

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2020, Legislative Day No. 22

Bill No. 100-20

Mr. David Marks, Councilman

By the County Council, September 21, 2020

A BILL
ENTITLED

AN ACT concerning

Design Review Areas

FOR the purpose of requiring the Design Review Panel to review development plans for
proposed nonresidential and residential developments located in certain areas of Towson;
and generally relating to the review of developments by the Design Review Panel.

BY repealing and re-enacting, with amendments

Section 32-4-204 (c) and (d)
Article 32 - Planning, Zoning, and Subdivision Control
Title 4- Development
Baltimore County Code, 2015

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that the laws of Baltimore County read as follows:
3

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
 [Brackets] indicate matter stricken from existing law.
 ~~Strike out~~ indicates matter stricken from bill.
 Underlining indicates amendments to bill.

Article 32 – Planning, Zoning, and Subdivision Control

Title 4 – Development

§32-4-204. Design Review Areas.

(c) A Nonresidential Proposed Development is subject to review under this section if the proposed development is located in any of the following areas that are described by map in the Comprehensive Manual of Development Policies:

- (1) The Essex Commercial Revitalization District;
- (2) The Catonsville Commercial Revitalization District;
- (3) The Arbutus Commercial Revitalization District;
- (4) The Pikesville Commercial Revitalization District;
- (5) The Perry Hall Commercial Revitalization District; [or]
- (6) The Loch Raven-Baynesville section and the Loch Raven - Hillendale section of the Loch Raven Commercial Revitalization District; [or]
- (7) The South Towson (SOTO) Design Review Area, including review of new construction projects; OR
- (8) THE HISTORIC EAST TOWSON DESIGN REVIEW AREA.

(d) Residential Development is subject to review under this section if the proposed development is located in any of the following areas that are described by the map in the Comprehensive Manual of Development Policies:

- (1) HISTORIC East Towson.
- (2) TOWSON ESTATES.
- [(2)](3) Ruxton/Riderwood/Lake Roland.
- [(3)](4) Sudbrook Park.

1 SECTION 2. AND BE IT FURTHER ENACTED, that review by the Design Review
2 Panel of residential development in the Towson Estates community, the boundaries of which are
3 set forth in Resolution 66-15, shall incorporate the Towson Estates Design Review Guidelines
4 first proposed in Resolution 66-15, adopted by the Towson Estates Association, and approved by
5 the Director of the Department of Planning and the Chair of the Design Review Panel in
6 September 2020.

7 SECTION 3. AND BE IT FURTHER ENACTED, that this Act, having been passed by
8 the affirmative vote of five members of the County Council, shall take effect on November 2,
9 2020, and shall also apply to any project that has not received full and final approval of a
10 development plan on or before the effective date of this Act.