

## **EDITS TO *REISTERSTOWN* DESIGN GUIDELINES**

**P.1. Add the following paragraph after the last paragraph:**

The Design Guidelines are not intended to prevent property owners from using their property in a manner consistent with the underlying zoning. To the extent deemed necessary, the Department of Planning or, if a hearing is requested, the Office of Administrative Hearings may grant exceptions to any of the goals or recommendations contained herein on the basis of unusual programmatic requirements, particular site constraints, or architectural/site design merit.

**P.2. Revise the first sentence of the third paragraph so it reads as follows:**

New construction and renovations in the district should align with the established character of Reisterstown by including at least some of the following design elements:

**P.3. Edit the first paragraph so it reads as follows:**

An opportunity exists to further add to the character of Reisterstown's Main Street with the addition of new buildings and infill construction. The design of these structures should contribute to the charming, walkable, pedestrian-friendly environment desired by Reisterstown. Where practicable, primary facades and entrances should be oriented to Main Street. Building should be sited with setbacks between 10 feet min and 25 feet max (as allowed by zoning requirements and respectful of adjacent properties).

**P.4. At the top of the page before the numbered recommendations, add:**

The following are recommendations for landscaping:

**P.7. In the first paragraph under Design and Compatibility, revise the second sentence so it reads as noted:**

Lighting styles of both poles and fixtures shall be of a style compatible with the design and architectural style of the building. If seeking grant funding, proposed layout and fixture types should be submitted for review to the Reisterstown Improvement Association, Inc. with the building design package.

**P.7. Add the following statement to the third paragraph under Signage on Page 7.**

For sign regulations in all zoning districts, see Section 450 of the Baltimore County Zoning Regulations and the Table of Sign Regulations. Notwithstanding any of the language below, a property that is associated with a business park shall be subject only to the sign regulations contained in Section 450.

**Add P.15. Guidelines in Action (127 and 135 Main Street)**

**Guidelines in Action**

**Reisterstown Business Center**

**Goals:**

1. New construction should be complementary to existing structures
  - Position new building to create an appropriate transition from Main Street to Business Center
  - Orient building towards Business Center Drive to reduce massing
  - Use windows on street side to create welcoming, pedestrian-friendly environment
2. Consider view from Main Street
  - Add planting bed to soften view of new parking areas from Main Street
  - Use awnings to reduce scale of building facade
3. Focus on pedestrians
  - Retain existing sidewalk and use plantings to define edge
  - Add outdoor amenity to attract patrons
4. Add signage to tenant spaces to attract patrons



**To the APPENDIX page, add the following statement:**

The documents contained in the Appendix are included for background information only and are not part of the Design Guidelines.