

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2016, Legislative Day No. 12

Bill No. 49-16

Mr. David Marks, Council

By the County Council, July 5, 2016

A BILL
ENTITLED

AN ACT concerning

Downtown Towson Overlay 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; increasing the maximum average permitted height of certain buildings located in a B.M. Zone; providing for the application of the Act; and generally relating to the Downtown Towson District.

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

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

By repealing and re-enacting, with amendments

Sections ~~235B.4.A.~~ 230.1.A.4., 235B.4.A., 235B.4.B., 235.B.5, 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 259.16

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

1
2 SECTION 2. AND BE IT FURTHER ENACTED, that the Baltimore County Zoning
3 Regulations read as follows:

4
5 §230.1. Permitted uses.

6
7 A. The following uses only are permitted (see Section 230.2):

8 4. Fast-food, drive-through-only restaurant, carry-out restaurant, fast food
9 restaurant, and standard restaurant, tearoom, convenience store and dairy barn.[, except
10 that a special exception is required for a fast food, drive-through-only restaurant or a
11 fast-food restaurant that is located on property that is zoned BM-CT and is adjacent to the
12 property line of any residentially used property in the Towson Commercial Revitalization
13 District.]

14
15 Section 235B

16 Special Regulations for C.T. Districts

17
18 §235B.4. Open space ratio; streetscaping.

19 A. ~~{Except in the C.T. District of Towson~~ DOWNTOWN TOWSON DISTRICT, the}
20 ~~THE~~ minimum permitted amenity open space ratio shall be 0.1, except for above-grade floor
21 space used for accessory off-street parking spaces, the ratio shall be 0.02.

1 B. In the [C.T. District of Towson:] DOWNTOWN TOWSON DISTRICT:

- 2
- 3 1. Tree plantings and street furniture shall be provided between the curb and
- 4 building according to the Towson Streetscape Standards adopted pursuant to
- 5 Section 504 and set forth in the Comprehensive Manual of Development
- 6 Policies.
- 7 2. The width of the streetscape area shall be consistent with the adjacent
- 8 setback of neighboring properties, based upon the recommendations of the
- 9 Director of Planning. In no case shall the width of the streetscape exceed 25
- 10 feet.
- 11 3. If streetscaping has already been provided, the Director of Permits,
- 12 Approvals and Inspections or the hearing officer shall require an applicant to
- 13 pay a fee determined by the Director of Public Works, not to exceed the cost
- 14 of providing the streetscape area, to be used for the maintenance of the
- 15 streetscape in the [C.T. District of Towson.] DOWNTOWN TOWSON
- 16 DISTRICT.

17

18 §235.B.5. Building Height.

19

20 The maximum average permitted height of any building shall be 1½ times the maximum

21 average height otherwise permitted in the B.M. Zones, except for a building in the C.T. District

1 of Towson located within 750 feet of the York Road Circle the maximum average permitted
2 height shall be [1.75] 2.0 times the maximum average height otherwise permitted.

3
4
5 Section 409

6 Off-street parking and loading

7
8 §409.6. Required number of parking spaces.

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

15
16
17 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,

1 except that no parking spaces are required
2 for restaurants in [the C.T. District of
3 Towson,] the C.T. District of Owings
4 Mills for a state-designated transit-
5 oriented development, or for buildings
6 contributing to the historic character of an
7 area, if such buildings have been designated
8 On the National Register of Historic Places
9 and are located within a C.T. or B.L.-C.C.C.
10 District and if such buildings will be
11 adapted for reuse for a restaurant.

12 Nightclub, tavern, striptease,
13 business, catering hall or
14 drive-in restaurant

20 per 1,000 square feet of gross floor area
15 with at least 10 spaces required for
16 nightclubs or taverns [in the C.T. District
17 of Towson or] for buildings contributing
18 to the historic character of an area, if
19 such buildings have been designated on
20 The National Register of Historic Places
21 and are located within a C.T. or B.L.-C.C.C.
22 District and if such buildings will be
adapted for reuse for a nightclub, tavern or
striptease business.

1 Office – general

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

5 Elsewhere:] 3.3 per 1,000 square feet of
6 gross floor area.

7 No parking spaces are required for buildings
8 contributing to the historic character of an
9 area, if such buildings have been designated
10 on the National Register of Historic Places
11 and are located within a C.T. or B.L.-C.C.C.
12 District and have been adapted for reuse for
13 office space.

14 Retail – general

[3 per 1,000 square feet of gross floor area
15 in the C.T. District of Towson;] 5 per
16 1,000 square feet of gross floor area
17 [elsewhere]. No parking spaces are

18 required for buildings contributing to the
19 historic character of an area, if such

20 buildings have been designated on the

21 National Register of Historic Places and are

22 located within a C.T. or B.L.-C.C.C. District

1 and have been adapted for reuse for retail
2 space.

3 Shopping center (100,000
4 square feet or more of gross
5 leasable area)

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

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

4. Recreational and institutional uses.

15 Athletic Club or health spa

16 10 per 1,000 square feet of gross floor area,
17 excluding any area devoted to tennis/
18 racquetball courts or other similar courts
19 in which case there shall be 3 per court,
20 except that 3 parking spaces per 1,000
21 square feet of gross floor area are required
22 for athletic clubs or health spas in the
[C.T. District of Towson or] C. T. District

1 of Owings Mills for a state-designated
2 transit-oriented development.
3

4 B. Adjustments to general requirements.

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

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

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

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

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

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

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

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

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

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

	Weekday Daytime (6:00 a.m. to 6 p.m.)	Evening (6 p.m. to midnight)	Daytime (6:00 a.m. to 6:00 p.m.)	Weekend Evening (6:00 p.m. to midnight)	Nighttime (Midnight to 6:00 a.m.)	
15						
16						
17						
18						
19						
20	Church, house of worship					
21	or place of religious					
22	assembly*					
23	Hotel or Motel	75%	100%	75%	100%	75%
24	Office or industrial	100%	10%	10%	5%	5%
25	Restaurant	50%	100%	100%	100%	10%
26	Retail	60%	90%	100%	70%	5%
27	Shopping center with	60%	90%	100%	70%	5%

1	100,000 square feet or					
2	more of GLA					
3	Theater, commercial	40%	100%	80%	100%	10%
4	recreation, nightclub or					
5	tavern					
6	Other uses	100%	100%	100%	100%	100%
7						

8

9 * The Director of Permits, Approvals and Inspections shall

10 determine the percentage of parking spaces required for each of the five time periods on a

11 case-by-case basis, depending on the existing and planned weekday and weekend activities.

12

13 a. Method of calculation.

14 Step I — For each of the five time periods, multiply the minimum number of

15 parking spaces required for each use (including any transit or ride-sharing adjustments) by the

16 corresponding percentage in the table.

17 §409.7. Location of parking.

18 All required off-street parking spaces shall be located either on the same lot as the

19 structure or use to which they are accessory or off-site as provided for below.

20 B. Uses other than residential.

21 1. Except in C.T. Districts and R-O-A and R-O Zones, off-site parking

22 spaces for uses other than residential and lodging shall be located within 500 feet walking

23 distance of a building entrance to the use that such spaces serve. In C.T. Districts, such spaces

24 shall be permitted within 1,000 feet walking distance of the building entrance. [In the C.T.

1 District of Towson, such spaces shall be permitted within 1,500 feet walking distance of the
2 building entrance, provided that they are located within the town center boundary.] For a
3 state-designated transit-oriented development in the C.T. District of Owings Mills, such spaces
4 shall be located within the boundaries of the plan of development.

5 §409.8. Design standards.

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

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

13
14 §409.14. Bicycle parking.

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

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

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

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

8
9 §450.5. Structural types of signs.

10 B. Structural type definitions and restrictions.

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

15
16 a. A projecting sign may not be higher than the lesser of:

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

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

1 b. [Except for a sign permitted in the C.T. District of Towson under Section
2 450.4.5(p), a] A projecting sign may not extend horizontally more than four feet from the wall to
3 which it is attached, except that a projecting sign may extend five feet and may have a maximum
4 area up to 10% larger than would be permitted under Section 450.4 if the sign is:

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

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

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

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

11 and

12 (2) Ten feet vertically from the nearest point on a sidewalk beneath the

13 sign.

14 [d. Except for a sign permitted in the C.T. District of Towson under Section
15 450.4.5(p), no part of a projecting sign may be closer than 10 feet to a side or rear lot line.

16 e. Except for a sign permitted in the C.T. District of Towson under Section
17 450.4.5(p), a projecting sign's structural framework or supporting elements may not be visible.]

18 §450.7. Special requirements for particular classes.

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

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

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

7 Table of Sign Regulations

8 I	9 II	10 III	11 IV	12 V	13 VI	14 VII	15 VIII	16 IX	
17 Class	18 Structural Type	19 Zone or Use	20 Permit Required	21 Maximum Area/Face	22 Maximum No./Premises	23 Height	24 Illumination	25 Additional Limitations	
26 7. JOINT IDENTIFICATION, meaning an accessory sign displaying the identify of a multi-occupant nonresidential development such as a shopping center, office building or office park	27 (a) Wall-mounted [canopy]	28 B.L., B.M., B.R., C.B., B.L.R.	29 Use	30 12% of area of wall upon which sign is erected	31 Joppa Road and Dulaney Valley Road north of the York Road circle and south of Bosley Avenue and Fairmount Avenue for a commercial development with a minimum of 150,000 square feet of office and/or retail gross floor area]	32 [One per frontage; and 2 per frontage in that part of the C.T. District of Towson between West	33 Not applicable	34 Yes	35 [Canopy signs may extend 4 feet above the face of the canopy but may not display names of tenants or occupants. A canopy sign may extend more than 4 feet with a finding by the Director of Planning that all components of the sign are compatible]

36 4A02. Basic Services Maps.

37 §4A02.4. Basic services mapping standards.

38 E. General exceptions to basic services mapping standards.

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

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

3 b. ~~To any development in a C.C.C. District for which, prior to January 21, 1980, a~~
4 subdivision plan was finally approved or for which, prior to January 21, 1980, an application for a building
5 permit had been made.

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

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

12 e. ~~To any development in a town center or community center for which an~~
13 official detailed plan was approved by the Planning Board as of the effective date of Bill No. 178-1979.
14 For purposes of this exception, an "official detailed plan" includes an official "revitalization" plan or
15 similar plan prepared by the Department of Planning or a consultant to the county, but does not include a
16 subdivision plan or other developer's plan. ~~LOCATED IN THE DOWNTOWN TOWSON DISTRICT.~~

17 ~~f.~~ ~~€.~~ On-site expansions of existing hospitals; any development of a "continuing
18 care facility" as defined in § 7 of Article 70B of the Annotated Code of Maryland.

19 ~~g.~~ Any development in an area for which an official detailed plan has been
20 prepared that contains a recommendation that the area be exempted from basic services restrictions. For
21 purposes of this exception, an "official detailed plan" includes an official "revitalization" plan or similar
22 plan prepared by the Department of Planning or a consultant to the county and approved, subsequent to

1 July 1, 1982, by the Planning Board and the County Council, but does not include a subdivision plan or
2 other developer's plan.

3 h.} D. Health-care and surgery center.

4 {i.} E. To any development located in a Commercial Revitalization District.

5 J. TO ANY DEVELOPMENT LOCATED IN THE DOWNTOWN TOWSON
6 DISTRICT.

7
8 ~~§259.16. DOWNTOWN TOWSON OVERLAY DISTRICT.~~

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

15 ~~————— 1. LOCATIONAL REQUIREMENTS.~~

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

18
19 ~~2. AREA REQUIREMENTS.~~

20 ~~————— A. BUILDING HEIGHT AND FLOOR AREA RATIO IS NOT RESTRICTED.~~

21 ~~————— B. ALL PROPERTIES ARE EXEMPT FROM FRONT, SIDE OR REAR YARD~~
22 ~~SETBACKS OR ANY SETBACK FROM THE CENTER LINE OF ANY STREET.~~

1 ~~_____ C. ALL PROPERTIES SHALL PROVIDE 5% OF THE GROSS ACREAGE OF~~
2 ~~THE SITE TO PROVIDE EXTERIOR COMMON OPEN SPACE THAT IS OPEN TO THE PUBLIC.~~

3 ~~_____ I. EXTERIOR COMMON OPEN SPACE MAY BE CREDITED~~
4 ~~TOWARDS AMENITY SPACE AND LOCAL OPEN SPACE REQUIREMENTS FOR RESIDENTIAL~~
5 ~~PROJECTS AS DEFINED IN THE BALTIMORE COUNTY LOCAL OPEN SPACE MANUAL.~~

6 ~~_____ II. ANY WAIVER FEES FOR REQUIRED AMENITY SPACE OR~~
7 ~~LOCAL OPEN SPACE THAT IS NOT PROVIDED ON SITE FOR A DEVELOPMENT PROJECT~~
8 ~~WITHIN THE DOWNTOWN TOWSON DISTRICT SHALL BE UTILIZED BY BALTIMORE~~
9 ~~COUNTY FOR OPEN SPACE OR GREENWAY CORRIDOR AMENITIES WITHIN THE~~
10 ~~DOWNTOWN TOWSON DISTRICT BOUNDARIES.~~

11 ~~_____ 3. USE REQUIREMENTS.~~

12 ~~_____ A. USES ARE PERMITTED AS STATED IN THE UNDERLYING ZONE.~~

13 ~~_____ B. ADDITIONALLY, REGARDLESS OF THE UNDERLYING ZONE,~~
14 ~~RESIDENTIAL USES, APARTMENTS, AND ELDERLY HOUSING ARE PERMITTED BY RIGHT~~
15 ~~AND NOT LIMITED BY DENSITY. THESE USES ARE PERMITTED ON ALL FLOORS OF ANY~~
16 ~~BUILDING.~~

17 ~~_____ 4. ENVIRONMENTAL SUSTAINABILITY.~~

18 ~~_____ A. DEVELOPMENTS SHOULD BE DESIGNED AND BUILT TO ACHIEVE~~
19 ~~GREEN BUILDING STANDARDS EQUIVALENT TO A MINIMUM OF THE LEED SILVER~~
20 ~~STANDARD. WHILE LEED CERTIFICATION IS NOT REQUIRED, INFORMATION~~
21 ~~SUSTANTIATING COMPLIANCE WITH LEED STANDARDS SHALL BE PROVIDED TO THE~~
22 ~~DESIGN REVIEW PANEL UPON REQUEST.~~

1 ~~————— B. STORMWATER MANAGEMENT SHALL BE INCORPORATED INTO~~
2 ~~ALL DEVELOPMENT PROJECTS TO REDUCE RUNOFF, IMPROVE WATER QUALITY AND~~
3 ~~INCREASE GROUNDWATER RECHARGE.~~

4 ~~————— C. PRESERVATION OF EXISTING TREES IS STRONGLY ENCOURAGED.~~
5 ~~MATURE TREES, WITH A DIAMETER OF BREAST HEIGHT (DBH) OF 10 INCHES OR MORE~~
6 ~~SHALL BE RETAINED, EXCEPT WHERE THE TREE IS:—~~

7 ~~————— I. DEAD, DISEASED OR INJURED BEYOND RESTORATION AS~~
8 ~~DETERMINED BY A CERTIFIED ARBORIST OR LICENSED FORESTER; OR~~

9 ~~————— II. INTERFERES WITH THE LOCATION OF A STRUCTURE,~~
10 ~~UTILITIES, OTHER CRITICAL SITE IMPROVEMENTS, OR CONSTRUCTION ACCESS, AND NOT~~
11 ~~OTHER FEASIBLE AND PRUDENT ALTERNATIVE LOCATION EXISTS.~~

12 ~~————— 4. PARKING REQUIREMENTS.~~

13 ~~————— A. WITHIN THE DOWNTOWN TOWSON DISTRICT, THERE ARE NO~~
14 ~~MINIMUM PARKING REQUIREMENTS EXCEPT:~~

15 ~~————— I. PARKING FOR RESIDENTIAL USES AND LODGING SHALL MEET~~
16 ~~THE MINIMUM PARKING REQUIREMENTS CONTAINED IN SECTION 409 OF THE BCZR AND~~
17 ~~ALL PARKING SPACES PROVIDED TO SATISFY SUCH REQUIREMENTS SHALL BE LOCATED~~
18 ~~NO FARTHER THAN 1,500 FEET FROM THE USE AND MUST BE LOCATED WITHIN THE~~
19 ~~DOWNTOWN TOWSON DISTRICT.~~

20 ~~————— B. AT THE TIME OF DEVELOPMENT OR REDEVELOPMENT, THE~~
21 ~~APPLICANT SHOULD IDENTIFY THE PARKING NEEDS ASSOCIATED WITH THE PROPOSED~~
22 ~~USES AND HOW IT WILL BE ACCOMMODATED. THE APPLICANT SHALL ADDRESS THE~~

1 FOLLOWING IN DEMONSTRATING HOW THE PARKING DEMAND WILL BE
2 ACCOMMODATED:

3 ~~_____ I. IDENTIFICATION OF EACH USE WITHIN THE DEVELOPMENT
4 AND THE PARKING DEMAND ASSUMPTION FOR EACH USE.~~

5 ~~_____ II. THE METHOD OF SUPPLYING THE PARKING FOR THE
6 DEVELOPMENT SUCH AS ON-SITE, LEASED, SHARED AND HOW ANY OTHER
7 ALTERNATIVE TRANSPORTATION METHODS ARE INCORPORATED INTO ADDRESSING
8 TRANSPORTATION DEMAND.~~

9 ~~_____ III. FOR RESIDENTIAL ONLY BUILDINGS, IDENTIFICATION OF A
10 SECONDARY METHOD FOR PROVIDING ADDITIONAL PARKING SHOULD THE ORIGINAL
11 PARKING SUPPLY PROVE TO BE INADEQUATE.~~

12 ~~_____ C. THE BICYCLE PARKING REQUIREMENTS OF SECTION 409.14 APPLY
13 TO THE DOWNTOWN TOWSON DISTRICT.~~

14 ~~_____ 5. SIGN REQUIREMENTS.~~

15 ~~_____ A. ALL SIGNS SHALL BE REVIEWED BY THE DESIGN REVIEW PANEL
16 (DRP).~~

17 ~~_____ B. THE DRP MAY ESTABLISH PROCEDURES IN WHICH CERTAIN TYPES
18 OF SIGNS MAY BE REVIEWED ADMINISTRATIVELY BY THE DEPARTMENT OF PLANNING.~~

19 ~~_____ 6. DESIGN GUIDELINES. THE PURPOSE OF THE DESIGN GUIDELINES
20 CONTAINED WITHIN THE OVERLAY DISTRICT IS TO PROVIDE A CLEAR, COMPREHENSIVE
21 DOCUMENT OUTLINING THE LEVEL OF DESIGN QUALITY EXPECTED OF ALL PROPOSED
22 IMPROVEMENTS LOCATED IN THE DOWNTOWN TOWSON DISTRICT THE GUIDELINES~~

1 ~~ACKNOWLEDGE THE EVOLVED CHARACTER OF DOWNTOWN TOWSON AS WELL AS THE~~
2 ~~BLENDING OF ACTIVITIES AND MIXED USE NATURE. URBAN SITE DESIGN AND~~
3 ~~ARCHITECTURE ARE DIVIDED INTO 6 GENERAL CATEGORIES INCLUDING: BLOCK~~
4 ~~CONFIGURATION/SITE DESIGN, PARKING, OUTDOOR SITE DESIGN/STREETSCAPE,~~
5 ~~BUILDING PRINCIPLES/ARCHITECTURE, BUILDING MATERIALS, LIGHTING AND SIGNAGE.~~

6 ~~————— A. BLOCK CONFIGURATION/SITE DESIGN. —————~~

7 ~~————— I. BLOCK CONFIGURATION SHOULD RESPECT ADJACENT~~
8 ~~BUILDINGS AND SHALL RESULT IN A COHESIVE PEDESTRIAN REALM ALONG STREETS~~
9 ~~AND ALLEYS. —————~~

10 ~~————— II. PRIMARY BUILDING FACADES SHOULD BE ORIENTED~~
11 ~~TOWARD THE STREET AND THE PEDESTRIAN REALM. —————~~

12 ~~————— III. BUILDING SHOULD LINE THE SIDEWALK AND FRAME THE~~
13 ~~PUBLIC REALM. —————~~

14 ~~————— IV. PARKING AREAS SHOULD BE SCREENED BY~~
15 ~~ARCHITECTURAL AND LANDSCAPE TREATMENTS. —————~~

16 ~~————— V. CORNERS OF BLOCKS SHOULD 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. WHERE THERE ARE MIDBLOCK CONNECTIONS, PEDESTRIAN~~
20 ~~AMENITIES AND ENTRANCES TO USES SHOULD BE INCLUDED TO BREAK UP LARGE~~
21 ~~BUILDING WALL EXPANSES. —————~~

22 ~~————— VII. PATHWAYS FROM PARKING AREAS TO THE STREET SHOULD~~

1 ~~HAVE PURPOSE, BE SAFE AND BE VISUALLY INTERESTING.~~

2 ~~—————VIII. THE NUMBER OF CURB CUTS SHOULD BE MINIMIZED TO~~
3 ~~REDUCE CONFLICTS BETWEEN PEDESTRIANS AND VEHICLES.~~

4 ~~—————B. PARKING.~~

5 ~~—————I. STRUCTURES.~~

6 ~~—————1. THE DESIGN OF PARKING STRUCTURES SHOULD BE~~
7 ~~ARCHITECTURALLY INTEGRATED WITH THE DESIGN AND STRUCTURE OF BUILDINGS~~
8 ~~THEY SERVE. THE FAÇADE OF THE PARKING STRUCTURE PORTION OF A BUILDING~~
9 ~~SHOULD BE CONSISTENT WITH THE FACE OF THE REST OF THE BUILDING.~~

10 ~~—————2. FACADES OF A PARKING STRUCTURE THAT ARE VISIBLE TO~~
11 ~~THE PUBLIC SHOULD BE MASKED IN SUCH A WAY AS TO MAINTAIN A HIGH LEVEL OF~~
12 ~~ARCHITECTURAL DESIGN AND FINISH, MINIMIZING BLANK WALLS.~~

13 ~~—————3. FACADES ON PARKING STRUCTURES SHOULD BE~~
14 ~~COMPATIBLE IN CHARACTER AND QUALITY WITH ADJOINING BUILDINGS, PLAZAS AND~~
15 ~~STREETSCAPES AND ACTIVATED WITH GROUND FLOOR USES AND/OR PEDESTRIAN~~
16 ~~AMENITIES.~~

17 ~~—————4. PARKING STRUCTURES SHOULD HAVE SIGNAGE THAT~~
18 ~~CLEARLY IDENTIFY PARKING OPPORTUNITIES.~~

19 ~~—————5. THE HORIZONTAL AND VERTICAL ELEMENTS OF THE~~
20 ~~PARKING STRUCTURE FAÇADE SHOULD COMPLEMENT THOSE OF ADJACENT~~
21 ~~STRUCTURES.~~

22 ~~—————6. PARKING STRUCTURES SHOULD BE DESIGNED TO CONCEAL~~

1 ~~THE VIEW OF ALL PARKED CARS AND ANGLED RAMPS FROM ADJACENT PLAZAS, PUBLIC~~
2 ~~RIGHTS OF WAY, PRIVATE STREETS AND PLAZAS OR OPEN SPACES.~~

3 ~~————— 7. THE LOCATION OF ALL PARKING GARAGE ACCESS POINTS~~
4 ~~SHOULD BE PLACED TO MINIMIZE THE IMPACT TO THE PUBLIC REALM OR ADJACENT~~
5 ~~USES.~~

6 ~~————— 8. HEAT ISLAND REDUCTION SHOULD BE ACCOMPLISHED~~
7 ~~THRU THE USE OF LIGHT COLORED OR HIGH ALBEDO SURFACES ON THE TOP LEVEL OF~~
8 ~~PARKING STRUCTURES, AS WELL AS SHADING ALTERNATIVES SUCH AS PHOTOVOLTAIC~~
9 ~~ARRAYS, PERGOLAS OR TREES.~~

10 ~~————— 9. PERIMETERS OF PROPOSED SURFACE PARKING AREAS~~
11 ~~SHALL INCLUDE LANDSCAPING TO MEET OR EXCEED THOSE SPECIFIED IN THE~~
12 ~~BALTIMORE COUNTY LANDSCAPE MANUAL FOR CLASS B SCREENS, IN COMBINATION~~
13 ~~WITH A SCREEN FENCE OR WALL AS SPECIFIED IN THE BALTIMORE COUNTY LANDSCAPE~~
14 ~~MANUAL.~~

15 ~~————— II. OFF STREET SURFACE PARKING.~~

16 ~~————— 1. SHADE TREES SHOULD BE LOCATED THROUGHOUT ALL~~
17 ~~SURFACE PARKING AREAS. THE USE OF NATIVE CANOPY TREES IS ENCOURAGED.~~

18 ~~————— 2. EXISTING AND PROPOSED SURFACE PARKING AREAS SHOULD~~
19 ~~INCLUDE SCREENING WALLS AND/OR LANDSCAPING.~~

20 ~~————— C. OUTDOOR SITE DESIGN/STREETSCAPE.~~

21 ~~————— I. OPEN SPACES SUCH AS PLAZAS AND COURTYARDS SHOULD BE~~
22 ~~PROVIDED TO GIVE RELIEF AND INTEREST TO THE STREETSCAPE.~~

1 ~~II. EACH DEVELOPMENT SHOULD PROVIDE AN OPEN~~
2 ~~SPACE/GATHERING AREA APPROPRIATE TO THE SCALE AND CHARACTER OF THE~~
3 ~~DEVELOPMENT.~~

4 ~~III. PLAZAS SHOULD BE DESIGNED TO BE EASILY ACCESSIBLE TO THE~~
5 ~~PUBLIC AND PROVIDE YEAR ROUND USE WHERE POSSIBLE.~~

6 ~~IV. PLAZAS AND COURTYARDS SHOULD BE MADE COMFORTABLE BY~~
7 ~~USING ARCHITECTURAL AND LANDSCAPE ELEMENTS TO CREATE A SENSE OF PLACE,~~
8 ~~ENCLOSURE AND SECURITY.~~

9 ~~V. BLANK WALLS SHALL BE LIMITED AND PLAZAS AND COURTYARDS~~
10 ~~SHOULD BE CONSIDERED AN INTEGRATED PART OF THE DESIGN.~~

11 ~~VI. BUILDINGS SHOULD ACCOMMODATE SPECIAL AMENITIES SUCH AS~~
12 ~~CAFE SEATING, SCULPTURES AND PLANTERS, ART AND LIGHTING. VII. THE~~
13 ~~DEVELOPMENT OF OUTDOOR SPACES FOR BUILDING USERS SHOULD BE INTEGRATED~~
14 ~~INTO ALL DESIGN.~~

15 ~~VIII. TRASH AND RECYCLING RECEPTACLES SHOULD BE~~
16 ~~STRATEGICALLY PLACED.~~

17 ~~IX. PLAZAS SHOULD FEATURE ENTRANCES TO RETAIL/RESTAURANT~~
18 ~~SPACES ALONG THEIR PERIMETERS TO ACTIVATE THE SPACE.~~

19 ~~X. PAVING MATERIAL OF VARIED PHYSICAL TEXTURE, COLOR AND~~
20 ~~PATTERN SHOULD BE USED TO GUIDE MOVEMENT AND DEFINE FUNCTIONAL AREAS.~~

21 ~~XI. THE USE OF TREES FOR SHADING AND COOLING IS ENCOURAGED.~~

22 ~~XII. THE PRESERVATION OF EXISTING TREES WHERE PRACTICAL IS~~

1 ~~ENCOURAGED.~~

2 ~~_____ XIII. AMENITY/RECREATIONAL SPACE FOR ALL AGES SHOULD BE~~
3 ~~INCORPORATED INTO THE DESIGN.~~

4 ~~_____ XIV. BICYCLE RACKS AND STORAGE SHALL BE INCORPORATED INTO~~
5 ~~THE DESIGN OF ALL DEVELOPMENTS.~~

6 ~~_____ XV. A CONSISTENT FRAMEWORK OF MATERIALS AND TREATMENT IS~~
7 ~~SUGGESTED FOR THE PUBLIC REALM OF THE TUC IN ORDER TO BLEND WITH WHAT HAS~~
8 ~~ALREADY BEEN BUILT AND LANDSCAPED. THESE STANDARDS ARE TAKEN FROM~~
9 ~~SECTION F (TOWSON STREETScape STANDARDS) OF THE COMPREHENSIVE MANUAL OF~~
10 ~~DEVELOPMENT POLICIES (CMDP) AND ARE AS FOLLOWS:-~~

11 ~~_____ 1. STREET TREES, 30 50 FEET ON CENTER.~~

12 ~~_____ 2. BRICK PAVING EDGE ALONG THE CURB, 16 INCHES IN WIDTH.~~

13 ~~_____ 3. DECORATIVE LIGHTING, 60 FEET ON CENTER.~~

14 ~~_____ D. BUILDING PRINCIPLES/ARCHITECTURE.~~

15 ~~_____ I. A WIDE VARIETY OF APPROPRIATE ARCHITECTURAL STYLES,~~
16 ~~MATERIALS AND DETAILS THROUGHOUT THE DISTRICT ARE ENCOURAGED TO CREATE A~~
17 ~~THRIVING, ATTRACTIVE DISTRICT.~~

18 ~~_____ II. NEW BUILDINGS SHOULD BE CONTEXTUAL IN SCALE AND STYLE TO~~
19 ~~THE SURROUNDING STRUCTURES.~~

20
21 ~~_____ III. VARIATION IN BUILDING SCALING AND DETAIL SHOULD RELATE~~
22 ~~TO THE SCALE AND FUNCTION OF PEDESTRIAN ACTIVE USES ALONG THE STREETS.~~

1 ~~————— IV. ALL SIDES OF THE BUILDING SHOULD BE GIVEN DESIGN~~
2 ~~CONSIDERATION, INCLUDING THE ROOFS.—~~

3 ~~————— V. ALL BUILDING SIDES SHOULD BE DESIGNED PURPOSEFULLY.—~~

4 ~~————— VI. NEW BUILDINGS SHOULD FIT WITHIN THE CONTEXT IN TERMS OF~~
5 ~~MASS AND SCALE TO ENHANCE THE CHARACTER OF A BLOCK OR STREET.—~~

6 ~~————— VII. THE LOCATION OF BUILDINGS SHOULD DEFINE AND CONTAIN THE~~
7 ~~STREET SPACE IN ORDER TO CONCENTRATE AND REINFORCE PEDESTRIAN ACTIVITY.—~~

8 ~~————— VIII. PORTIONS OF THE BUILDING THAT ARE NOT ALIGNED WITH THE~~
9 ~~RIGHT OF WAY LINE SHOULD BE RELATED TO THE BUILDING USES THAT COMPLEMENT~~
10 ~~PEDESTRIAN ACTIVITIES ALONG THE STREET SUCH AS PLAZAS, PATIOS, AND BUILDING~~
11 ~~ENTRIES.—~~

12 ~~————— IX. DESIGN OF NEW DEVELOPMENT THAT IS DIRECTLY CONTIGUOUS~~
13 ~~TO SINGLE FAMILY RESIDENTIAL COMMUNITIES SHOULD RESPECT THE SCALE, FORM,~~
14 ~~AND DEVELOPMENT PATTERN OF THE EXISTING COMMUNITIES. SPECIFICALLY:~~

15 ~~————— 1. ARCHITECTURAL MASSING AND SITE DESIGN SHOULD BE~~
16 ~~CAREFULLY CONSIDERED TO ENSURE AN EFFECTIVE TRANSITION BETWEEN THE TUC~~
17 ~~AND ADJACENT COMMUNITY.—~~

18 ~~————— 2. THE SCALE OF THE BUILDINGS THAT DIRECTLY BORDER A~~
19 ~~SINGLE FAMILY RESIDENTIAL COMMUNITY SHOULD BE REDUCED BY STEPPING BACK~~
20 ~~THE UPPER STORIES OF THE BUILDING TO REDUCE THE IMPACT ON ADJACENT~~
21 ~~PROPERTIES.—~~

22 ~~————— 3. BUILDING LIGHTING AND/OR STREET LIGHTING FIXTURES~~

1 ~~THAT DIRECTLY ABUT SINGLE FAMILY RESIDENTIAL COMMUNITIES SHOULD BE SITED IN~~
2 ~~SUCH A WAY TO PREVENT LIGHT SPILLAGE INTO THE RESIDENTIAL COMMUNITY.~~

3 ~~————— X. USE OF STRUCTURAL BAYS, EXPRESSED COLUMNS, WINDOW~~
4 ~~MULLIONS, HORIZONTAL FENESTRATION ETC. SHOULD BE UTILIZED TO PROMOTE A~~
5 ~~PEDESTRIAN SCALE.~~

6 ~~————— XI. ROOFTOP EQUIPMENT SHOULD BE FULLY SCREENED FROM~~
7 ~~HORIZONTAL VIEW. SCREENINGS SHOULD BE EXPRESSED AS PART OF THE BUILDINGS~~
8 ~~COMPOSITION AND FULLY INTEGRATED ARCHITECTURALLY.~~

9 ~~————— XII. BUILDING CORNERS SHOULD BE GIVEN SPECIAL TREATMENT.~~
10 ~~THIS MAY INCLUDE SIGNATURE ENTRIES, SPECIAL ROOF SHAPES AND TALLER, ICONIC~~
11 ~~ARCHITECTURAL ELEMENTS.~~

12 ~~————— XIII. VARIATIONS IN FENESTRATION PATTERNS SHOULD BE USED TO~~
13 ~~EMPHASIZE BUILDING FEATURES SUCH AS ENTRIES, SHIFTS IN BUILDING FORM OR~~
14 ~~DIFFERENCES IN FUNCTION AND USE.~~

15 ~~————— XIV. BUILDING ROOFTOPS AND PARAPETS SHOULD ENHANCE THE~~
16 ~~CHARACTER OF THE SKYLINE AND STRENGTHEN THE IDENTITY OF INDIVIDUAL~~
17 ~~BUILDINGS.~~

18 ~~————— XV. THE USE OF GREEN ROOFS SHOULD BE CONSIDERED FOR BOTH~~
19 ~~AESTHETIC AND ENVIRONMENTAL BENEFITS.~~

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

1 ~~MARKET DEMANDS.~~

2 ~~————— XVII. THE GROUND LEVEL OF BUILDINGS SHOULD BE DEVELOPED TO~~
3 ~~PROVIDE VISUAL INTEREST TO PEDESTRIANS. THIS MEANS EITHER OUTDOOR DINING~~
4 ~~AREAS, RETAIL DISPLAY WINDOWS OR SERVICE ORIENTED ACTIVITIES THAT CAN BE~~
5 ~~VIEWED THROUGH STOREFRONT GLAZING. IF THE BUILDING FACE AT THE SIDEWALK~~
6 ~~EDGE CANNOT BE GLAZED, THEN THE BLANK WALL SHOULD BE TREATED IN AN~~
7 ~~INTERESTING WAY WITH DECORATIVE ARCHITECTURAL FINISHES, SCREENS, DISPLAY~~
8 ~~CASES, SCULPTURE, MURALS OR PLANT MATERIAL.~~

9 ~~————— XVIII. IF THE FAÇADE WALL IS TO BE SET BACK FROM THE PROPERTY~~
10 ~~LINE TO CREATE COURTYARDS OR NICHEs, THEN OTHER ELEMENTS (SUCH AS~~
11 ~~COLUMNS, PLANTERS, CHANGES IN PAVING MATERIALS, OR RAILINGS) SHOULD BE USED~~
12 ~~TO DEFINE THE STREET WALL.~~

13 ~~————— E. BUILDING MATERIALS~~

14 ~~————— I. INNOVATIVE USE OF HIGH QUALITY MATERIALS SHOULD BE~~
15 ~~ENCOURAGED.~~

16 ~~————— II. THE CHARACTER AND IMAGE SHOULD BE REINFORCED BY USING~~
17 ~~HIGH QUALITY MATERIALS, TEXTURE, PATTERNS, AND COLORS IN WELL DESIGNED~~
18 ~~INNOVATIVE WAYS INCLUDING THE UTILIZATION OF NATURAL MATERIALS THAT WILL~~
19 ~~AGE WELL.~~

20 ~~————— III. FINISHES AND MATERIALS SHOULD REINFORCE THOSE USED IN~~
21 ~~THAT ARCHITECTURAL STYLE ORIGINALLY. FOR EXAMPLE, A COLONIAL STYLE~~
22 ~~BUILDING SHOULD UTILIZE BRICK.~~

1 ~~————— IV. THE CONSISTENT USE OF QUALITY MATERIALS APPROPRIATE TO~~
2 ~~THE URBAN ENVIRONMENT SHOULD BE ENSURED.—~~

3 ~~————— V. HUMAN SCALED BUILDING SHOULD BE ENCOURAGED THROUGH~~
4 ~~THE USE OF WELL DETAILED AND ARTICULATED MATERIALS, INDIVIDUALLY AND IN~~
5 ~~COMBINATION. MATERIAL SELECTION ON THE GROUND FLOOR SHOULD BE GIVEN~~
6 ~~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 EQUALLY IN~~
9 ~~TERMS OF MATERIALS, COLOR AND DESIGN DETAIL. THE BUILDING SHOULD HAVE A~~
10 ~~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 SHOULD BE USED TO PROVIDE ILLUMINATION THAT~~
15 ~~COMPLEMENTS THE AESTHETIC APPEAL AND SAFETY, THEREBY PROMOTING~~
16 ~~COMFORTABLE, SAFE PEDESTRIAN ACTIVITY AT NIGHT.—~~

17 ~~————— II. HIGHLIGHTING OF SIGNIFICANT ARCHITECTURAL FEATURES, TREES~~
18 ~~AND ARTWORK WITH ACCENT LIGHTING SHOULD BE CONSIDERED.—~~

19 ~~————— III. FIXTURES SHOULD BE DESIGNED AND INSTALLED IN SCALE AND~~
20 ~~CONTEXT WITH THE ARCHITECTURE OF THE BUILDING.—~~

21 ~~————— IV. LIGHT SOURCES ON PRIVATE DEVELOPMENT SHOULD~~
22 ~~COMPLEMENT LIGHTING WITHIN THE PUBLIC REALM OF THE DISTRICT.—~~

1 ~~_____ V. LIGHTING AS A NIGHTTIME AMENITY SHOULD BE CONSIDERED.~~

2 ~~_____ VI. LIGHTING ASSOCIATED WITH SIGNAGE ON THE UPPER STORIES OF~~
3 ~~A BUILDING OR ON A ROOFTOP SHOULD NOT BECOME OVERWHELMING OR DOMINANT~~
4 ~~IN THE SKYLINE.~~

5 ~~_____ VII. FIXTURES SHALL MINIMIZE SKYGLOW, GLARE AND LIGHT~~
6 ~~TRESPASS AND CONFORM TO BEST PRACTICES AS IDENTIFIED BY THE INTERNATIONAL~~
7 ~~DARK SKY ASSOCIATION AND THE ILLUMINATING ENGINEERING SOCIETY OF NORTH~~
8 ~~AMERICA.~~

9 ~~_____ G. SIGNS~~

10 ~~_____ I. SIGNS SHALL BE ORIENTED TOWARDS AND SCALED FOR THE~~
11 ~~PEDESTRIAN REALM.~~

12 ~~_____ II. SIGNS SHOULD BE INTEGRATED WITHIN THE ARCHITECTURAL~~
13 ~~FEATURES OF THE FAÇADE AND COMPLEMENT THE BUILDING'S ARCHITECTURE.~~

14 ~~_____ III. SIGNS SHOULD NOT BE DESIGNED TO MAXIMIZE SQUARE FOOTAGE~~
15 ~~BUT INSTEAD BE TO ENHANCE THEIR GRAPHIC IMPACT TO THE PUBLIC (PEDESTRIAN~~
16 ~~REALM).~~

17 ~~_____ IV. SIGNS SHOULD ADD VISUAL INTEREST, FACILITATE WAY FINDING~~
18 ~~AND ENHANCE THE CHARACTER OF THE AREA.~~

19 ~~_____ V. SIGNS SHOULD ADD VISUAL INTEREST, FACILITATE WAY FINDING~~
20 ~~AND ENHANCE THE CHARACTER OF THE AREA.~~

21 ~~_____ VI. SIGNS ON ROOFTOPS AND THE UPPER STORIES OF A BUILDING~~
22 ~~SHOULD HAVE A PROPORTIONAL RELATIONSHIP BETWEEN THE SIZE OF THE BUILDING~~

1 ~~AND THE SIZE OF THE SIGN. THESE TYPES OF SIGNS SHOULD HAVE A CORRESPONDING~~
2 ~~DESIGN TO THE BUILDING ARCHITECTURE AND NOT BECOME OVERWHELMING OR~~
3 ~~DOMINANT IN THE SKYLINE.~~

4
5 §259.16. DOWNTOWN TOWSON DISTRICT.

6 G. D.T. (DOWNTOWN TOWSON) DISTRICT. MASTER PLAN 2020 IDENTIFIES
7 TOWSON AS THE URBAN CENTER OF BALTIMORE COUNTY AND LISTS POLICIES AND
8 ACTIONS THAT FOSTER THE REDEVELOPMENT OF TOWSON INTO A PREMIER,
9 WALKABLE, MIXED-USE HUB OF ACTIVITY. THE FOLLOWING REGULATIONS ARE
10 DESIGNED TO HELP FOSTER REDEVELOPMENT AND IMPLEMENT THE GOALS OF MASTER
11 PLAN 2020.

12 1. LOCATIONAL REQUIREMENTS.

13 THE D.T. DISTRICT MAY BE APPLIED ONLY ON LAND ZONED B.L., B.M.,
14 B.R., R.A.E. 1, R.A.E. 2, O.R 1, O.R. 2, D.R. 10.5 AND D.R. 16. THE APPLICATION OF THE D.T.
15 ZONE MAY OCCUR AT THE SAME TIME THE UNDERLYING ZONE IS CHANGED.

16 2. AREA REQUIREMENTS.

17 A. BUILDING HEIGHT AND FLOOR AREA RATIO ARE NOT RESTRICTED.

18 B. ALL PROPERTIES ARE EXEMPT FROM FRONT, SIDE OR REAR YARD
19 SETBACKS OR ANY SETBACK FROM THE CENTER LINE OF ANY STREET.

20 3. USE REQUIREMENTS.

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

22 B. ADDITIONALLY, REGARDLESS OF THE UNDERLYING ZONE,

1 RESIDENTIAL USES, APARTMENTS, AND ELDERLY HOUSING ARE PERMITTED BY RIGHT
2 AND NOT LIMITED BY DENSITY. THESE USES ARE PERMITTED ON ALL FLOORS OF ANY
3 BUILDING.

4 4. PARKING REQUIREMENTS.

5 A. WITHIN THE DOWNTOWN TOWSON DISTRICT, THERE ARE NO
6 MINIMUM PARKING REQUIREMENTS EXCEPT:

7 B. AT THE TIME OF DEVELOPMENT OR REDEVELOPMENT, THE
8 APPLICANT SHALL IDENTIFY ON ITS DEVELOPMENT PLAN OR LIMITED EXEMPTION PLAN
9 THE PARKING NEEDS ASSOCIATED WITH THE PROPOSED USES AND HOW THEY WILL BE
10 ACCOMMODATED. THE APPLICANT SHALL ADDRESS THE FOLLOWING IN
11 DEMONSTRATING HOW THE PARKING DEMAND WILL BE ACCOMMODATED:

12 I. IDENTIFICATION OF EACH USE WITHIN THE DEVELOPMENT
13 AND THE PARKING DEMAND ASSUMPTION FOR EACH USE.

14 II. THE METHOD OF SUPPLYING THE PARKING FOR THE
15 DEVELOPMENT SHALL BE IDENTIFIED SUCH AS ON-SITE, LEASED, SHARED AND HOW
16 ANY OTHER ALTERNATIVE TRANSPORTATION METHODS ARE INCORPORATED INTO
17 ADDRESSING TRANSPORTATION DEMAND.

18 III. FOR RESIDENTIAL-ONLY BUILDINGS, IDENTIFICATION OF A
19 SECONDARY METHOD FOR PROVIDING ADDITIONAL PARKING IN THE EVENT THE
20 ORIGINAL PARKING SUPPLY PROVES TO BE INADEQUATE.

21 5. SIGN REQUIREMENTS.

22 A. ALL SIGNS SHALL BE REVIEWED BY THE DESIGN REVIEW PANEL

1 (DRP).

2 B. THE DRP MAY ESTABLISH PROCEDURES IN WHICH CERTAIN TYPES
3 OF SIGNS MAY BE REVIEWED ADMINISTRATIVELY BY THE DEPARTMENT OF PLANNING.

4 C. AFTER THE DRP HAS REVIEWED A COMPREHENSIVE SIGN
5 PACKAGE AS PART OF A DEVELOPMENT, THE DRP MAY AUTHORIZE THE DEPARTMENT
6 OF PLANNING TO REVIEW SUBSEQUENT MINOR REVISIONS TO THE COMPREHENSIVE
7 RECOMMENDED SIGN PACKAGE.

8 6. DESIGN GUIDELINES. THE PURPOSE OF THE DESIGN GUIDELINES FOR THE
9 DOWNTOWN TOWSON DISTRICT IS TO PROVIDE CLEAR, COMPREHENSIVE GUIDANCE
10 OUTLINING THE CONSIDERATIONS THE DRP AND DEPARTMENT OF PLANNING MUST
11 UNDERTAKE WHEN REVIEWING AND MAKING RECOMMENDATIONS ABOUT
12 DEVELOPMENT IN THE DOWNTOWN TOWSON DISTRICT. THE GUIDELINES
13 ACKNOWLEDGE THE EVOLVING MIXED-USE, URBAN CHARACTER OF DOWNTOWN
14 TOWSON. THE GUIDELINES ARE NOT MANDATORY, AND SOME MAY BE INAPPLICABLE
15 OR UNACHIEVABLE FOR CERTAIN PROJECTS. IN THESE CASES, THE APPLICANT SHALL
16 EXPLAIN HOW THE OVERALL OBJECTIVES WILL BE MET.

17 URBAN SITE DESIGN AND ARCHITECTURURAL GUIDELINES ARE DIVIDED INTO 8
18 GENERAL CATEGORIES INCLUDING: ENVIRONMENTAL SUSTAINABILITY, BLOCK
19 CONFIGURATION/SITE DESIGN, PARKING, DOWNTOWN OPEN SPACE, BUILDING
20 PRINCIPLES/ARCHITECTURE, BUILDING MATERIALS, LIGHTING AND SIGNAGE.

21 A. ENVIRONMENTAL SUSTAINABILITY.

22 I. DEVELOPMENTS SHOULD BE DESIGNED TO ACHIEVE GREEN

1 BUILDING STANDARDS EQUIVALENT TO THE SILVER STANDARD OF EITHER THE
2 LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) OR THE NATIONAL
3 GREEN BUILDING STANDARDS (NGBS). WHILE LEED OR NGBS SILVER CERTIFICATIONS
4 ARE NOT REQUIRED, INFORMATION SUBSTANTIATING COMPLIANCE WITH LEED OR NGBS
5 STANDARDS SHALL BE PROVIDED TO THE DESIGN REVIEW PANEL UPON REQUEST BY
6 THE DRP.

7 II. STORMWATER MANAGEMENT SHALL BE INCORPORATED
8 INTO ALL DEVELOPMENT PROJECTS TO REDUCE RUNOFF, IMPROVE WATER QUALITY
9 AND INCREASE GROUNDWATER RECHARGE.

10 III. PRESERVATION OF EXISTING TREES IS STRONGLY
11 ENCOURAGED IN ALL PROPOSED DEVELOPMENT PROJECTS. MATURE TREES, WITH A
12 DIAMETER OF BREAST HEIGHT (DBH) OF 10 INCHES OR MORE SHALL BE RETAINED,
13 EXCEPT WHERE THE TREE IS:

14 1. DEAD, DISEASED OR INJURED BEYOND RESTORATION
15 AS DETERMINED BY A CERTIFIED ARBORIST OR LICENSED FORESTER; OR

16 2. INTERFERES WITH THE LOCATION OF A STRUCTURE,
17 UTILITIES, OTHER CRITICAL SITE IMPROVEMENTS, OR CONSTRUCTION ACCESS, AND NO
18 OTHER FEASIBLE AND PRUDENT ALTERNATIVE LOCATION EXISTS.

19 3. IF A MATURE TREE IS REMOVED AS DEFINED IN THIS
20 SECTION, MULTIPLE TREES WITH DIAMETERS THAT ADD UP TO THE DIAMETER OF THE
21 TREE BEING REMOVED SHALL BE PLANTED ON-SITE OR ELSEWHERE IN THE D.T.

22

1 IV. ANY PROPOSED PLANTING AREAS AND SPECIES SELECTION

2 FOR STREET TREES SHALL CONFORM TO URBAN STREET TREE BEST PRACTICES
3 INCLUDING ADEQUATE ROOT TRENCHES TO ACCOMODATE NEW SOIL VOLUME AND
4 MINIMUM SOIL DEPTH THAT ENSURES THE LONG TERM HEALTH OF THE TREES BEING
5 PLANTED. THE INTERIOR DIMENSION OF TREE PITS OR PLANTING STRIPS SHOULD BE A
6 MINIMUM OF 10 FEET LONG AND 6 FEET WIDE IF THERE IS SUFFICIENT SIDEWALK WIDTH
7 FOR PEDESTRIAN TRAFFIC. PLANTING SHOULD BE COORDINATED WITH SIGNAGE AND
8 STREET LIGHTS TO AVOID CONFLICTS.

9 V. THE USE OF LIGHT COLORED OR HIGH ALBEDO SURFACES

10 ARE SUGGESTED TO REDUCE THE HEAT ISLAND EFFECT ON THE TOP LEVEL OF PARKING
11 STRUCTURES AND SURFACE PARKING LOTS.

12 VI THE USE OF NATIVE CANOPY TREES IS STRONGLY

13 ENCOURAGED IN PARKING LOTS, DOWNTOWN OPEN SPACES AND STREETSCAPES.

14 VII. WHEN DESIGNING AND DEVELOPING OUTDOOR SPACES,

15 SUSTAINABLE PRACTICES SHOULD BE USED TO REDUCE ENERGY AND WATER USE,
16 MINIMIZE RUN OFF AND IMPROVE STORMWATER QUALITY, PREVENT AIR POLLUTION,
17 REDUCE THE HEAT ISLAND EFFECT, AND INCLUDE GREEN SPACE TO PROVIDE RELIEF
18 FROM THE BUILT ENVIRONMENT.

19 VIII. THE USE OF GREEN ROOFS, COOL ROOFS AND SOLAR

20 PANELS SHOULD BE CONSIDERED FOR BOTH AESTHETIC AND ENVIRONMENTAL
21 BENEFITS.

1 B. BLOCK CONFIGURATION/SITE DESIGN.

2 I. BLOCK CONFIGURATION SHOULD RESPECT ADJACENT

3 BUILDINGS AND SHOULD RESULT IN A COHESIVE PEDESTRIAN REALM ALONG STREETS
4 AND ALLEYS.

5 II. PRIMARY BUILDING FACADES SHOULD BE ORIENTED

6 TOWARD THE STREET AND THE PEDESTRIAN REALM.

7 III. BUILDINGS SHOULD LINE THE SIDEWALK AND FRAME THE

8 PUBLIC REALM.

9 IV. PARKING AREAS SHOULD BE SCREENED BY

10 ARCHITECTURAL AND LANDSCAPE TREATMENTS.

11 V. CORNERS OF BLOCKS SHOULD BE GIVEN SPECIFIC DESIGN

12 CONSIDERATION AND SHOULD BE EMPHASIZED BY LOCATING UNIQUE ARCHITECTURAL
13 FEATURES, ENTRANCES, OR SPECIAL STREETScape FEATURES AT CORNER LOCATIONS.

14 VI. WHERE THERE ARE MIDBLOCK CONNECTIONS, PEDESTRIAN

15 AMENITIES AND ENTRANCES TO USES SHOULD BE INCLUDED TO BREAK UP LARGE
16 BUILDING WALL EXPANSES.

17 VII. PATHWAYS FROM PARKING AREAS TO THE STREET SHOULD

18 HAVE PURPOSE, BE SAFE AND BE VISUALLY INTERESTING.

19 VIII. THE NUMBER OF CURB CUTS SHOULD BE MINIMIZED TO

20 REDUCE CONFLICTS BETWEEN PEDESTRIANS AND VEHICLES.

21 C. PARKING.

22 I. STRUCTURES.

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1. THE DESIGN OF PARKING STRUCTURES SHOULD BE ARCHITECTURALLY INTEGRATED WITH THE DESIGN AND STRUCTURE OF BUILDINGS THEY SERVE.

2. FACADES OF A PARKING STRUCTURE THAT ARE VISIBLE TO THE PUBLIC SHOULD BE TREATED IN SUCH A WAY AS TO MAINTAIN A HIGH LEVEL OF ARCHITECTURAL DESIGN AND FINISH, MINIMIZING BLANK WALLS.

3. FACADES ON PARKING STRUCTURES SHOULD BE ACTIVATED WITH GROUND FLOOR USES AND/OR PEDESTRIAN AMENITIES.

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

5. THE HORIZONTAL AND VERTICAL ELEMENTS OF THE PARKING STRUCTURE FAÇADE SHOULD COMPLEMENT THOSE OF ADJACENT ON-SITE STRUCTURES.

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

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

II. OFF STREET SURFACE PARKING.

1. SHADE TREES SHOULD BE LOCATED THROUGHOUT ALL

1 SURFACE PARKING AREAS. THE USE OF NATIVE CANOPY TREES IS ENCOURAGED.

2 2. PROPOSED SURFACE PARKING AREAS SHOULD BE
3 LANDSCAPED TO MEET CLASS B STANDARDS AS SPECIFIED IN THE BALTIMORE COUNTY
4 LANDSCAPE MANUAL, WITH SCREENING WALLS OR FENCES.

5 3. PROPOSED LANDSCAPING, WALLS OR FENCES SHOULD
6 REFLECT THE URBAN CHARACTER OF THE D.T. DISTRICT.

7 D. DOWNTOWN OPEN SPACE.

8 THE DRP SHALL REQUIRE, TO THE GREATEST EXTENT POSSIBLE, PROJECTS TO
9 INCORPORATE DOWNTOWN OPEN SPACE THAT INCLUDE AESTHETICS, RECREATION, OR
10 GREEN INFRASTRUCTURE AT THE STREET LEVEL, WITH A GOAL OF PROVIDING 5
11 PERCENT OF GROSS ACREAGE OF THE SITE. HOWEVER, THE DRP SHOULD DETERMINE
12 THE QUANTITY AND QUALITY OF THE DOWNTOWN OPEN SPACE BY USING THE
13 FOLLOWING OBJECTIVES, INCLUDING THE SIZE OF THE SITE AND USEABILITY OF THE
14 SPACE OR OTHER REASONABLE CRITERIA.

15 I. DOWNTOWN OPEN SPACE IS EXTERIOR AND OPEN TO THE
16 PUBLIC AND MAY INCLUDE PLAZAS, PUBLIC COUTYARDS, PATHWAYS, PLANTERS,
17 STREETSCAPES, CIVIC SPACES OR GREEN SPACES THAT ALLOW FOR GATHERING, CAFÉ
18 SEATING, ENTERTAINMENT OR ART.

19 II. DOWNTOWN OPEN SPACE SHOULD BE LOCATED ON-SITE
20 AND WHEN FEASIBLE CONNECTED TO NEIGHBORING PROPERTIES TO CREATE A
21 COHESIVE OPEN SPACE NETWORK SERVING PEOPLE WHO LIVE, WORK AND SHOP
22 DOWNTOWN.

1 III. DOWNTOWN OPEN SPACE SHOULD BE PROVIDED TO GIVE
2 RELIEF AND INTEREST TO THE STREETScape.

3 IV. DOWNTOWN OPEN SPACE SHOULD BE APPROPRIATE TO
4 THE SCALE AND CHARACTER OF THE DEVELOPMENT.

5 V. DOWNTOWN OPEN SPACE SHOULD BE DESIGNED TO BE
6 EASILY ACCESSIBLE TO THE PUBLIC AND PROVIDE YEAR ROUND USE WHERE POSSIBLE.

7 VI. DOWNTOWN OPEN SPACE SHOULD BE MADE COMFORTABLE
8 BY USING ARCHITECTURAL AND LANDSCAPE ELEMENTS TO CREATE A SENSE OF PLACE,
9 ENCLOSURE AND SECURITY.

10 VII. BLANK WALLS SHALL BE LIMITED AND DOWNTOWN OPEN
11 SPACES SHOULD BE CONSIDERED AN INTEGRATED PART OF THE DESIGN.

12 VIII. THE DEVELOPMENT OF DOWNTOWN OPEN SPACES FOR
13 BUILDING USERS SHOULD BE INTEGRATED INTO ALL DESIGN.

14 IX. TRASH AND RECYCLING RECEPTACLES SHOULD BE
15 STRATEGICALLY PLACED.

16 X. DOWNTOWN OPEN SPACES SHOULD FEATURE ENTRANCES
17 TO RETAIL/RESTAURANT SPACES ALONG THEIR PERIMETERS TO ACTIVATE THE SPACE.

18 XI. PAVING MATERIAL OF VARIED PHYSICAL TEXTURE, COLOR
19 AND PATTERN SHOULD BE USED TO GUIDE MOVEMENT AND DEFINE FUNCTIONAL
20 AREAS.

21 XII. THE USE OF NATIVE CANOPY TREES FOR SHADING AND
22 COOLING IS STRONGLY ENCOURAGED.

1 XIII. DOWNTOWN OPEN SPACE SHOULD BE DESIGNED FOR ALL
2 AGES.

3 XIV. BICYCLE RACKS AND STORAGE SHALL BE INCORPORATED
4 INTO THE DESIGN OF PROPOSED DEVELOPMENT.

5 XV. A CONSISTENT FRAMEWORK OF MATERIALS AND
6 TREATMENT IS SUGGESTED FOR THE PUBLIC REALM OF THE D.T. IN ORDER TO BLEND
7 WITH WHAT HAS ALREADY BEEN BUILT AND LANDSCAPED. THESE STANDARDS ARE
8 TAKEN FROM SECTION F (TOWSON STREETScape STANDARDS) OF THE COMPREHENSIVE
9 MANUAL OF DEVELOPMENT POLICIES (CMDP) AND ARE AS FOLLOWS:

10 1. STREET TREES, 30-50 FEET ON CENTER.

11 2. BRICK PAVING EDGE ALONG THE CURB, 16 INCHES IN
12 WIDTH.

13 3. DECORATIVE LIGHTING, 60 FEET ON CENTER.

14 XVI. LOCAL OPEN SPACE FEES GENERATED FROM
15 RESIDENTIAL DEVELOPMENT IN THE D.T. DISTRICT SHALL BE USED IN THE D.T. DISTRICT.

16 E. BUILDING PRINCIPLES/ARCHITECTURE.

17 I. A WIDE VARIETY OF APPROPRIATE ARCHITECTURAL STYLES,
18 MATERIALS AND DETAILS THROUGHOUT THE DISTRICT ARE ENCOURAGED TO CREATE A
19 THRIVING, ATTRACTIVE DISTRICT.

20 II. NEW BUILDINGS SHOULD BE CONTEXTUAL IN SCALE AND
21 STYLE TO THE SURROUNDING STRUCTURES, WHERE PRACTICAL

22 III. VARIATION IN BUILDING SCALING AND DETAIL SHOULD

1 RELATE TO THE SCALE AND FUNCTION OF PEDESTRIAN ACTIVE USES ALONG THE
2 STREETS.

3 IV. ALL VISIBLE SIDES OF THE BUILDING SHOULD BE GIVEN
4 DESIGN CONSIDERATION, INCLUDING THE ROOFS.

5 V. ALL BUILDING SIDES SHOULD BE DESIGNED PURPOSEFULLY.

6 VI. NEW BUILDINGS SHOULD FIT WITHIN THE CONTEXT IN
7 TERMS OF MASS AND SCALE TO ENHANCE THE CHARACTER OF A BLOCK OR STREET,
8 WHERE PRACTICAL.

9 VII. THE LOCATION OF BUILDINGS SHOULD DEFINE AND
10 CONTAIN THE STREET SPACE IN ORDER TO CONCENTRATE AND REINFORCE PEDESTRIAN
11 ACTIVITY.

12 VIII. PORTIONS OF THE BUILDING THAT ARE NOT ALIGNED WITH
13 THE RIGHT OF WAY LINE SHOULD BE RELATED TO THE BUILDING USES THAT
14 COMPLEMENT PEDESTRIAN ACTIVITIES ALONG THE STREET SUCH AS PLAZAS, PATIOS,
15 AND BUILDING ENTRIES.

16 IX. DESIGN OF NEW DEVELOPMENT THAT IS DIRECTLY
17 CONTIGUOUS TO SINGLE FAMILY RESIDENTIAL COMMUNITIES SHOULD RESPECT THE
18 SCALE, FORM, AND DEVELOPMENT PATTERN OF THE EXISTING COMMUNITIES.
19 SPECIFICALLY:

20 1. ARCHITECTURAL MASSING AND SITE DESIGN SHOULD
21 BE CAREFULLY CONSIDERED TO ENSURE AN EFFECTIVE TRANSITION BETWEEN THE D.T.
22 AND DIRECTLY CONTIGUOUS COMMUNITY.

1 BUILDINGS.

2 XV. GROUND FLOOR USE SHOULD BE ACTIVATED AND
3 ACTIVITIES IN NEW DEVELOPMENTS SHOULD BE INTEGRATED WITH EXISTING RETAIL
4 USES AND ACTIVITIES ALONG THE STREET FRONT AND PROVIDE FLEXIBILITY FOR
5 CHANGING MARKET DEMANDS.

6 XVI. THE GROUND LEVEL OF BUILDINGS SHOULD BE
7 DEVELOPED TO PROVIDE VISUAL INTEREST TO PEDESTRIANS. THIS MEANS EITHER
8 OUTDOOR DINING AREAS, RETAIL DISPLAY WINDOWS OR SERVICE ORIENTED ACTIVITIES
9 THAT CAN BE VIEWED THROUGH STOREFRONT GLAZING. IF THE BUILDING FACE AT THE
10 SIDEWALK EDGE CANNOT BE GLAZED, THEN THE BLANK WALL SHOULD BE TREATED IN
11 AN INTERESTING WAY WITH DECORATIVE ARCHITECTURAL FINISHES, SCREENS,
12 DISPLAY CASES, SCULPTURE, MURALS OR PLANT MATERIAL.

13 XVII. IF THE FAÇADE WALL IS TO BE SET BACK FROM THE
14 PROPERTY LINE TO CREATE COURTYARDS OR NICHEs, THEN OTHER ELEMENTS (SUCH
15 AS COLUMNS, PLANTERS, CHANGES IN PAVING MATERIALS, OR RAILINGS) SHOULD BE
16 USED TO DEFINE THE STREET WALL.

17 F. BUILDING MATERIALS

18 I. INNOVATIVE USE OF HIGH QUALITY MATERIALS SHOULD BE
19 ENCOURAGED.

20 II. THE CHARACTER AND IMAGE SHOULD BE REINFORCED BY
21 USING HIGH QUALITY MATERIALS, TEXTURE, PATTERNS, AND COLORS IN
22 WELL-DESIGNED INNOVATIVE WAYS INCLUDING THE UTILIZATION OF NATURAL

1 MATERIALS THAT WILL AGE WELL.

2 III. FINISHES AND MATERIALS SHOULD REINFORCE THOSE USED
3 IN THAT ARCHITECTURAL STYLE ORIGINALLY, WHERE PRACTICAL.

4 IV. THE CONSISTENT USE OF QUALITY MATERIALS
5 APPROPRIATE TO THE URBAN ENVIRONMENT SHOULD BE ENSURED.

6 V. HUMAN SCALED BUILDING SHOULD BE ENCOURAGED
7 THROUGH THE USE OF WELL DETAILED AND ARTICULATED MATERIALS, INDIVIDUALLY
8 AND IN COMBINATION. MATERIAL SELECTION ON THE GROUND FLOOR SHOULD BE
9 GIVEN CAREFUL CONSIDERATION TO AID IN CREATING A PLEASING PEDESTRIAN
10 ENVIRONMENT IN ADDITION TO BEING ABLE TO WEATHER WELL.

11 VI. ALL VISIBLE FACADES OF A BUILDING FROM THE PUBLIC
12 REALM SHOULD BE TREATED EQUALLY IN TERMS OF MATERIALS, COLOR AND DESIGN
13 DETAIL, WHERE PRACTICAL. THE BUILDING SHOULD HAVE A FINISHED APPEARANCE ON
14 ALL SIDES.

15 VII. THE USE OF REPLACEMENT MATERIALS THAT IMITATE OR
16 FALSELY REPLICATE NATURAL MATERIAL APPLICATIONS SHOULD BE AVOIDED.

17 G. LIGHTING

18 I. LIGHTING SHOULD BE USED TO PROVIDE ILLUMINATION THAT
19 COMPLEMENTS THE AESTHETIC APPEAL AND SAFETY, THEREBY PROMOTING
20 COMFORTABLE, SAFE PEDESTRIAN ACTIVITY AT NIGHT.

21 II. HIGHLIGHTING OF SIGNIFICANT ARCHITECTURAL FEATURES,
22 TREES AND ARTWORK WITH ACCENT LIGHTING SHOULD BE CONSIDERED.

1 III. FIXTURES SHOULD BE DESIGNED AND INSTALLED IN SCALE
2 AND CONTEXT WITH THE ARCHITECTURE OF THE BUILDING.

3 IV. LIGHT SOURCES ON PRIVATE DEVELOPMENT SHOULD
4 COMPLEMENT LIGHTING WITHIN THE PUBLIC REALM OF THE DISTRICT.

5 V. LIGHTING AS A NIGHTTIME AMENITY SHOULD BE
6 CONSIDERED.

7 VI. LIGHTING ASSOCIATED WITH SIGNAGE ON THE UPPER
8 STORIES OF A BUILDING OR ON A ROOFTOP SHOULD NOT BECOME OVERWHELMING OR
9 DOMINANT IN THE SKYLINE.

10 VII. FIXTURES SHALL MINIMIZE SKYGLOW, GLARE AND LIGHT
11 TRESPASS AND CONFORM TO BEST PRACTICES AS IDENTIFIED BY THE ILLUMINATING
12 ENGINEERING SOCIETY OF NORTH AMERICA.

13
14 H. SIGNS

15 I. SIGNS SHALL BE ORIENTED TOWARDS AND SCALED FOR THE
16 PEDESTRIAN REALM.

17 II. SIGNS SHOULD BE INTEGRATED WITHIN THE
18 ARCHITECTURAL FEATURES OF THE FAÇADE AND COMPLEMENT THE BUILDING'S
19 ARCHITECTURE.

20 III. SIGNS SHOULD NOT BE DESIGNED TO MAXIMIZE SQUARE
21 FOOTAGE BUT INSTEAD BE TO ENHANCE THEIR GRAPHIC IMPACT TO THE PUBLIC
22 (PEDESTRIAN REALM).

1 IV. SIGNS SHOULD ADD VISUAL INTEREST, FACILITATE WAY

2 FINDING AND ENHANCE THE CHARACTER OF THE AREA.

3 V. SIGNS ON ROOFTOPS AND THE UPPER STORIES OF A

4 BUILDING SHOULD HAVE A PROPORTIONAL RELATIONSHIP BETWEEN THE SIZE OF THE

5 BUILDING AND THE SIZE OF THE SIGN. THESE TYPES OF SIGNS SHOULD HAVE A

6 CORRESPONDING DESIGN TO THE BUILDING ARCHITECTURE AND NOT BECOME

7 OVERWHELMING OR DOMINANT IN THE SKYLINE.

8 VI. SIGNAGE SHOULD BE LOCATED AND DESIGNED TO AVOID

9 CONFLICTS WITH STREET TREES AND STREET LIGHTS.

10
11 SECTION 3. AND BE IT FURTHER ENACTED BY THE COUNTY COUNCIL OF
12 BALTIMORE COUNTY, MARYLAND, that the Laws of Baltimore County, Maryland read as follows:

13
14 §32-4-203. Baltimore County Design Review Panel.

15 (a) In general.

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

19
20 (2) [For purposes of this section, a proposed development includes a minor
21 subdivision, but does not include a Planned Unit Development.

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

4 (I) A DEVELOPMENT CONSISTING OF NEW CONSTRUCTION;

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

7 (III) A MINOR SUBDIVISION;

8 (IV) A PLANNED UNIT DEVELOPMENT; OR

9 (V) FOR PURPOSES OF PROPERTY LOCATED WITHIN THE DOWNTOWN
10 TOWSON DISTRICT, ANY CONSTRUCTION, INCLUDING NEW CONSTRUCTION,
11 REDEVELOPMENT, SIGNAGE, OR FACADE CHANGES FOR WHICH A BUILDING PERMIT IS
12 REQUIRED UNLESS OTHERWISE REVIEWED BY THE DEPARTMENT OF PLANNING.

13 [(4)] (3) (i) In the case of a residential single lot of record, any new dwelling unit shall
14 be reviewed [by the Panel.] IN ACCORDANCE WITH SECTION 32-4-204(D).

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

17 (c) Objective for assessment.

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

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

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

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

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

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

14 (4) FOR ANY DEVELOPMENT IN THE DOWNTOWN TOWSON DISTRICT, THE
15 PANEL SHALL APPLY THE DESIGN GUIDELINES IN SECTION 259.16 OF THE BALTIMORE
16 COUNTY ZONING REGULATIONS.

17 (d) Membership; appointment.

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

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

1 (h) Review panel; notice of meetings.

2 (1) (i) ~~The~~ EXCEPT AS PROVIDED IN SUBPARAGRAPH (II), THE chairman
3 shall designate three professional members of the Panel to serve as a review panel for the purpose of
4 reviewing a ~~[nonresidential] Development Plan~~ PROPOSED DEVELOPMENT.

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

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

10 (1) ~~The~~ FOR A PROPOSED DEVELOPMENT THAT INVOLVES A
11 DEVELOPMENT PLAN, THE DESIGN Review Panel shall consult and advise upon each Development
12 Plan submitted and[, except in the case of a plan processed under § 235.B.8. of the Baltimore County
13 Zoning Regulations,] shall make a recommendation to the Hearing Officer within the time required by §
14 32-4-226(d) of this subtitle.

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

19 [(3) The Panel's recommendation is not binding on the Hearing Officer, or on the
20 agencies under subsection (1), for a development plan for a property in the Towson Business Core that is
21 not reviewed under the alternate process of § 235.B.8. of the Baltimore County Zoning Regulations.]
22

1 §32-4-204. Design Review Areas.

2 (c) [Nonresidential plans.] ~~REVIEW.~~ A ~~[nonresidential]~~ NONRESIDENTIAL PROPOSED
3 DEVELOPMENT. A NONRESIDENTIAL PROPOSED Development Plan is subject to review under
4 this section if the proposed development is located in any of the following areas that are described by map
5 in the Comprehensive Manual of Development Policies:

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

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

10 [(3)] (2) The Catonsville COMMERCIAL Revitalization [Area] DISTRICT;

11 [(4)] (3) The Arbutus COMMERCIAL Revitalization [Area] DISTRICT;

12 [(5)] (4) The Pikesville COMMERCIAL Revitalization [Area] DISTRICT;

13 [(6)] (5) The Perry Hall COMMERCIAL Revitalization [Area] DISTRICT; or

14 [(7)] (6) The Loch Raven-Baynesville section and the Loch Raven - Hillendale section
15 of the Loch Raven COMMERCIAL Revitalization [Area] DISTRICT.

16 (d) Residential ~~[plans.]~~ PROPOSED DEVELOPMENT.

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

1 (1) EAST TOWSON

2 (2) RUXTON/RIDERWOOD/LAKE ROLAND

3 (3) SUDBROOK PARK

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

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

11 (F) DOWNTOWN TOWSON DISTRICT.

12 (1) DEVELOPMENT OF PROPERTY LOCATED IN THE DOWNTOWN TOWSON
13 DISTRICT, INCLUDING A PLANNED UNIT DEVELOPMENT, IS SUBJECT TO REVIEW UNDER
14 THIS SECTION.

15 (2) A DEVELOPMENT PLAN SHALL BE REFERRED TO THE DESIGN REVIEW
16 PANEL.

17 ~~(3) THE DEVELOPMENT REVIEW COMMITTEE SHALL DETERMINE~~
18 ~~WHETHER A LIMITED EXEMPTION IS REFERRED TO THE DEPARTMENT OF PLANNING OR~~
19 ~~TO THE DESIGN REVIEW PANEL.~~

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

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

4 SECTION 4. AND BE IT FURTHER ENACTED, that Resolution 37-15 is repealed in its
5 entirety.

6 SECTION 5. AND BE IT FURTHER ENACTED, that this Act shall be applied prospectively
7 and shall have no application to any development plan or development approved BY THE HEARING
8 OFFICER prior to the effective date of this Act, or to a development project for which a concept plan,
9 limited exemption plan, or Planned Unit Development application was filed prior to August 30, 2016, or to
10 any parking contract or lease associated with an approved development plan or development. A material
11 amendment to a development plan or development or parking contract or lease shall comply with the
12 requirements of this Act.

13
14 SECTION 6. AND BE IT FURTHER ENACTED, that this Act, having been passed by the
15 affirmative vote of five members of the County Council, shall take effect on August ~~15~~ 29, 2016.