

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2015, Legislative Day No. 13

Resolution No. 67-15

Mr. David Marks, Councilman

By the County Council, August 3, 2015

A RESOLUTION of the Baltimore County Council to amend the Perry Hall Community Plan.

WHEREAS, on February 22, 2011, the County Council adopted the Perry Hall Community Plan as part of the Baltimore County Master Plan 2020; and

WHEREAS, on September 4, 2012, the County Council amended the Perry Hall Community Plan in order to provide guidelines for the review by the Design Review Panel of nonresidential plans in the Perry Hall Revitalization Area (Resolution 61-12); and

WHEREAS, the County Council wishes to amend the Perry Hall Community Plan, as amended by Resolution 61-12, to provide further guidelines for Design Panel review of development plans; now, therefore

BE IT RESOLVED by the County Council of Baltimore County, Maryland, that the Perry Hall Community Plan, as amended by Resolution 61-12, is hereby amended as follows:

“Design Review Panel

Recommendation #1:

Bill No. 50-12, approved by the Council on August 6, 2012, requires the Baltimore County Design Review Panel to review nonresidential development plans proposed for the Perry Hall Revitalization Area. In reviewing such plans, the Panel shall apply the

guidelines set forth in the Comprehensive Manual of Development Policies and the following guidelines:

- New buildings should be predominantly designed with brick AND ORIENTED PARALLEL TO THE ROAD.
- Pedestrian amenities and landscaping are strongly encouraged. FOR NEW CONSTRUCTION, A LANDSCAPED STRIP OF NO LESS THAN EIGHT FEET WITH STREET TREES SHALL BE PROVIDED NEXT TO THE ROAD.
- Building entries should face the road. Storefront display windows should be included, if feasible.
- IF AN EXISTING BUILDING IS BEING REPURPOSED, parking bays should IDEALLY be located along the sides and rear of the lot, and parking should be minimized in the front. FOR NEW CONSTRUCTION, ANY BUILDINGS SHALL BE PLACED AS CLOSE TO THE ROAD AS POSSIBLE, WITH PARKING CONCENTRATED IN THE BACK AND NO MORE THAN ONE ROW OF PARKING ALLOWED IN THE FRONT.
- Commercial buildings that are located near a residential neighborhood should respect the scale and character of the surrounding neighborhood.
- Signage should be integrated with the building design. Freestanding signs are discouraged; groundmounted signs are encouraged. For gasoline/service stations, signage should be of a groundmounted, monument style with a brick facade. For convenience stores, signage should be of a monumental style only.
- Loading docks and delivery areas should be screened with walls that match the style of the buildings and landscaping.

- Dumpsters and drive-thru windows should be located and positioned in a way that is the least obtrusive to the surrounding neighborhood.”

SECTION 2. AND BE IT FURTHER RESOLVED, that this Resolution shall take effect from the date of its passage by the County Council, and shall not apply to any ~~development plan reviewed by the Design Review Panel~~ project originally reviewed at a Design Review Panel meeting prior to July 31, 2015.