN. THESE TYPES OF SIGNS SHOULD HAVE A
20 CORRESPONDING DESIGN TO THE BUILDING ARCHITECTURE AND NOT BECOME
21 OVERWHELMING OR DOMINANT IN THE SKYLINE.

22 VII. SIGNS ARE NOT PERMITTED ABOVE THE TENTH STORY
23 (ABOVE GRADE) ON A PRIMARILY EASTERN-FACING OR PRIMARILY WESTERN-FACING

1 BUILDING FACADE. ANY SIGN INSTALLED ABOVE THE TENTH STORY (ABOVE GRADE)
2 ON A PRIMARILY NORTHERN-FACING OR PRIMARILY SOUTHERN-FACING BUILDING
3 FACADE MAY ONLY BE AN ILLUMINATED “CHANNEL LETTER” SIGN.

4 SECTION 3. AND BE IT FURTHER ENACTED BY THE COUNTY COUNCIL OF
5 BALTIMORE COUNTY, MARYLAND, that the Laws of Baltimore County, Maryland read as follows:

6 §32-4-203. Baltimore County Design Review Panel.

7 (a) In general.

8 (1) [A] ANY DEVELOPMENT, INCLUDING A Development Plan is subject to
9 review under this section if [the proposed development is] IT INVOLVES PROPERTY located in a design
10 review area identified on the map adopted under § 32-4-204 of this subtitle.

11 (2) [For purposes of this section, a proposed development includes a minor subdivision,
12 but does not include a Planned Unit Development.

13 (3) For purposes of this section, a proposed development means [a development
14 consisting of new construction or a substantial addition or change to an existing Development Plan, as
15 determined by the Department of Planning.]:

16 (I) A DEVELOPMENT CONSISTING OF NEW CONSTRUCTION;

17 (II) A SUBSTANTIAL ADDITION OR CHANGE TO AN EXISTING
18 DEVELOPMENT PLAN, AS DETERMINED BY THE DEPARTMENT OF PLANNING;

19 (III) A MINOR SUBDIVISION;

1 (IV) A PLANNED UNIT DEVELOPMENT; OR

2 (V) FOR PURPOSES OF PROPERTY LOCATED WITHIN THE DOWNTOWN

3 TOWSON DISTRICT, ANY CONSTRUCTION, INCLUDING NEW CONSTRUCTION,

4 REDEVELOPMENT, SIGNAGE, OR FACADE CHANGES FOR WHICH A BUILDING PERMIT IS

5 REQUIRED UNLESS OTHERWISE REVIEWED BY THE DEPARTMENT OF PLANNING.

6 [(4)] (3) (i) In the case of a residential single lot of record, any new dwelling unit shall
7 be reviewed [by the Panel.] IN ACCORDANCE WITH SECTION 32-4-204(D).

8 (ii) This does not apply to any addition to a dwelling unit unless the addition is
9 more than 50% of the gross square footage of the existing dwelling.

10 (c) Objective for assessment.

11 (1) The Panel shall apply the policies in the Comprehensive Manual of Development
12 Policies and in the Master Plan in assessing whether [a proposed plan:] A PROPOSED DEVELOPMENT:

13 (i) Demonstrates a satisfactory spatial, visual, and functional relationship to the
14 topographic characteristics, the natural features, and the built features of the site as well as the surrounding
15 features of the site;

16 (ii) Gives primary design consideration to the visual and functional integration of
17 streetscapes, pedestrian pathways, playgrounds, recreational amenities, and parks;

18 (iii) Demonstrates that streets and sidewalks are laid out as safe and convenient
19 linkages and that parking becomes a positive design element that contributes to the overall image of the
20 site;

21 (iv) Demonstrates that buildings, parking garages, and other accessory structures
22 are spatially and visually integrated and suitable to their surroundings in proportion, massing and type,
23 materials and colors, signage, and other elements of urban design; and

1 (v) Demonstrates that plant materials are selected and sited to define the site,
2 provide a theme or image appropriate to the development, frame views, enhance architecture and street
3 characteristics, develop continuity of adjacent open spaces, improve the micro-climate, provide transition
4 between dissimilar uses, screen the objectionable views and uses, reduce noise level and glare, and provide
5 seasonal colors and other visual amenities.

6 (4) FOR ANY DEVELOPMENT IN THE DOWNTOWN TOWSON DISTRICT, THE
7 PANEL SHALL APPLY THE DESIGN GUIDELINES IN SECTION 259.2.G.6. OF THE BALTIMORE
8 COUNTY ZONING REGULATIONS.

9 (d) Membership; appointment.

10 (2) (i) The County Executive shall appoint the nine professional members subject to
11 County Council confirmation.

12 (ii) The County Council shall appoint the resident members, each of whom shall
13 be a resident of the Councilmanic District in which a review panel is formed to review a residential
14 development IN AREAS IDENTIFIED IN SECTION 32-4-204(D).

15 (h) Review panel; notice of meetings.

16 (1) (i) The chairman shall designate three professional members of the Panel to serve
17 as a review panel for the purpose of reviewing a [nonresidential] Development Plan.

18 (ii) For the purpose of reviewing a residential development plan proposed to be
19 located in a Design Review Area identified [on the map adopted under] IN § 32-4-204(D) of this subtitle,
20 the chairman shall designate two professional members of the Panel to serve on the review panel, and the
21 County Council shall appoint a resident member to serve as the third Panel member.

22 (i) Recommendation submitted to Hearing Officer; exception; time limit.

23 (1) The Review Panel shall consult and advise upon each Development Plan submitted

1 and[, except in the case of a plan processed under § 235.B.8. of the Baltimore County Zoning
2 Regulations,] shall make a recommendation to the Hearing Officer within the time required by §
3 32-4-226(d) of this subtitle.

4 (2) The Panel’s recommendation is [binding on] ADVISORY TO the Hearing Officer,
5 and on the agencies under subsection (1) of this section[, unless the Hearing Officer or agencies find that
6 the Panel’s actions constitute an abuse of its discretion or are unsupported by the documentation and
7 evidence presented].

8 [(3) The Panel’s recommendation is not binding on the Hearing Officer, or on the
9 agencies under subsection (1), for a development plan for a property in the Towson Business Core that is
10 not reviewed under the alternate process of § 235.B.8. of the Baltimore County Zoning Regulations.]

11 §32-4-204. Design Review Areas.

12 (c) [Nonresidential plans.] REVIEW. A [nonresidential] Development Plan is subject to review
13 under this section if the proposed development is located in any of the following areas that are described
14 by map in the Comprehensive Manual of Development Policies:

15 (1) [The Towson Master Plan Urban Design Study Area, except that the design of any
16 high performance building, as defined in Article 11, Title 2 of the Code, is not subject to review if it is part
17 of a development plan located in the Towson Commercial Revitalization District;

18 (2)] The Essex COMMERCIAL Revitalization [Area] DISTRICT;

19 [(3)] (2) The Catonsville COMMERCIAL Revitalization [Area] DISTRICT;

20 [(4)] (3) The Arbutus COMMERCIAL Revitalization [Area] DISTRICT;

21 [(5)] (4) The Pikesville COMMERCIAL Revitalization [Area] DISTRICT;

22 [(6)] (5) The Perry Hall COMMERCIAL Revitalization [Area] DISTRICT; or

1 [(7)] (6) The Loch Raven-Baynesville section and the Loch Raven - Hillendale section
2 of the Loch Raven COMMERCIAL Revitalization [Area] DISTRICT.

3 (d) Residential [plans.] DEVELOPMENT.

4 [(1) Residential Design Review Areas are limited to properties that lie within the
5 boundaries of a community plan that has been adopted by the County Council as part of the Baltimore
6 County Master Plan.] RESIDENTIAL DEVELOPMENT IS SUBJECT TO REVIEW UNDER THIS
7 SECTION IF THE PROPOSED DEVELOPMENT IS LOCATED IN ANY OF THE FOLLOWING
8 AREAS THAT ARE DESCRIBED BY THE MAP IN THE COMPREHENSIVE MANUAL OF
9 DEVELOPMENT POLICIES:

10 (1) EAST TOWSON

11 (2) RUXTON/RIDERWOOD/LAKE ROLAND

12 (3) SUDBROOK PARK

13 [(2)] (E) A residential single lot of record that is within a Design Review Area and that existed
14 prior to June 11, 2004 may be approved by the chairman of the Panel, if the owner [presents a written
15 letter of support from] MEETS WITH a recognized community association in the Design Review Area,
16 and [if the area planner approves.] IF THE DEPARTMENT OF PLANNING FINDS THAT THE PLAN
17 MEETS THE OBJECTIVES OF SECTION 32-4-203(C).

18 [(e) Development plan. A development plan processed under §235.B.8. of the Baltimore County
19 Zoning Regulations is subject to review by the Design Review Panel.]

20 (F) DOWNTOWN TOWSON DISTRICT.

21 (1) DEVELOPMENT OF PROPERTY LOCATED IN THE DOWNTOWN TOWSON
22 DISTRICT IS SUBJECT TO REVIEW UNDER THIS SECTION.

23 (2) A DEVELOPMENT PLAN SHALL BE REFERRED TO THE DESIGN REVIEW

1 PANEL.

2 (3) THE DEVELOPMENT REVIEW COMMITTEE SHALL DETERMINE
3 WHETHER A LIMITED EXEMPTION IS REFERRED TO THE DEPARTMENT OF PLANNING OR
4 TO THE DESIGN REVIEW PANEL.

5 (4) A PERMIT FOR EXTERIOR ALTERATIONS SHALL BE REFERRED TO AND
6 REVIEWED BY THE DEPARTMENT OF PLANNING.

7 (5) THE DESIGN REVIEW PANEL SHALL BE COMPOSED OF AT LEAST THREE
8 (3) ARCHITECTS, ONE (1) LANDSCAPE ARCHITECT, AND ONE (1) OTHER DESIGN
9 PROFESSIONAL.

10 SECTION 4. AND BE IT FURTHER ENACTED, that prior to any redevelopment of the
11 Baltimore County Public Library site east of York Road, funding and approvals shall be in place for a
12 bicycle and pedestrian bridge, including a pathway connecting the bridge with neighborhoods in East
13 Towson; and, as a part of any development plan proposed for the Towson Triangle, the Towson Run is
14 required to be stabilized, improved, and landscaped, including the construction of a dedicated pedestrian
15 pathway; and a dedicated bicycle/pedestrian pathway shall be constructed along the northern side of
16 Towsontown Boulevard on the Towson Triangle.

17 SECTION 5. AND BE IT FURTHER ENACTED, that this Act shall be applied prospectively
18 and shall have no application to any development plan or development approved prior to the effective date
19 of this Act or to any parking contract or lease associated with an approved development plan or
20 development. A material amendment to a development plan or development or parking contract or lease
21 shall comply with the requirements of this Act.

1 SECTION 6. AND BE IT FURTHER ENACTED, that this Act, having been passed by the
2 affirmative vote of five members of the County Council, shall take effect on July 18, 2016.