

Baltimore County Landscape Manual

Adopted by Resolution 60-00
August 7, 2000 and as Amended

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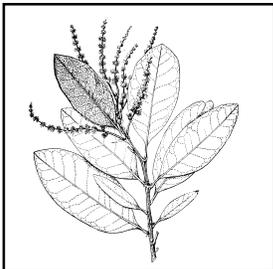
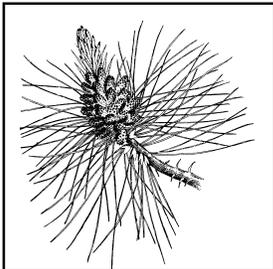
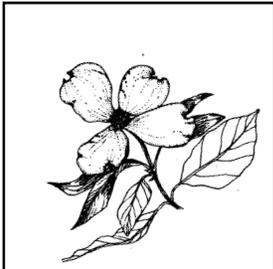
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Introduction

The “Baltimore County Development Regulations” took effect on June 11, 1982. With the enactment of these regulations, the Baltimore County Council specified, in Section 26-283 (b)(5), the preparation of a manual of landscaping standards. The first manual was approved May 7, 1984 (Resolution No. 33-84) and amended November 18, 1985 (Resolution No. 100-85). The manual was updated in 1989 and adopted by the council in October 1990. The manual is to be updated periodically, as outlined in Section 26-283 (e) of the development regulations.

Since the 1990 adoption of the *Landscape Manual, Baltimore County, Maryland*, changes have been made to the development regulations, to the *Baltimore County Zoning Regulations (BCZR)*, and to the *Comprehensive Manual of Development Policies (CMDP)*. Also, the Forest Conservation Act of 1993 was enacted. This update has been prepared to bring the landscape manual into conformance with current legislation and practice.





PART I:

Goal and Objectives

Goal and Objectives

Landscapes in Baltimore County range from rural forest and pastures, to residential developments of varying densities, some bordered by commercial corridors, to urban streetscapes and commercial centers. Institutions such as hospitals, colleges, schools, and houses of worship contribute attractive estate-like landscapes that generate a sense of spaciousness to their communities. This landscape manual's goal has been refined to reflect the purpose of landscape in relation to environmental quality, rural development, community conservation efforts, and economic enhancement in commercial areas.

A. Goal

It is the goal of this manual to use the landscape elements in land development in an organized and harmonious fashion that will enhance the physical environment of Baltimore County for the benefit and enjoyment of its citizens. Landscaping should be used to:

- improve environmental quality
- preserve rural character
- contribute to the stability of the neighborhoods
- enhance neighborhood security
- foster the economic vitality of commercial development

Environmental Quality

Development is subject to various environmental regulations: forest conservation, stormwater management, sediment and erosion control, stream/forest buffers and critical areas. Where the Forest Conservation Act or other environmental regulations achieve the goal of protecting natural resources, this landscape manual does not impose overlapping regulations. The landscape manual provides for appropriate screening and transitions between the buildable areas and the undisturbed areas of development.

It is the policy of Baltimore County to maintain the purity of its air resources and to control detrimental impacts from air pollutants upon public health, property, environmental resources, and climate, and to slow the build-up of greenhouse gases in the atmosphere that contribute to global warming. In conjunction with the county's forest program and regulations, the landscape manual encourages the retention and the planting of trees which help reduce greenhouse gases and ambient air pollution. Especially in urban areas where small stands of trees do not qualify as forest, the landscape manual is a tool for implementing the county's policies of controlling air pollution and global warming and improving the comfort and safety of the built environment. Wooded and landscaped areas also enhance cooling and sheltering of buildings and increase habitat diversity.

Preservation of Rural Character

The rural landscape of Baltimore County represents a precious heritage containing some of the oldest cultivated terrain in North America. The site layout and landscape patterns of new development should incorporate design principles which will help retain the essential visual, spatial, and environmental qualities of the traditional landscape. Natural landscapes should be treated with sensitivity and respect.



The shade from large trees reduces the amount of heat absorbed and re-radiated from paved surfaces, providing a cooling effect in summer.

Community Conservation

Development since the 1970s has generally provided heterogeneous housing types. These must fit into existing neighborhoods with varied contexts. New development should use recognizable landscape styles or themes that identify the unique character of the existing neighborhood. New landscape designs should complement and enhance the neighborhood. Infill projects should provide appropriate landscape transitions between new and existing buildings, drives, and parking areas.

Neighborhood Security

Landscape design must be sensitive to public safety concerns and the perception of a comfortable and safe environment. Neighborhood security is built on the ability of people to feel responsible and in control of their surroundings. Landscape design must allow surveillance of private and public properties, open spaces, and roadways that make up neighborhoods. Design and maintenance of planting and lighting play important roles in providing a secure neighborhood environment. Landscape areas in residential and commercial developments should be maintained and kept free from refuse and debris to present a healthy and prosperous appearance.



The character of commercial corridors reflects the vitality of the surrounding residential neighborhoods.

Commercial Image

The County's older communities are largely built-out and have well established physical and social structures. They are often characterized by traditionally-styled homes, tree-lined streets, and an interconnected road network. Commercial areas are often an integral part of older communities and have a strong impact on the viability and public perception of the neighborhood. The commercial corridors provide the main travel ways that connect people from work, school, and shopping to their homes. The commercial areas along these travel ways must be clean, well-maintained, comfortable, and appealing to the passerby in order to project a positive image about the adjacent residential areas. The landscape treatment of commercial development plays an important role in expressing economic vitality of commercial corridors and securing the stability of the adjoining neighborhoods.

B. Objectives and Landscape Elements

The objectives and design guidelines of the *CMDP* are especially relevant to the goals and objectives of the landscape manual. The *CMDP* and landscape manual work in concert to improve design and development quality as intended by Baltimore County's master plan.

Landscape is an essential element of site design. Basic planning principles to address image, circulation, open space, and recreation must be employed if the objectives are to be accomplished.

Objectives of this landscape manual are summarized as follows:

1. Provide landscape design that is functional, cost-effective, and sound.

Goal and Objectives

2. Foster site design that preserves natural vegetation and landforms.
3. Articulate spatial relationships and provide image and structure to the built environment.
4. Complement the built environment through planting which:
 - reduces soil erosion
 - establishes comfort zones and windbreaks
 - provides visual screens and buffers
 - reduces glare, noise, and heat
 - provides shade

Additional, more detailed objectives associated with specific conditions are found in Part III.

Landscape Elements are used to accomplish the desired objectives. A general listing of landscape elements is as follows:

- topography (existing) and landforms
- planting
- grading
- fences and walls
- paths and sidewalks
- lighting
- landscape furniture
- miscellaneous structures

Through creative and sensitive application of many related elements, the landscape architect can effect a successful marriage of architectural and landscape elements. A thorough understanding of these elements and their effective application will result in a positive addition to the community as well as pleasant individual experiences for the citizens of the area.



Frequently, a landscape design is composed of numerous elements in addition to planting, including grading of landforms, sidewalks, lighting, and furniture, such as benches.



PART II:

General Standards

General Standards

A. Generation of Plant Quantities

Minimum required plant quantities shall be based on planting units. The use of planting units allows more creative planting design, and encourages use of a greater variety of plant types. Sizes shall be in accordance with American Association of Nurserymen (AAN) standards.

One planting unit (PU) equals:

- one major deciduous tree 2 to 2½ inches in caliper at installation;
- two minor deciduous trees 1 to 1½ inches in caliper at installation;
- two evergreen trees 6 feet in height at installation;
- five shrubs 18 to 30 inches in height at installation depending on screen type;
- 500 square feet of groundcover at recommended AAN standards;
- ten herbaceous/perennial plants a 1 gallon size
*may only be used to meet Class D screening;
- twenty herbaceous/perennial plants at 1 quart size
*may only be used to meet Class D screening.

B. Screening

1. General Requirements

Screening is required to diminish the impact of undesirable views and mitigate the visual conflict and other effects (noise, fumes, and light spillover) of adjacent dissimilar land uses. Screening will consist of: trees and shrubs; fences; berms in conjunction with planting materials; or solid brick or split-faced block walls. The degree of intensity of adjacent land uses and width of landscape strip available as a buffer will dictate the height, density, opacity, and landscape elements required.

Screening is required for commercial uses adjacent to residential zones or uses, dumpsters, storage and loading areas, service lanes, parking lots, and other conditions as listed in this manual.

A minimum 10-foot wide landscape strip is required to accommodate screen planting unless otherwise stated in this manual.

2. Screen Types

a. “Class A”

- (1) The function of “Class A” is to provide a visual screen which will give the needed level of height, density, and opacity depending on site conditions. The screen may range from a solid linear screen of evergreen trees where maximum opacity is needed to a loosely staggered screen where a filtered view is appropriate. A combination of major deciduous trees, minor deciduous trees, evergreen trees, and shrubs may be used.
- (2) Minimum size at installation shall be 24-30 inches for shrubs and 6 feet for evergreen trees.
- (3) A six-foot high opaque fence or wall may be required in conjunction with a planting screen.



This “Class A” screen buffers a residential area from the adjoining shopping center.

(4) Planting units shall be generated at:

One PU per 15 linear feet of the area to be screened.

b. “Class B”

(1) The function of “Class B” is to screen parking lots and service lanes while maintaining views into the site.

(2) Minimum height of shrubs at installation shall be 18 inches. Shrubs must provide a minimum three-foot high year-round visual screen at maturity.

(3) A three-foot high solid fence or wall may be required in conjunction with planting screen.

(4) Planting units shall be generated at:

One PU per 15 linear feet of the area to be screened.

c. “Class C”

(1) The function of “Class C” is to provide maximum screening between automobile uses or other intensive uses and adjacent residential property at a density which restricts pedestrian movement. Minimum height of screen at installation shall be



Example of “Class B” screen

36 inches for shrubs and 6 feet for evergreen trees.

(2) In addition to the required plantings, a six-foot high berm, masonry wall, board-on-board fence, or sound barrier wall may be required. Such berm, fence, or wall shall be set back at least five feet from the property line. A planting strip between such berm or fence and the property line may be required.

(3) Planting units shall be generated at:

One PU per 10 linear feet of the area to be buffered.

d. “Class D”

(1) The function of “Class D” is to provide low level planting to give visual relief from paved areas while maintaining the view of automobile display areas. Street trees combined with a “Class D” screen provide continuity of streetscape. Mature planting shall be a minimum of 24 inches in height, measured from the top of curb of the adjacent road. A combination of mature (two years after planting) plant height and berm height may be used to achieve the minimum height. Herbaceous plants may be used at recommended AAN standards.

(2) “Class D” screen may also be satisfied by increasing the landscape setback to 15 feet and providing a 24-inch minimum height grassed berm along the length of the car display area.

(3) Planting units shall be generated at:

One PU per 10 linear feet of display area adjacent to the public right-of-way.

e. Fence Specifications

(1) For board-on-board fences, the minimum wood panel thickness shall be ½ inch. The minimum frame size shall be 2x4 and minimum post 4x4 (See Fence Detail in “Appendix C.”)

General Standards

- (2) Fences or walls should be constructed of durable, low maintenance materials coordinated with the materials used on building facades.
- (3) Fencing and/or walls should usually be placed on the inside edge of the landscape strip with planting on the residential or street side of the fence or, in wider buffers, placed to allow planting on both sides of the fence. Fencing shall be located at the grade elevation that best maximizes screening.
- (4) Relieve monotonous stretches of a single fence type by introducing changes in height, material, offsets, or other articulation. Planting shall be spaced to relieve monotony.
- (5) Fence location should avoid the creation of dead spaces between properties that are difficult to maintain or secure.
- (6) Security fencing along public rights-of-way should be set back 10 feet to allow planting on the street side of the fence.
- (7) Security fencing for mini-warehouses along public rights-of-way shall be ornamental (e.g., metal pickets with masonry piers).
- (8) Proposed grades, fence location, and construction detail are required on the Landscape Plan.

use and proposed dissimilar housing types, buildings, or parking lots. No grading or clearing is allowed in the RTA buffer unless directed by the hearing officer (*CMDP*, “Residential Standards,” page 15). The use of a planting scheme reflective of the natural Maryland landscape is recommended for proposed plantings.

The unwooded area of the RTA buffer shall be planted in accordance with the following formula:

Area of buffer in square feet/400 = total PUs required

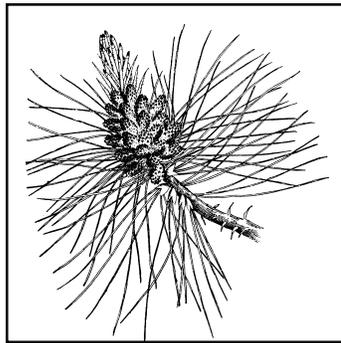
A minimum of 30% of the required planting units shall be evergreen trees and a minimum of 50% shall be major deciduous trees. The extent of existing tree canopy coverage that has actually been retained shall be determined at the close-out stage.

C. Revegetation

Site specific revegetation of certain steep slopes, sediment control facilities and other devegetated areas may be required. Removal of trees designated to be retained may necessitate additional planting requirements. This planting will be determined and implemented at the PWA close-out stage.

D. Residential Transition Area (RTA) Buffers

The RTA buffer area is intended to provide a spatial and vegetative buffer between an existing residential



PART III:

Requirements for
Project Conditions

Requirements for Project Conditions

This section has been designed to assist the plan preparer and the reviewer to determine that the goal and objectives of the landscape manual are being met by the combination of landscape elements chosen. In this section, illustrated guidelines address specific project conditions to provide flexibility in design solutions to meet the manual's objectives and standards.

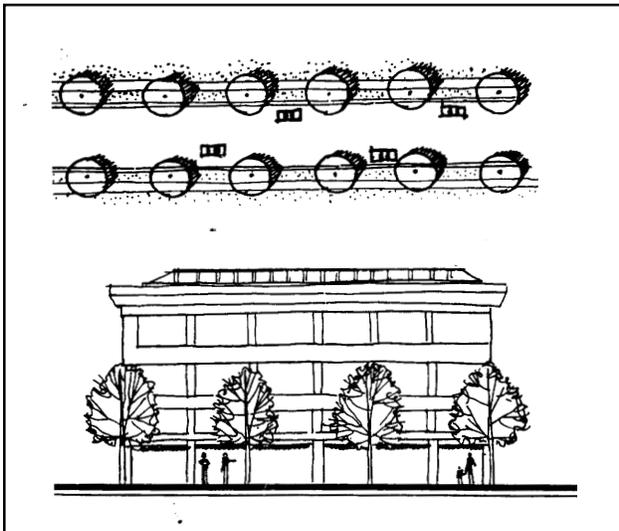
Project conditions that generate landscape requirements may be existing or created; on-site, on adjacent, or on surrounding property. The conditions relate to use and impact on public and private vistas.



The appropriate landscape elements respond to and complement project conditions.



Street trees reinforce travel patterns while softening the visual impact of the built environment.



Formal rows of trees utilize narrow planting areas, define travel ways, create a green edge and provide continuity and scale to the commercial streets.

Condition A

Street Frontage and Streetscape

ADJACENT AND INTERIOR ROADS

Objectives

- Delineate vehicular and pedestrian circulation patterns to improve the comfort and safety of pedestrians.
- Establish a planned combination of design elements that follow a unified theme or pattern.
- Establish human scale and provide visual relief from expansive road and parking surfaces.
- Incorporate community image and identity within the streetscape design.

Guidelines

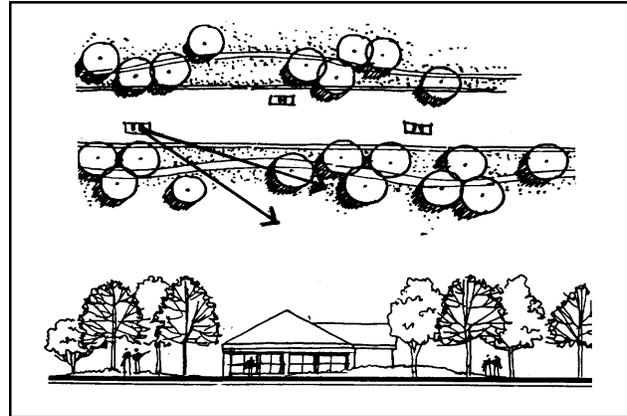
- Community and revitalization plans and streetscape policies establish design criteria for commercial corridors and local streets that may address walkways, light fixtures, street furniture, signs, and planting requirements.
- Coordinated design features such as decorative plantings, flowering trees, evergreen trees, architectural elements, signs and lighting accent intersections and form neighborhood gateways.
- Canopy trees planted between the curb and sidewalk improve the comfort and safety of pedestrians.

Requirements for Project Conditions

Condition A: Street Frontage and Streetscape

Guidelines, cont'd.

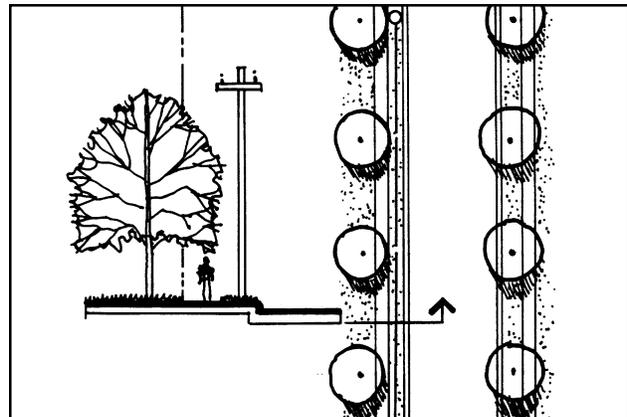
- Formal plantings define the travel way and provide canopy over the street.
- Consolidated planting areas allow clustering of trees that frame views of buildings, displays, and signs.
- Rural roads may be suitable for formal or informal arrangement of street trees. Formal rows of canopy trees along entry roads create an estate-like setting. Groves or informal clusters frame views and blend in with the rural landscape.
- Earthforms provide interest to the streetscape design.
- Bold layout of landscape elements ensure a dramatic visual impact from the street.
- Flowering and evergreen trees and shrubs accent entrances and signs.
- Overhead and underground utilities may require unique design solutions to complete the streetscape design.
- Landscaped turnarounds provide privacy and an open space focal point for courts.



Trees can be arranged in groves or informal clusters, to frame views and blend in with the landscape when adequate space is available.



Meandering sidewalks with informal plantings invite pedestrians.



The presence of overhead lines will prompt different design solutions.

Condition A: Street Frontage and Streetscape

Standards

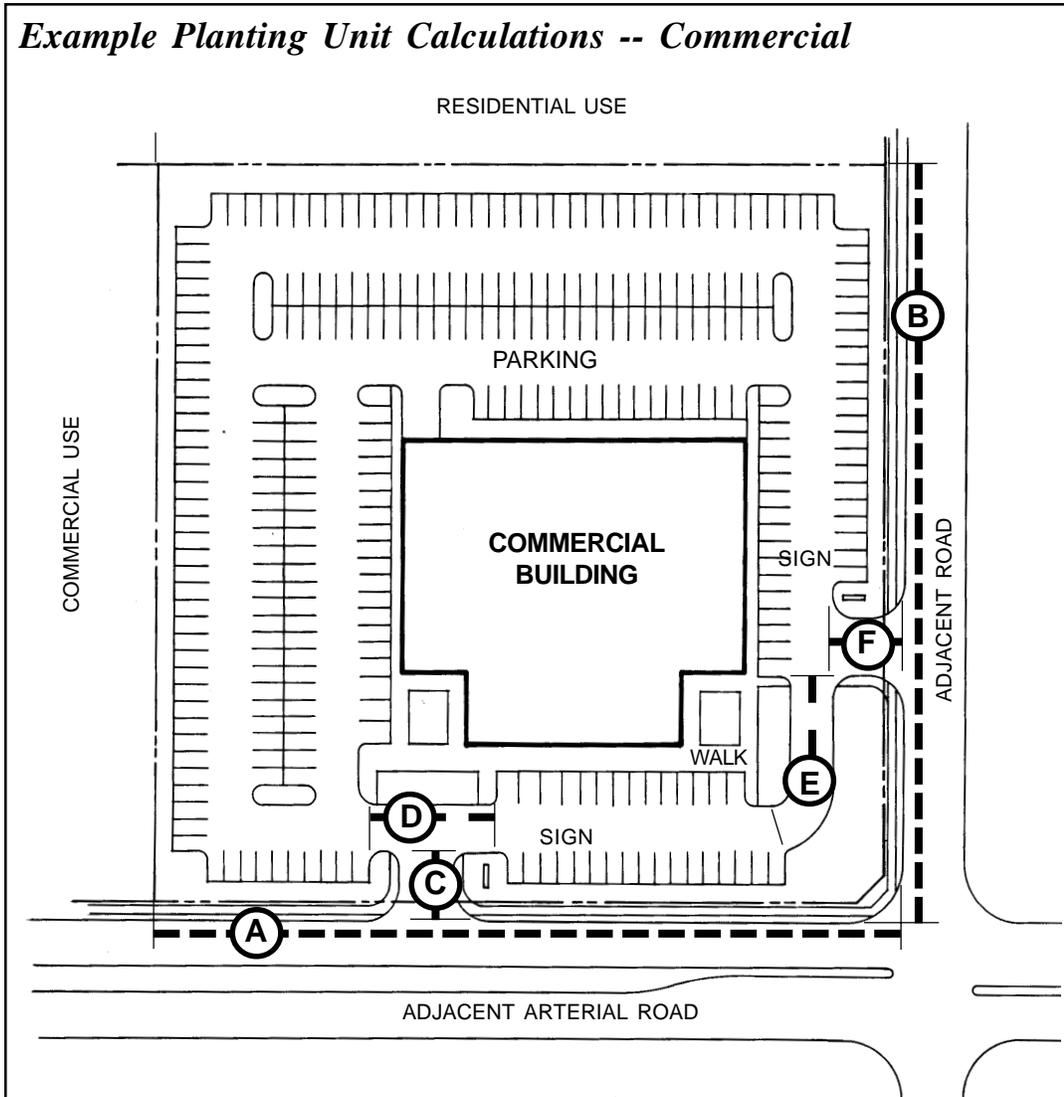
1. Placement of plant materials shall conform to the guidelines and objectives contained in the landscape manual and follow the community and revitalization plans and arterial streetscape policies. (See “Appendix B, Adopted Community and Revitalization Plans.”)
2. Street tree plantings in the public rights-of-way shall comply with Baltimore County Public Works standards and details. (See “Appendix D, Public Road Utility & Street Tree Locations.”)
3. For the purpose of establishing the minimum quantity of trees required, the following formulas shall be used:

One PU per 40 feet of adjacent roadway.
One PU per 20 feet of interior roadway.
4. Commercial interior roads adjacent to residential zones or uses require a 10-foot landscape strip with “Class A” screen.
5. In the CCC and CT Districts the following standards apply:
 - a. Major deciduous trees shall have a minimum size of 3 to 3-1/2 inches caliper.
 - b. Landscaping provided within the right-of-way shall be maintained by the developer or subsequent owner. Landscaping should reflect design appropriate to urban conditions that may include automatic watering devices, under drains, appropriate planter design, etc.
 - c. When waivers are requested for required landscaping or when zoning variances are requested to amenity open space requirements, additional streetscape improvements such as landscaping, street furniture, brick sidewalks, etc., may be required by the Office of Planning.
- d. Planting may be provided in a designated park or local open space within the service area of the development as an alternative to on-site planting.
6. Street types in the Honeygo Overlay District are defined in the “Honeygo Overlay District Design Guidelines.” The following landscape standards apply:
 - a. Plant street trees in double rows on Honeygo Boulevard at:

Two PU per 40 linear feet of roadway.

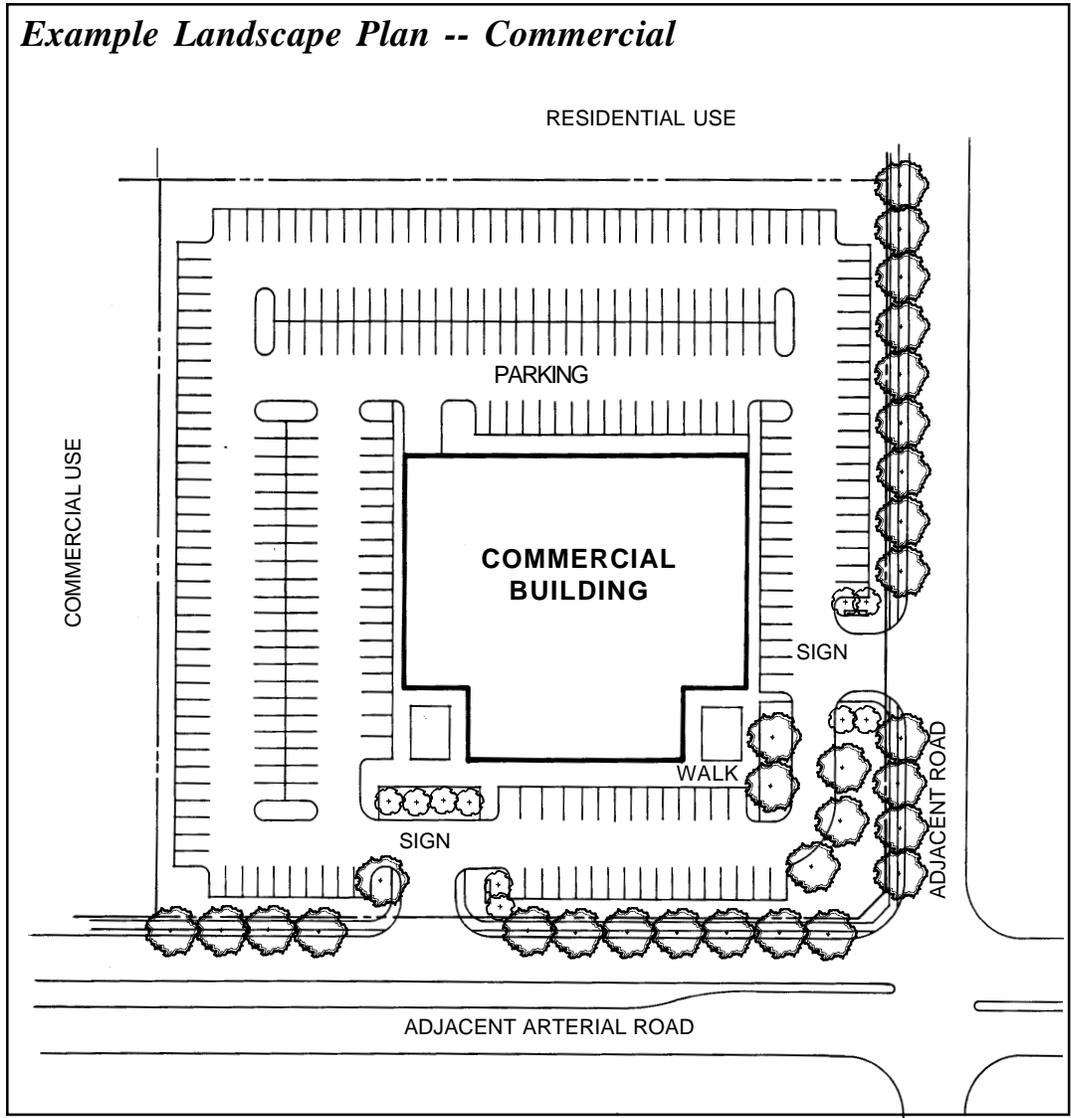
Requirements for Project Conditions

Condition A: Street Frontage and Streetscape



KEY	ELEMENT	RATE	LINEAR FEET (LF)	PLANTING UNIT (PU)
A	ADJACENT ROAD	1 PU/40 LF	430 LF	11 PU
B	ADJACENT ROAD	1 PU/40 LF	420 LF	11 PU
C	INTERIOR ROAD	1 PU/20 LF	40 LF	2 PU
D	INTERIOR ROAD	1 PU/20 LF	75 LF	4 PU
E	INTERIOR ROAD	1 PU/20 LF	85 LF	5 PU
F	INTERIOR ROAD	1 PU/20 LF	40 LF	2 PU
TOTAL				35 PU

Requirements for Project Conditions
Condition A: Street Frontage and Streetscape

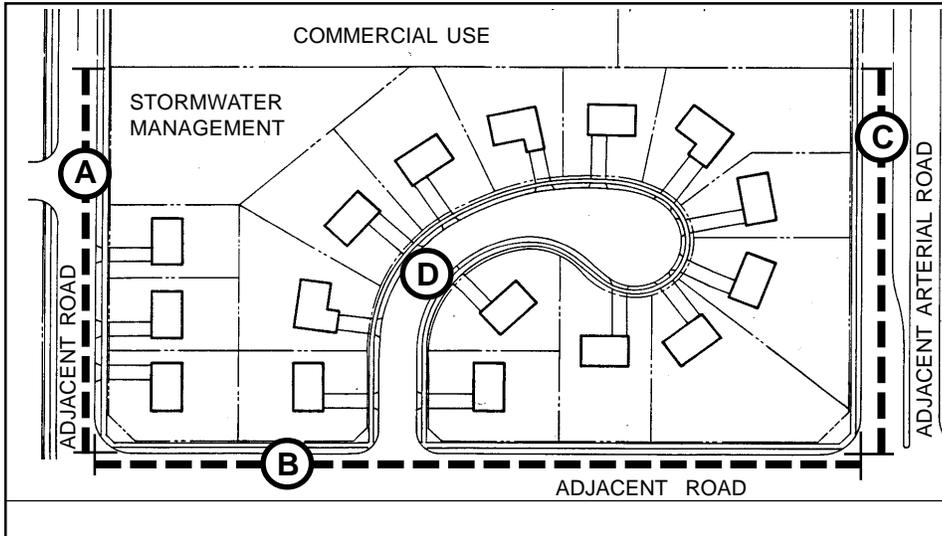


Planting Legend

-  Major Deciduous Tree
-  Minor Deciduous Tree

Requirements for Project Conditions

Condition A: Street Frontage and Streetscape



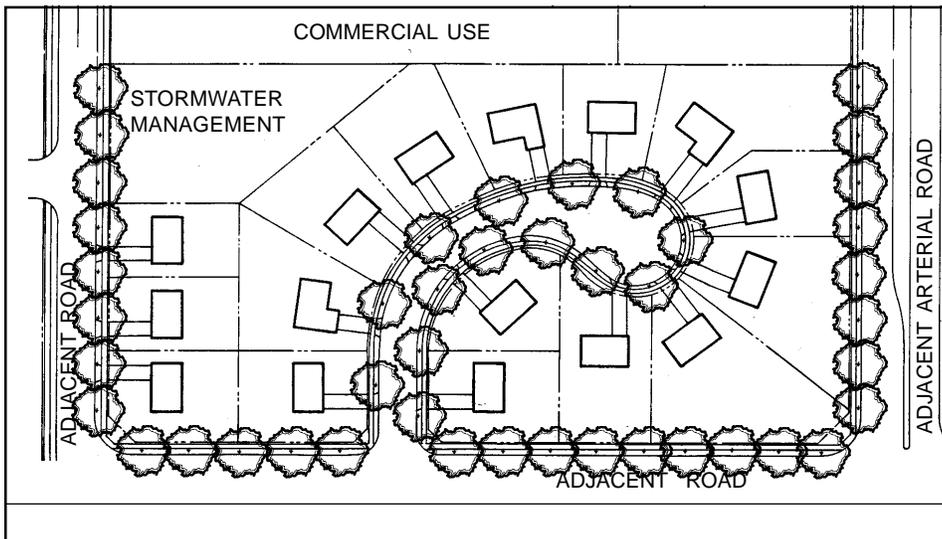
Example Planting Unit Calculations -- Residential

KEY	ELEMENT	RATE	LINEAR FEET (LF)	PLANTING UNIT (PU)
A	ADJACENT ROAD	1 PU/40 LF	330 LF	9 PU
B	ADJACENT ROAD	1 PU/40 LF	640 LF	16 PU
C	ADJACENT ROAD	1 PU/40 LF	330 LF	9 PU
D	INTERIOR ROAD	1 PU/20 LF	380 LF	10 PU
TOTAL				44 PU

Note:

Measure along the curb line for adjacent roads.

Measure along the road center-line for interior roads.



Example Landscape Plan -- Residential

Planting Legend





A row of shrubs and trees softens the visual impact of the parking lot from the street.



Landscape strips between commercial properties allow coordinated planting schemes.

Condition B

Parking Lots

Objectives

- Screen parking lots from adjacent public rights-of way and from adjacent residential uses or zones.
- Provide shade and visual relief to paved areas.
- Delineate vehicular and pedestrian travel ways.
- Integrate parking areas into existing terrain and vegetation.

Guidelines

- Parking lot screening contributes to the streetscape design.
- Berms and grade changes help to screen parking areas.
- Fences or masonry walls help secure parking areas.
- Low walls combined with plantings define project boundaries and image.
- Design landscape strips between commercial properties to allow coordinated planting by the adjacent commercial property when redevelopment occurs. A minimum of 50% of the planting units should be major trees. Grade change, existing fencing or walls, and anticipated project phasing are considerations.

Requirements for Project Conditions

Condition B: Parking Lots

Guidelines, Cont'd.

- Required interior landscaping shall be installed in peninsulas, islands, or planting breaks to separate:
 - a) parking lot entrances from adjacent parking spaces
 - b) interior roads from parking bays
 - c) changes in aisle and bay orientation
 - d) interior drives from parking spaces
- Grade changes are accommodated within parking lot medians.
- Consolidated landscape areas allow planting in groves and incorporate existing vegetation.
- Consolidate interior landscape areas to preserve specimen trees.
- Shade trees planted within landscape islands and medians visually interrupt parking bays, provide shade and reduce glare.
- Landscape islands, curb returns and medians define circulation patterns and provide pedestrian access.



Grade changes are accommodated within parking lot medians.



Landscape islands and walkways help define pedestrian and vehicular travel ways.

Requirements for Project Conditions

Condition B: Parking Lots

Standards

1. Perimeter Screening

- a. Adjacent to public right-of-way, screening shall comply with “Class B” requirements.
- b. Adjacent to commercial properties, a six-foot landscape strip between paved surfaces and lot lines or lease lines adjacent to commercial uses or zones is required. Similar industrial uses are exempt. Plant at:

One PU per 20 linear feet of parking perimeter.

Where parking lots are interconnected, the 6-foot landscape strip between paved surfaces may be eliminated.

- c. Adjacent to residential and institutional properties, “Class A” screening is required.
 - (1) For sites one acre or greater, a 15-foot landscape strip is required where RTA does not apply.



Fences screen parking lots from adjacent residential areas.

- (2) For redevelopment in commercial corridors, a brick or split-face block wall may be considered as an alternative where the minimum 10-foot landscape strip is not feasible.

- d. For the RO, SE, CB, and BLR zones and the CR district, use the landscape buffer or landscaped setback widths specified in the zoning regulations.

2. Interior Landscaping

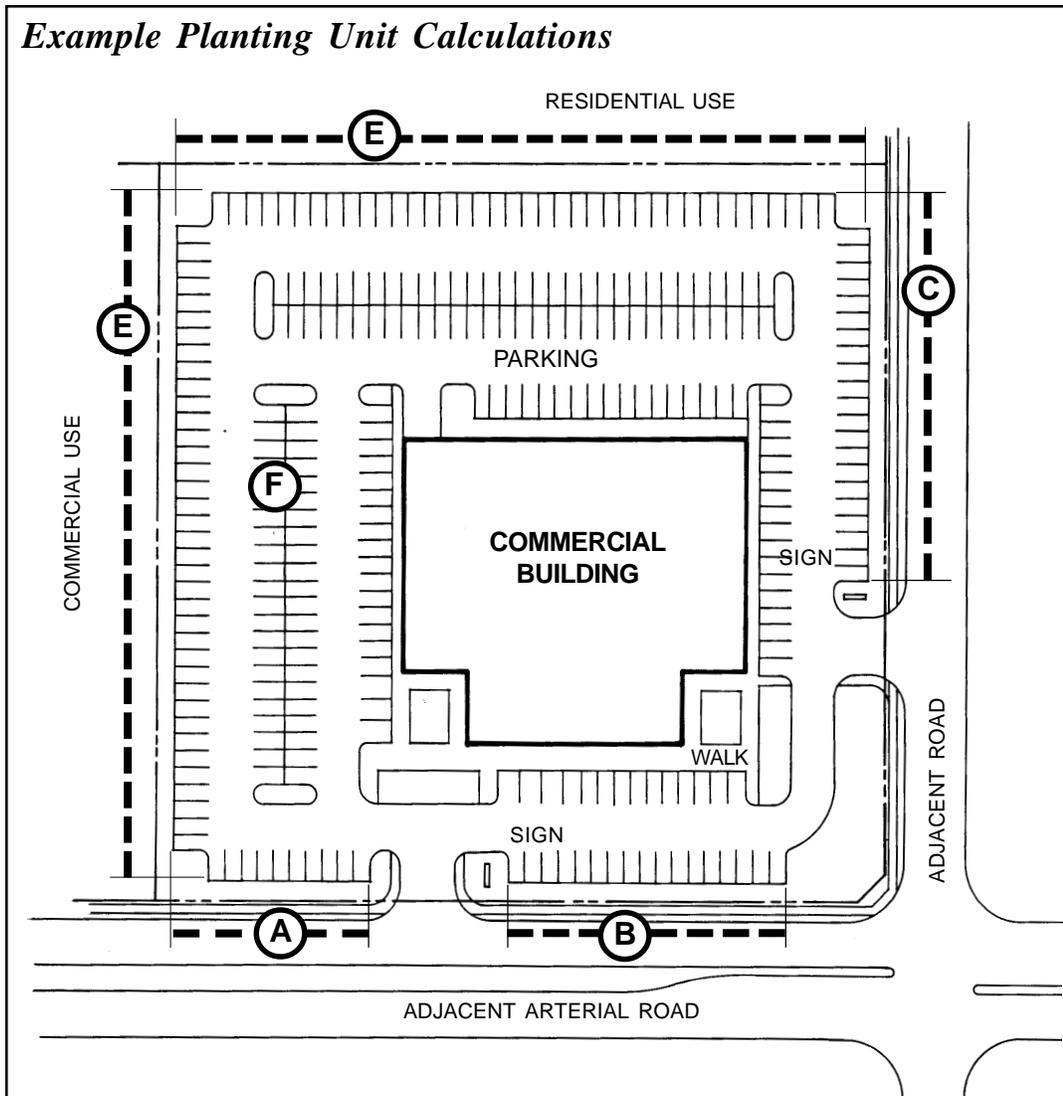
- a. Reserve 7% of the parking lot area for interior landscaping. Plant at:

One PU per 12 parking spaces.

- b. Landscape islands and medians shall be mounded and planted with living ground covers or turf.
- c. The minimum width of parking lot medians or islands shall be 9 feet from face of curb to face of curb.
- d. When parking spaces abut a building, the face of the curb or parking lot edge shall be a minimum of 6 feet from the face of the building.
- e. Parking lots containing 15 or fewer spaces and containing less than 6000 square feet of paved area are exempt from providing interior landscaping.
- f. Landscape islands are required for:
 - (1) every 12 parking spaces in multifamily residential; and
 - (2) every 10 parking spaces in commercial parking lots in the Honeygo Overlay District.
- g. Parking lot medians are required between rows of parking in multifamily parking lots in the Honeygo Overlay District.

Requirements for Project Conditions

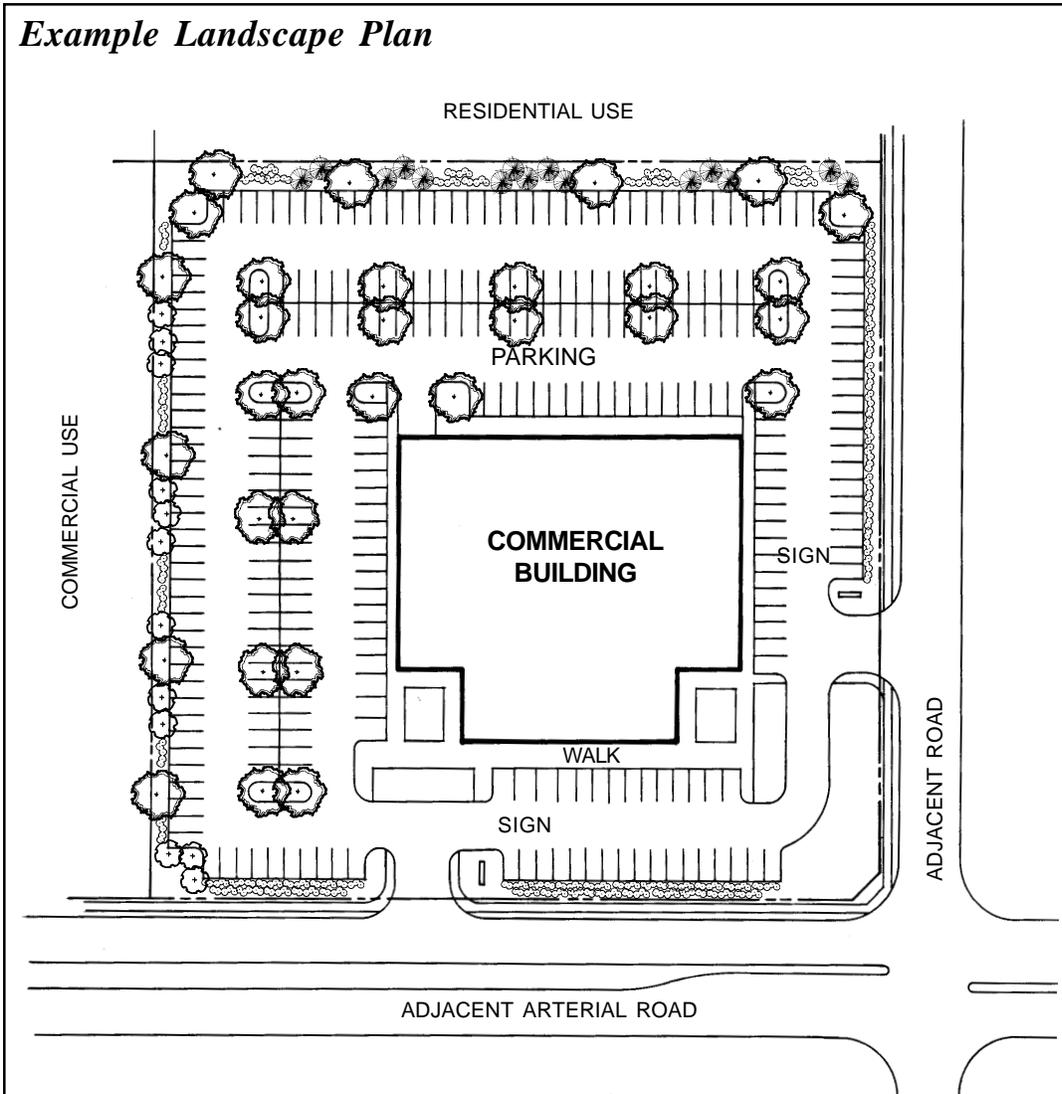
Condition B: Parking Lots



KEY	ELEMENT	RATE	LINEAR FEET (LF)	PLANTING UNIT (PU)
A	PARKING ADJACENT TO PUBLIC ROAD (CLASS B)	1 PU/15 LF	94 LF	7 PU
B	PARKING ADJACENT TO PUBLIC ROAD (CLASS B)	1 PU/15 LF	162 LF	11 PU
C	PARKING ADJACENT TO PUBLIC ROAD (CLASS B)	1 PU/15 LF	233 LF	16 PU
D	PARKING ADJACENT TO RESIDENTIAL (CLASS A)	1 PU/15 LF	396 LF	27 PU
E	PARKING ADJACENT TO COMMERCIAL	1 PU/20 LF	380 LF	19 PU
F	PARKING LOT INTERIOR	1 PU/12 SPACES	285 SPACES	24 PU
TOTAL				104 PU

Requirements for Project Conditions
Condition B: Parking Lots

Example Landscape Plan



Planting Legend

-  Major Deciduous Tree
-  Minor Deciduous Tree
-  Evergreen Tree
-  Shrubs



Low plantings and street trees maximize views of automobile display areas.

Condition C

Automotive Display Areas

DEALERSHIPS

Objectives

- Provide attractive display areas that complement the streetscape.
- Maintain public rights-of-way and sidewalks clear of parked vehicles.
- Provide visual relief from expansive parking areas.

Guidelines

- Simple planting combinations used in bold layouts emphasize display areas.
- Clustering trees at entrances, buildings and property corners helps frame views of display areas and showrooms.
- Low berms with ground covers or lawn provide an attractive foreground for auto displays when the landscape setback is adequately increased.
- Architectural elements integrate signage and logos within the landscape area.
- Curbs protect planting areas and define parking and driveways.
- Interior planting areas filter views of storage lots.

Requirements for Project Conditions

Condition C: Automotive Display Areas

Standards

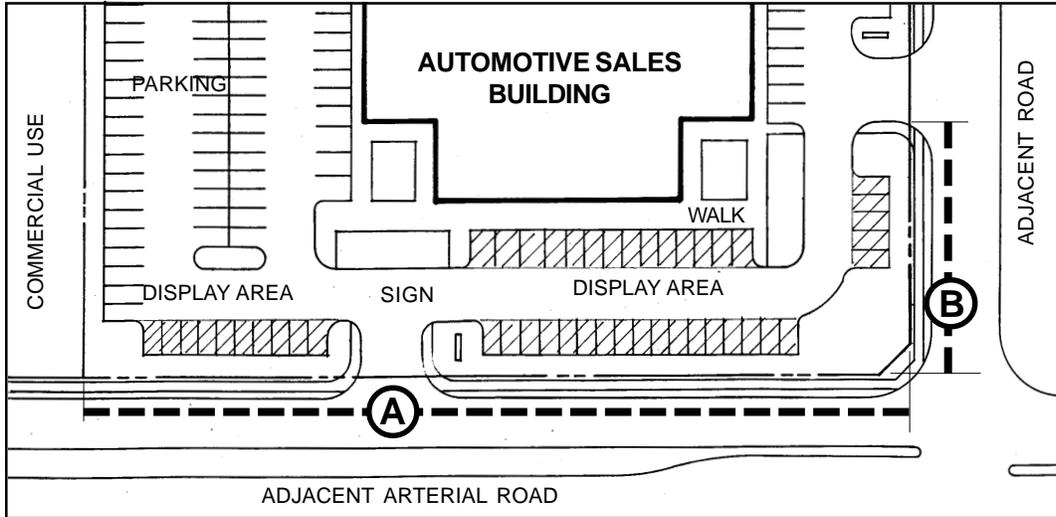
1. Display parking areas shall follow the setbacks for parking lots and are subject to the criteria for interior landscaping of parking lots.
2. A minimum 6-inch high curb is required to separate the parking surface from the planting area.
3. Automobiles shall not be placed or displayed within the landscape strip or public right-of-way.
4. Provide a “Class D” screen in the landscape strip of display areas.
5. Areas dedicated to customer parking and employee parking are subject to “Condition B, Parking Lots.” Areas dedicated to storage of vehicles are subject to “Condition G, Service, Storage, and Loading Areas.”



Simple planting combinations used in bold layouts emphasize display areas.

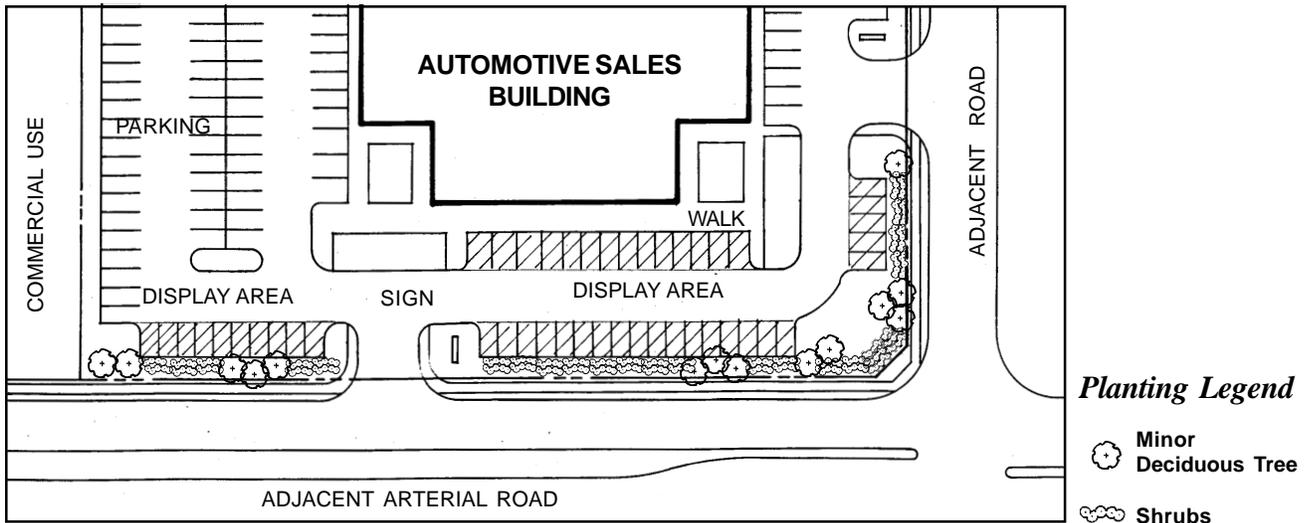
Requirements for Project Conditions
Condition C: Automotive Display Areas

Example Planting Unit Calculations



KEY	ELEMENT	RATE	LINEAR FEET (LF)	PLANTING UNIT (PU)
A	DISPLAYED PARKING (CLASS D)	1 PU/10 LF	420 LF	42 PU
B	DISPLAYED PARKING (CLASS D)	1 PU/10 LF	126 LF	13 PU
TOTAL				55 PU

Example Landscape Plan





Walls, foundation plantings and street trees buffer the mass of parking structures along the street.



When retail or office uses occupy the ground floor of the building, only the adjacent street requirements apply.

Condition D

Parking Structures

Objectives

- Screen views of cars at ground level.
- Avoid views of monotonous building mass.

Guidelines

- Masonry walls and ground level plantings should provide screening between column supports where the ground floor is occupied by vehicle storage.
- Where parking structures are located along public streets, the area between the sidewalk and the face of the structure should be landscaped with a second row of street trees and ground level plantings.

Standards

1. Where parking occupies the ground floor and is visually open to the street, provide “Class B” screening and street trees required in Condition A.
2. Where parking is not visually open to the street, or when retail or office uses occupy the ground floor of the building, only the adjacent street requirements apply.



Evergreen tree planting provides screening from residential properties.

Condition E

Nonresidential Buildings

Objectives

- Provide a highly compatible transition or buffer between residential and more intense office, commercial, industrial, or institutional use.
- Buffer residential properties from the visual and acoustical impacts associated with incompatible land uses.
- Enhance the privacy of residential developments.
- Define the boundaries between different land uses.
- Maintain residential character by preserving the residential appearance and residential setting of buildings converted to office or institutional use.

Guidelines

- The building landscaping provides a transition to the perimeter screening for parking, service, storage, or loading areas.
- Fences or masonry walls provide screening in tight spaces in combination with plant materials.
- Wide buffers and dense vegetation provide appropriate transitions on larger development projects. Existing landforms or created berms

Requirements for Project Conditions

Condition E: Nonresidential Buildings

Guidelines, Cont'd.

may be used in combination with plant materials for screening.

- Street trees and foundation plantings are used to give a residential appearance to a small office building.

Standards

1. Adjacent to residential and institutional properties, screening of the building shall comply with “Class A” requirements.
2. Adjacent to public rights-of-way, adjacent street requirements apply. In most zones, foundation planting is optional.
3. When a landscape buffer or landscaped setback is specified in the zoning regulations for the RO, SE, CB, and BLR zones and the CR district, plant at:

One planting unit (PU) per 15 linear feet of building facade.

4. Adjacent to commercial, when a landscape buffer or landscaped setback is specified in the zoning regulations for the RO, SE, CB, and BLR zones and the CR district, plant at:

One PU per 20 linear feet of building facade.



The required landscaped setback for this office building in an RO zone provides an attractive setting.



Trees and low-level plantings create a residential appearance for this office building.



Where drive-thru service lanes abut public streets, screening should include trees and low shrubs.

Condition F

Service Lanes

**DRIVE-THRU SERVICE LANE
MINI-WAREHOUSE SERVICE LANE**

Objectives

- Screen service activities from all adjacent properties, and public and private streets.
- Landscape drive-thru service lanes and mini-warehouse service lanes adjacent to residential properties, and public and private streets, providing appropriate visibility for security and surveillance.
- Mitigate the noise, fumes, and light from intensive auto-related uses adjacent to residential properties.

Guidelines

- Planting in combination with fencing or masonry walls provides maximum screening and visual interest.
- Groupings of screening materials combined with a formal hedge allows views into the site.
- Fences and/or walls shall be located on the inside edge of the required buffer. Planting shall be located on the street side of the fence.

Requirements for Project Conditions

Condition F: Service Lanes

Standards

1. Screen mini-warehouse service lanes and doors, drive-thru service lanes, stacking spaces, menu boards, and teller facilities adjacent to public rights-of-way. Provide:

One PU per 15 linear feet of paving perimeter.

2. Provide 6 feet of landscape space between paved surfaces and lot lines or lease lines adjacent to commercial uses or zones. Plant at:

One PU per 20 linear feet of paving perimeter.

3. A “Class A” screen is required adjacent to residential and institutional properties.
 - a. For sites one acre or greater, provide a 15-foot landscape strip between paved areas and property boundaries if RTA does not apply.
 - b. A brick or split-face block wall may be considered as an alternative if the minimum 10-foot landscape strip is not feasible in redevelopment on commercial corridors. The height of the wall should mitigate the impact from noise, fumes, and light on adjacent residences.



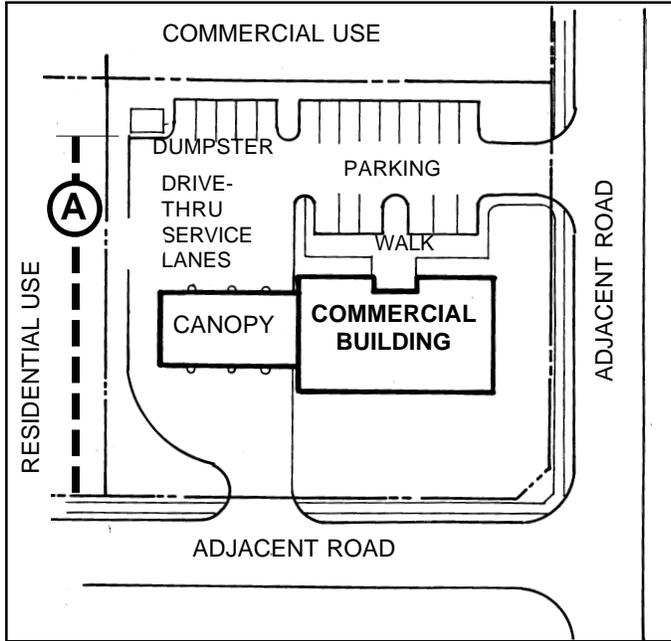
A fence with landscaping provides an effective screen for this mini-warehouse service lane.



A low hedge combined with flowering trees frame and soften the view of this drive-thru teller lane from the road.

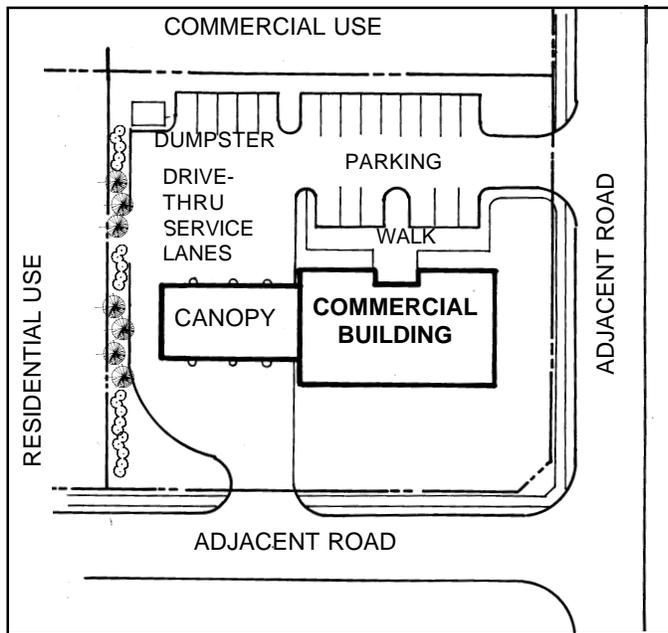
Requirements for Project Conditions
Condition F: Service Lanes

Example Planting Unit Calculations



KEY	ELEMENT	RATE	LINEAR FEET (LF)	PLANTING UNIT (PU)
A	SERVICE LANE ADJACENT TO RESIDENTIAL USE	1 PU/15 LF	165 LF	11 PU
TOTAL				11 PU

Example Landscape Plan

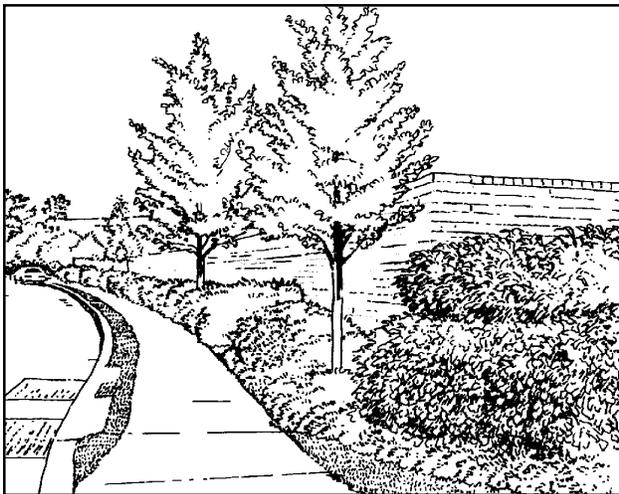


Planting Legend

-  Evergreen Tree
-  Shrubs



Primarily opaque planting screens storage and loading areas from public view and residential properties.



Planting in combination with fences or masonry walls provides maximum screening.

Condition G

Storage and Loading Areas

Objectives

- The *CMDP* discourages the location of loading and outside storage areas adjacent to the street.
- Conceal loading and storage areas completely from all adjacent properties, and public and private streets.
- Separate noise producing activities from residential uses.

Guidelines

- Primarily opaque planting screens storage and loading areas from public view and residential properties.
- Planting in combination with fences or masonry walls provides maximum screening.
- Storage and loading areas can be concealed within enclosures that are extensions of the building architecture with consistency of materials, color, and design.
- Siting below grade or creating berms in conjunction with landscaping blocks undesirable views and mitigates noise impacts.

Requirements for Project Conditions

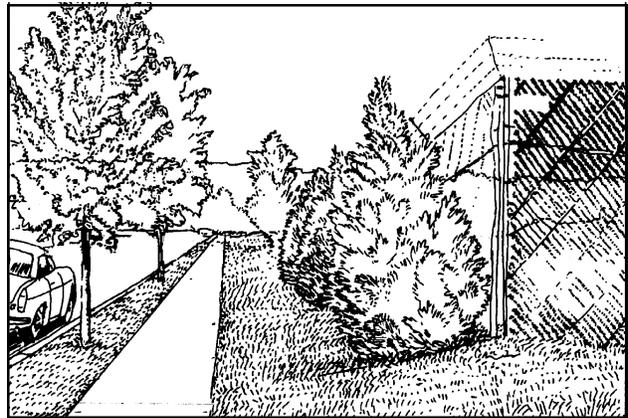
Condition G: Storage and Loading Areas

Standards

1. “Class C” screening is required to screen loading and outside storage areas from all adjacent public and private streets.
 - a. A 20-foot landscape buffer is required.
 - b. Fencing or walls shall be set back 20 feet from the property line with planting on the street side.
2. “Class A” screening is required to screen loading and outside storage areas from all adjacent commercial or office uses. Screening of loading and outside storage areas between similar industrial uses is not required.
3. “Class C” screening is required to screen loading and outside storage areas from all adjacent residentially zoned or used properties. A 20-foot landscape buffer is required.



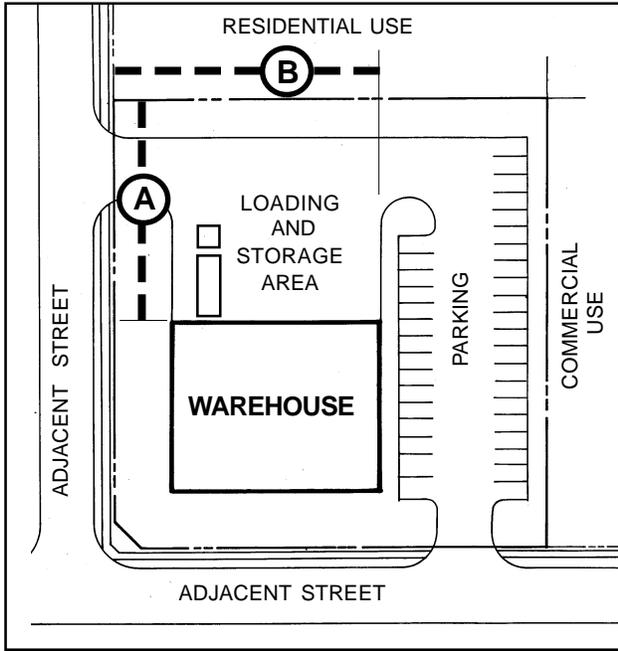
The storage and loading area is concealed within the building.



“Class C” screening is required adjacent to public and private streets.

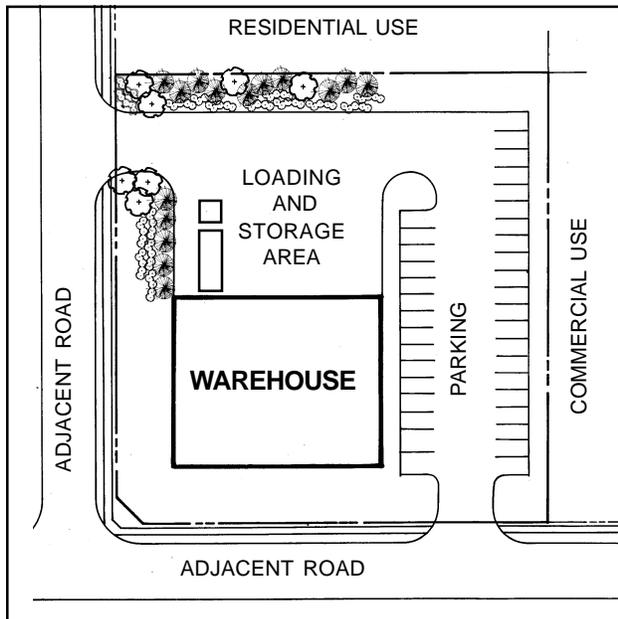
Requirements for Project Conditions
Condition G: Storage and Loading Areas

Example Planting Unit Calculations



KEY	ELEMENT	RATE	LINEAR FEET (LF)	PLANTING UNIT (PU)
A	ADJACENT TO STREET	1 PU/10 LF	120 LF	12 PU
B	ADJACENT TO RESIDENTIAL USE	1 PU/10 LF	145 LF	15 PU
TOTAL				27 PU

Example Landscape Plan



Planting Legend

-  Minor Deciduous Tree
-  Evergreen Tree
-  Shrubs



Dumpsters can be concealed within enclosures that are extensions of the building architecture with consistency of materials, color, and design.

Condition H

Dumpsters and Ground-Mounted HVAC

Objectives

- Conceal dumpsters from all adjacent properties and streets.
- Conceal ground-mounted heating, ventilation, and air conditioning (HVAC) equipment areas (other than for single family residential units) from public view.

Guidelines

- Primarily opaque planting screens dumpsters and ground-mounted HVAC equipment from public view and residential properties.
- Trees and shrubs in combination with fencing or masonry walls provides maximum screening.
- Dumpsters can be concealed within enclosures that are extensions of the building architecture with consistency of materials, color, and design.
- Siting below grade or creating berms in conjunction with landscaping conceals the equipment from view.
- Avoid direct sight lines into dumpsters from entrance drives.

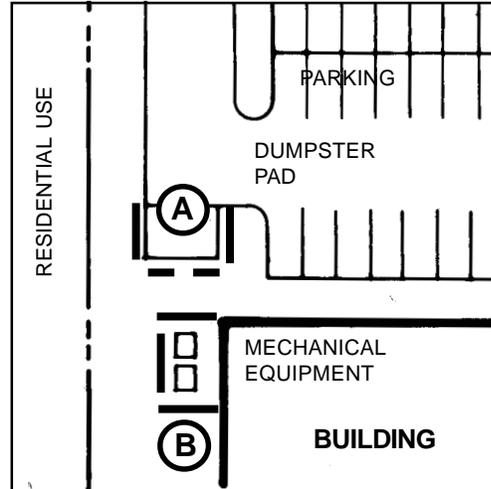
Requirements for Project Conditions

Condition H: Dumpsters and Ground-Mounted HVAC

Standards

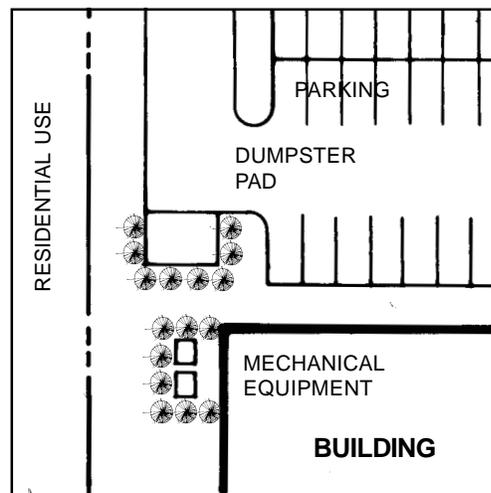
1. A “Class A” screen is required for dumpsters, trash corrals for multi-family dwellings, and ground-mounted HVAC equipment. The linear feet of screening for the dumpster pad shall be measured along the perimeter of the two sides and rear. Screening shall be designed and located in a manner which does not impair sight distance at intersections.
2. Dumpster enclosures and trash corrals must be placed a minimum of 10 feet off rights-of-way and residential property lines.
3. Multiple dumpsters should be clustered (including dumpsters for recycling) and contained within one permanent fenced or walled enclosure.
4. Dumpsters shall have operable front gates or wing walls where dumpster is visible from public street, entry drive, or adjacent residential property.

Example Planting Unit Calculations



KEY	ELEMENT	RATE	LINEAR FEET (LF)	PLANTING UNIT (PU)
A	DUMPSTER SCREEN	1 PU/15 LF	50 LF	4 PU
B	HVAC SCREEN	1 PU/15 LF	50 LF	4 PU
TOTAL				8 PU

Example Landscape Plan



Planting Legend

 Evergreen Tree



A substantial shrub and tree planting creates an informal landscaped edge that effectively screens this stormwater management pond.



Using low impact development alternatives, stormwater management is incorporated into the parking lot medians.

Condition I

Stormwater Management Facilities

Objectives

- Incorporate stormwater management and water quality facilities into the landscape setting.
- Treat stormwater management and water quality facilities as landscape amenities.
- Incorporate plant species that contribute to wildlife habitat and water quality attributes of stormwater management and water quality systems.

Guidelines

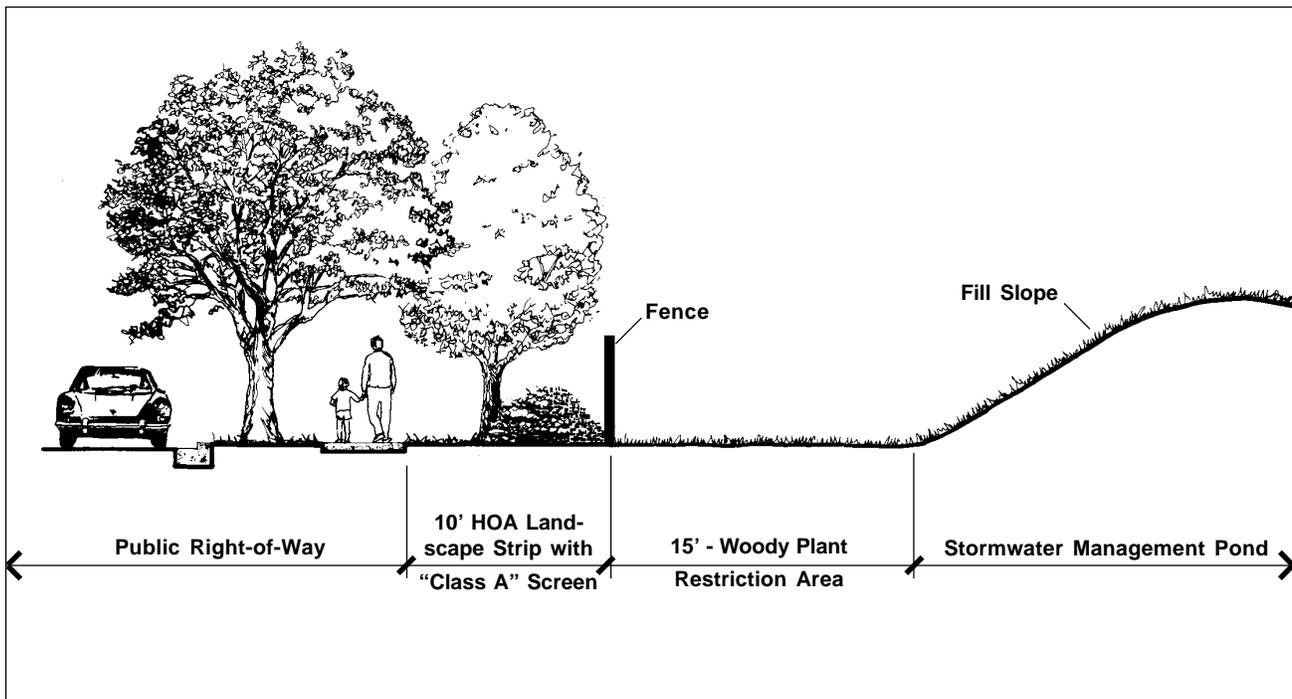
- Strategically placed plantings screen objectionable views of stormwater management riser structures.
- Informal or naturalistic tree and shrub masses blend pond slopes with surrounding landscape areas.
- Plantings of herbaceous materials may be used to augment grassed dam embankments.
- Native plants can enhance the wildlife habitat of the stormwater management or water quality facilities.
- Soften harsh embankments and integrate new landforms into the natural or project landscape.

Requirements for Project Conditions

Condition I: Stormwater Management Facilities

Standards

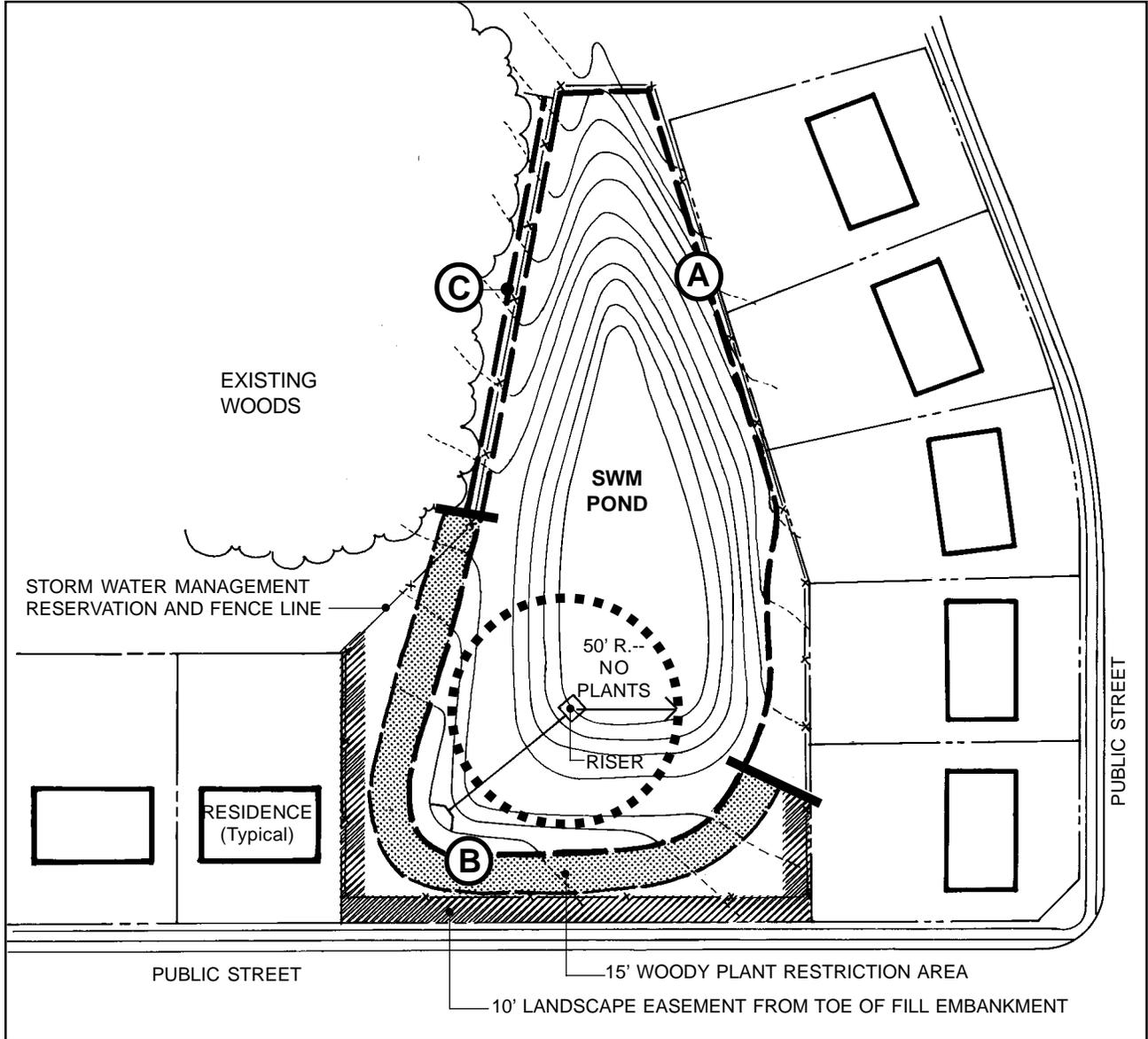
1. Provide plant buffers or architectural treatments to screen stormwater management ponds from adjoining properties and public or private roads where facilities have side slopes steeper than 4:1.
2. Provide a “Class A” screen based on the linear feet of the perimeter, measured at the toe of fill slopes and the top of cut slopes. Linear footage of contiguous woods to remain may be subtracted.
3. Stormwater management ponds must be located to meet the criteria of the Baltimore County Soil Conservation Service and not conflict with the provision of street trees and streetscape, screening of ponds from public and private streets, and screening of ponds from adjacent properties or interfere with adjacent forest buffers or forest conservation areas.
4. The Baltimore County Soil Conservation District requires that no trees, shrubs, or other woody vegetation may be planted closer than 15 feet from the toe of a fill embankment. A 10-foot landscape strip shall be provided between the woody plant restriction zone and the property line.
5. Trees, shrubs, and other woody vegetation are not allowed within 50 feet of the inlet structure by the Baltimore County Soil Conservation District. The riser structure should be located to minimize impact on landscape requirements.
6. Safety fences shall be chain link with black vinyl-coating on the post, frame, and fabric. Decorative fence shall be of a durable material acceptable to DEPRM when located within the reservation.
7. Fences shall be located a minimum of 10 feet from the right-of-way with plantings on the exterior of the fenced area. In residential development, the landscape strip shall be owned and maintained by a homeowners association.



Locate fill embankments so that the woody plant restriction area does not interfere with the required landscaping.

Requirements for Project Conditions
Condition I: Stormwater Management Facilities

Example Planting Unit Calculations

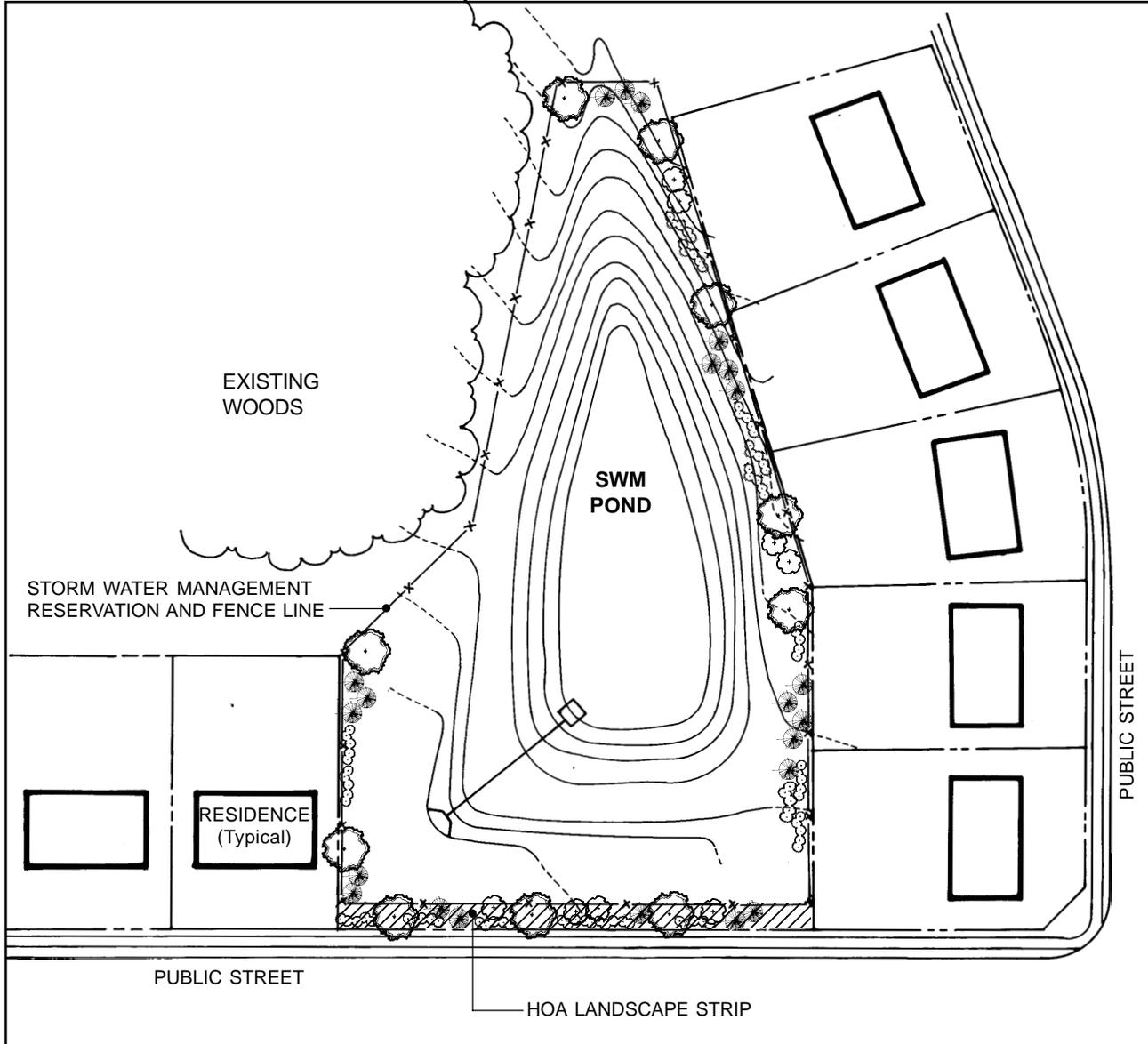


KEY	ELEMENT	RATE	LINEAR FEET (LF)	PLANTING UNIT (PU)
A	PERIMETER OF CUT	1 PU/15 LF	485 LF	33 PU
B	PERIMETER OF FILL	1 PU/15 LF	275 LF	19 PU
C	PERIMETER WITH EXISTING WOODS	(-)1 PU/15 LF	170	(-)12 PU
TOTAL				40 PU

Requirements for Project Conditions

Condition I: Stormwater Management Facilities

Example Landscape Plan



Planting Legend

-  Major Deciduous Tree
-  Minor Deciduous Tree
-  Evergreen Tree
-  Shrubs



Terraced slopes reduce the height of embankments at project boundaries.



Landscaped, gentle grades create an attractive site image from adjacent roads.

Condition J

Slopes, Embankments, and Retaining Walls

**OTHER THAN STORMWATER
MANAGEMENT FACILITIES**

Objectives

- Avoid extreme grade modifications visible from adjacent properties and public view.
- Retain the predominant topography of the community.
- Incorporate distinctive topographic features into the site design.
- Protect adjacent properties from undesirable effects of cut and fill slopes.
- Coordinate landscaping with site grading.

Guidelines

- Terraced slopes, building masses, and parking lots reduce the height of embankments at project boundaries.
- Varied slope ratios provide visual interest. Tops and toes of slopes are rounded to provide smooth transitions.
- Mixed vegetation improves soils stability.
- Coordinated landscaping and grading can produce dramatic landscape effects.
- Distinctive topographic features are incorporated into the landscape design.

Requirements for Project Conditions

Condition J: Slopes, Embankments, and Retaining Walls

Standards

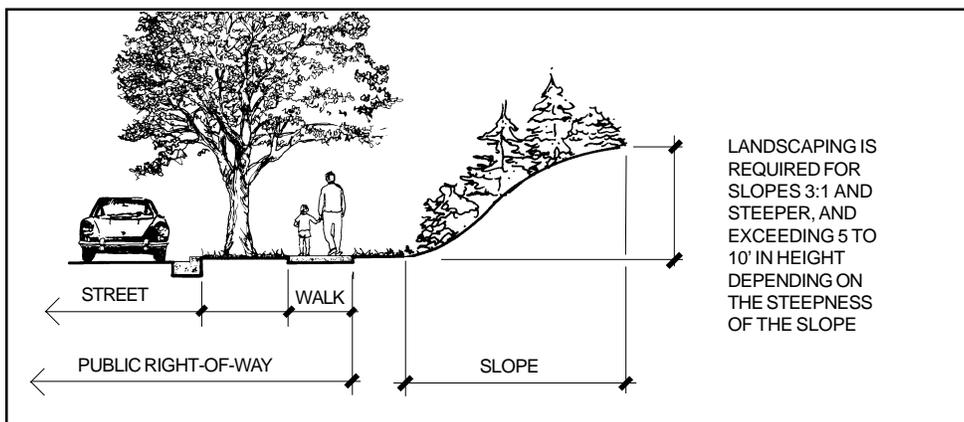
1. Slopes 2:1 or greater, exceeding 5 feet in height from toe to top of slope; slopes 3:1 or greater, exceeding 10 feet in height; and retaining walls exceeding 5 feet in height shall generate the following landscape requirements:

One PU per 15 linear feet measured at the toe of the slope or base of wall.

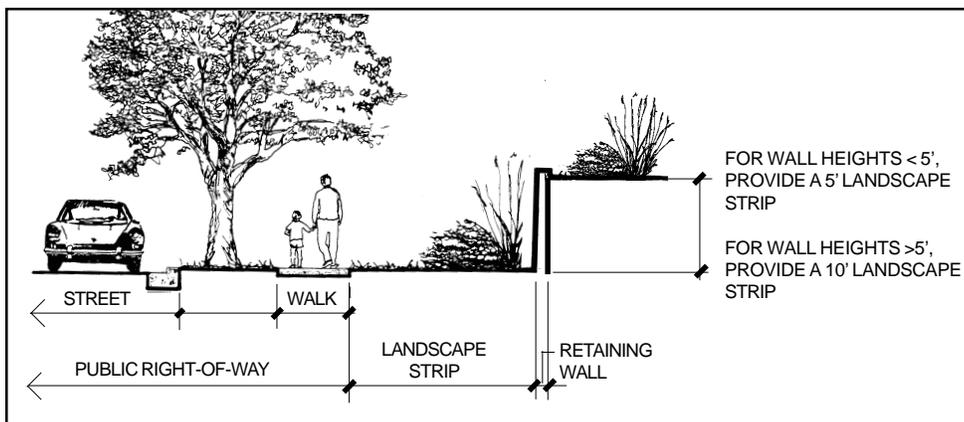
2. One additional PU per 15 linear feet shall be generated for each 20 feet in height for 2:1 slopes, and for each 30 feet in height for 3:1 slopes.

3. Plantings shall include a mixture of shrub masses, and evergreen and deciduous trees.
4. Provide a 5-foot wide landscape strip at the base of retaining walls less than 5 feet in height.
5. Provide a 10-foot wide landscape strip at the base of retaining walls 5 feet in height or greater.

Slopes and Embankments



Retaining Walls





Deciduous canopy trees mitigate the impact of the large gasoline pump canopies. A berm, low shrubs and annuals screen large areas of paving.



Signage is incorporated into the landscape design.

Condition K

Automotive Uses

FUEL SERVICE STATIONS AND CAR WASHES

Objectives

- Present a landscaped appearance that is compatible with adjacent residential areas and enhances the commercial corridor streetscape.
- Screen undesirable views from residential areas.

Guidelines

- Landscape treatment emphasizes the use of heavily branched deciduous canopy trees to mitigate the impact of the large gasoline pump canopies and the intensity of the canopy lighting.
- Landscaping mitigates impacts of lighting or other negative influences associated with service station or car wash.
- Landscaping softens the impact of large paved areas.
- Signage is incorporated into the landscape design.

Requirements for Project Conditions

Condition K: Automotive Uses

Standards

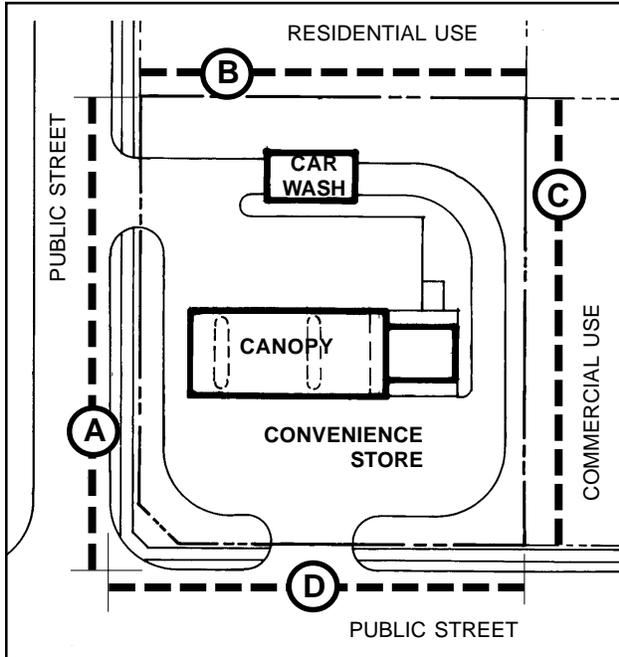
1. Except for the required access drives, a planting area is required along the entire perimeter of an automotive use. Setbacks shall be in compliance with the underlying zone or the special regulations of the use.
2. The landscape area shall have a minimum width of 10 feet if the fuel service station or car wash abuts a public right-of-way. Landscaping along the public right-of-way shall comply with “Class B” requirements.
3. The landscape area shall have a minimum width of 6 feet in all side and rear yards abutting commercially or industrially zoned land, and shall be vegetated at the rate of one planting unit per 10 feet.
4. Fuel service stations or car washes located within 50 feet of any residentially zoned property (other than a residential zone line in a public right-of-way) shall provide a buffer measuring no less than 15 feet from that property line and shall be landscaped in accordance with “Class C” requirements.



Within 50 feet of a residential property, provide a 15-foot wide buffer landscaped in accordance with “Class C” requirements.

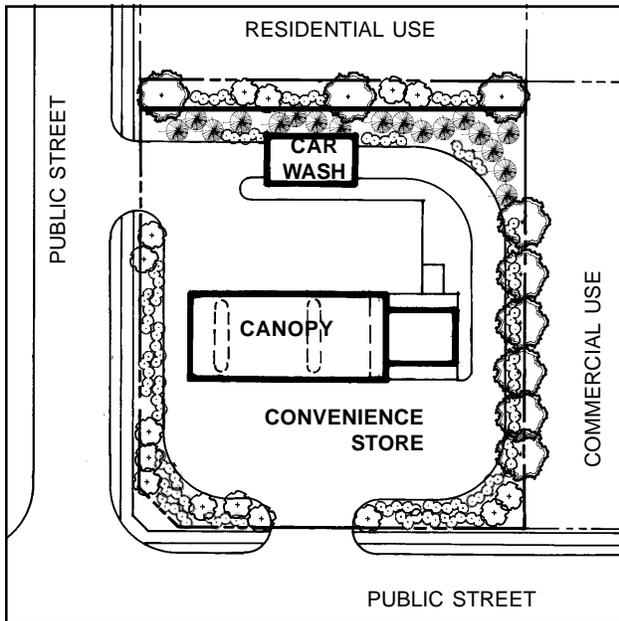
Requirements for Project Conditions
Condition K: Automotive Uses

Example Planting Unit Calculations



KEY	ELEMENT	RATE	LINEAR FEET (LF)	PLANTING UNIT (PU)
A	ADJACENT TO PUBLIC ROAD (CLASS B)	1 PU/15 LF	155 LF	11 PU
B	ADJACENT TO RESIDENTIAL (CLASS C)	1 PU/10 LF	145 LF	15 PU
C	ADJACENT TO COMMERCIAL	1 PU/10 LF	145 LF	15 PU
D	ADJACENT TO PUBLIC ROAD (CLASS B)	1 PU/15 LF	155 LF	11 PU
TOTAL				52 PU

Example Landscape Plan

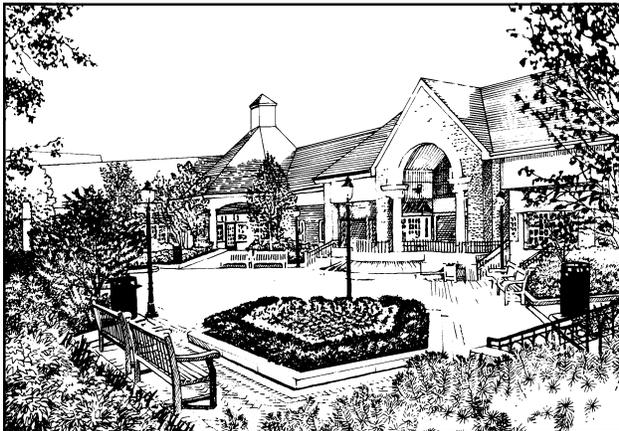


Planting Legend

-  Major Deciduous Tree
-  Minor Deciduous Tree
-  Evergreen Tree
-  Shrubs



A double row of street trees in combination with a hedge and wider setback provide a dominant design feature adjacent to the street.



Enhanced design and pedestrian amenities complement the residential neighborhood.

Condition L

Performance-Based Business Zones

Objectives

- Ensure the compatibility of development in Community Business (CB) and Business Light Restricted (BLR) zones with adjacent residential neighborhoods by providing appropriate transitions.
- Improve the appearance of Baltimore County's major commercial corridors by enhanced design which complements residential character.

Guidelines

- Walls in conjunction with planting define project boundaries and image.
- Planting in landscape strips between commercial lots provides shade and reduces the mass of paved areas.
- The front setback is landscaped with lawn, canopy trees, ornamental trees, and foundation planting to give a residential appearance to the street.

Requirements for Project Conditions

Condition L: Performance-Based Business Zones

Standards

In addition to the landscape manual requirements for streetscape, parking lots, and commercial uses adjacent to residential uses, development in the performance-based business zones is subject to the following requirements:

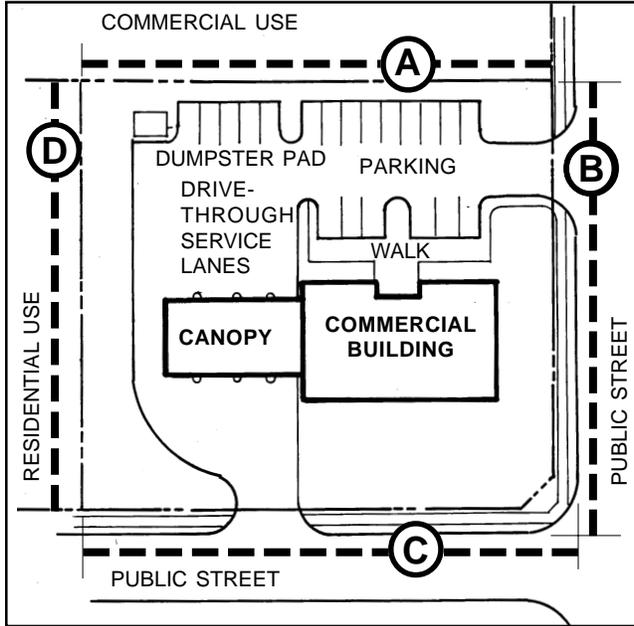
1. The required setbacks, except for access drives and walkways, shall be landscaped. Refer to Section 229.6 of the *BCZR* to determine setbacks.
2. All setbacks adjacent to the street shall include minor and major deciduous trees in association with berms, hedges, or low walls as a dominant design feature.
3. Drive-thru banks, convenience stores, and fast food restaurants, as well as dumpster, service, and loading areas that are located adjacent to residentially used or zoned properties, shall provide a buffer in the form of a berm, a wooden board-on-board fence, a solid brick wall, or a wall built of architectural block, in combination with landscaping on both sides of the wall. All walls or fences shall be located at least 10 feet from the property line of the commercial use.
4. Plant quantities will be determined on a case by case basis as needed to execute the landscape design. Determination of whether the proposed development will meet the performance standards shall be made by the director of the Office of Planning.
5. Provide one planting unit per 20 linear feet adjacent to nonresidential; 50% of the planting units shall be major trees.



A solid brick wall and planting screen the loading and service areas from the street.

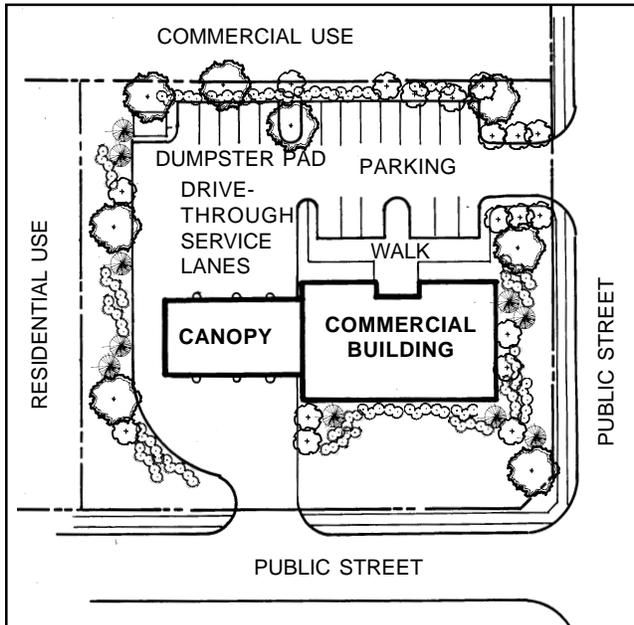
Condition L: Performance-Based Business Zones

Example Planting Unit Calculations



KEY	ELEMENT	RATE	LINEAR FEET (LF)	PLANTING UNIT (PU)
A	ADJACENT TO COMMERCIAL	1 PU/20 LF	165 LF	11 PU
B	REQUIRED SETBACK AREA	AS NEEDED TO EXECUTE DESIGN		
C	REQUIRED SETBACK AREA	AS NEEDED TO EXECUTE DESIGN		
D	SERVICE LANE ADJACENT TO RESIDENTIAL	FENCE, WALL OR PLANTED BERM		
TOTAL				11 PU + AS NEEDED TO EXECUTE DESIGN

Example Landscape Plan



Planting Legend

-  Major Deciduous Tree
-  Minor Deciduous Tree
-  Evergreen Tree
-  Shrubs



Fencing with plantings on the street side of the fence provides screening where reverse frontage lots are unavoidable.



Open fence styles are appropriate where greater setbacks allow room for berming and informal landscape treatment.

Condition M

Residential Rear and Side Yards Adjacent to Street

ADJACENT AND INTERIOR ROADS

Objectives

- Reverse frontage lots are discouraged by the *CMDP* and not allowed within the Honeygo district overlay (H and H1) areas.
- Enhance the public view of residential neighborhoods from adjacent streets.
- Screen public view of private yard space.
- Shield side and rear yards of single family attached and detached dwellings from the noise and visual impacts of streets.

Guidelines

- If reverse frontage lots are unavoidable, berms and/or grade changes in combination with fencing/walls and plantings provide maximum screening.
- A consistency of fence design and materials provides a continuity along the streetscape. Offsets in the fence line combined with plant groupings reduce the monotony of long stretches of fencing.
- Open fence styles may be appropriate where greater setbacks allow room for informal landscape treatment.

Requirements for Project Conditions

Condition M: Residential Rear and Side Yards

Guidelines, Cont'd.

- Plantings on the street side of solid screen wall/fence soften the wall and create maximum privacy and buffer from the street. Evergreen trees create solid buffers between private yard space and public and private roads.
- Side yard design should be incorporated into the project entry design.
- Where setbacks along arterials are increased, planting combined with berming provides effective screening.



Plantings combined with berming provide effective screening.

Standards

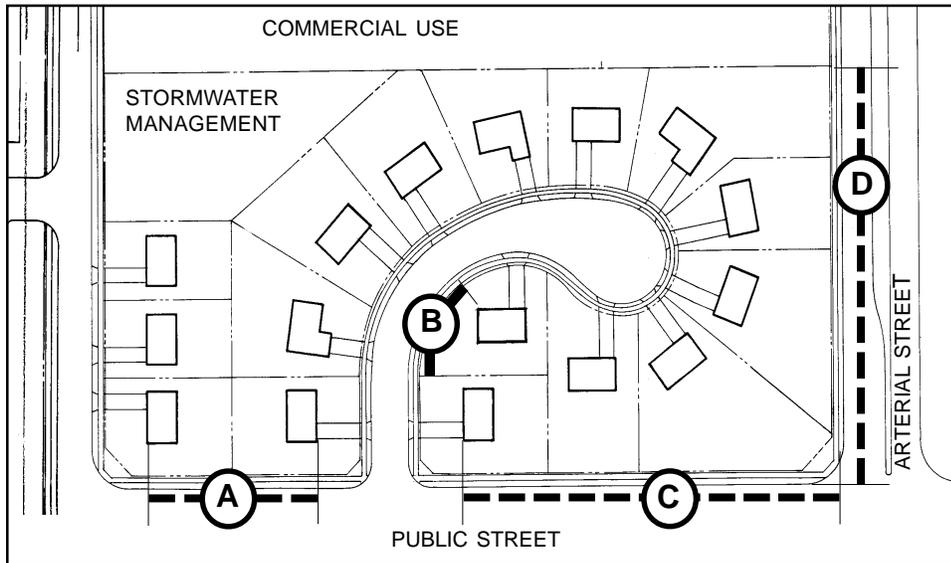
1. Screening of a dwelling unit is required where its side or rear lot line abuts a public right-of-way. The side yard to be screened is located between the front of the dwelling and the rear lot line. Screening shall comply with “Class A” requirements. A landscape easement may be required.
2. All setbacks are increased by 20 feet for dwellings located adjacent to an arterial. A landscape easement within the increased rear and side setback shall be required.
3. If fencing is provided or required it must be set back 10 feet from the right-of-way in conjunction with trees and shrubs. A uniform style of fence architecturally compatible with the home exterior is required. The required trees and shrubs shall be provided on the street side of the fence.
4. A graphic delineation shall be shown on the Development Plan as well as the Final Landscape Plan to show that fencing may not be located closer than 10 feet to the public street right-of-way (CMDP, “Residential Standards,” page 14).
5. Reverse frontage lots may be required to use a combination of grade change, fencing, and landscaping to screen rear yards.
6. For a minor residential subdivision, required screening shall be shown on the Minor Subdivision Plan.



Screening of a dwelling unit is required where its side or rear lot line abuts a public right-of-way.

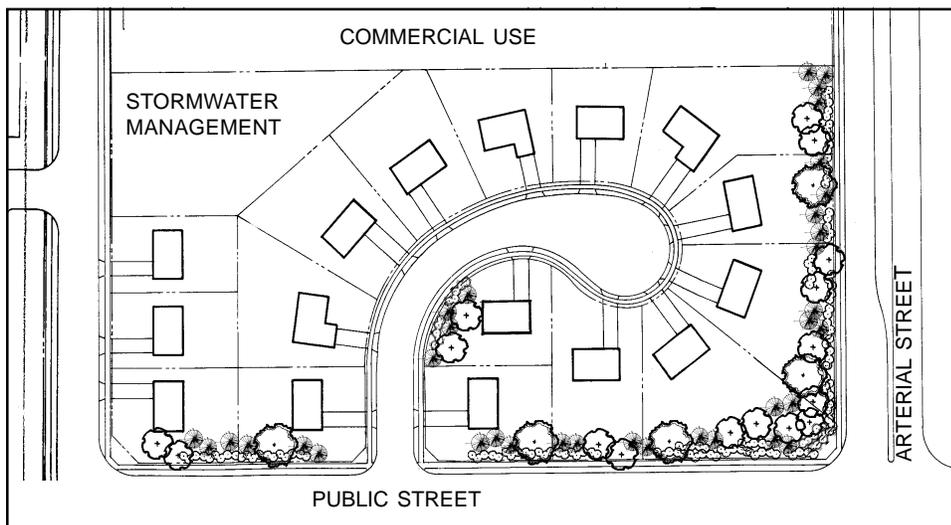
Requirements for Project Conditions
**Condition M: Residential Rear and Side Yards
 Adjacent to Street**

Example Planting Unit Calculations



KEY	ELEMENT	RATE	LINEAR FEET (LF)	PLANTING UNIT (PU)
A	SIDE	1 PU/15 LF	130 LF	9 PU
B	SIDE	1 PU/15 LF	70 LF	5 PU
C	SIDE/REAR	1 PU/15 LF	300 LF	20 PU
D	REAR	1 PU/15 LF	300 LF	20 PU
TOTAL				54 PU

Example Landscape Plan



Planting Legend

-  Major Deciduous Tree
-  Minor Deciduous Tree
-  Evergreen Tree
-  Shrubs



Acoustical buffering in conjunction with landscaping may be required to effectively reduce highway noise.

Condition N

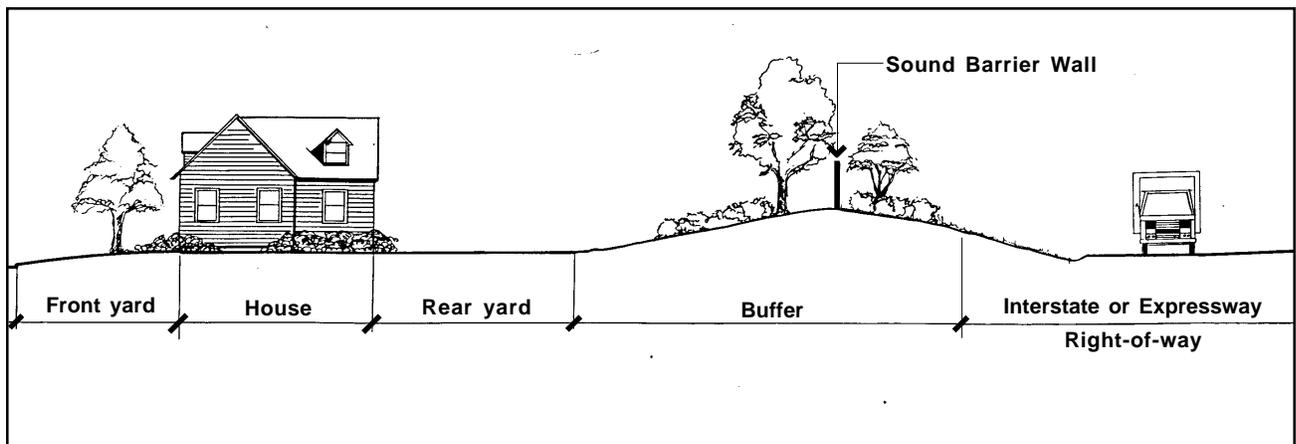
Residential Site Adjacent to Interstate or Expressway/Freeway

Objectives

- Buffer residential dwellings from the noise and visual impacts of high intensity vehicular corridors.

Guidelines

- Physical distance, berming, sound barrier walls, and vegetation are used to screen noise and visual impacts of freeways.



Noise can be attenuated by increasing the distance between the source and the receiver and/or by introducing noise screening such as berming with dense planting.

Requirements for Project Conditions

Condition N: Residential Site Adjacent to Interstate or Expressway/Freeway

Standards

For dwellings located adjacent to an interstate or expressway/freeway, a landscape area shall be provided in accordance with the following:

1. Planting quantities shall be calculated at double the “Class A” requirement.
2. Adjacent road requirements apply. See “Condition A.”
3. Sound walls proposed for noise attenuation shall require a 15-foot landscaped common area on each side of the wall owned and maintained by a homeowners association.
4. A buffer containing a berm proposed for noise attenuation shall require planting on both sides of the berm.
5. A 30-foot landscaped common area owned and maintained by a homeowners association shall provide a visual screen if noise attenuation is not required.



Panhandle lots impact neighboring lots more severely when in-fee strips and panhandle driveways are located adjacent to existing dwellings.

Condition O

Panhandle Lots

Objectives

- Screen the panhandle driveway and new housing from existing development.
- Screen private yard space.

Guidelines

- Urban infill development using panhandle lots frequently creates dwelling orientation problems and loss of privacy.
- Staggered screen planting results in a naturalistic design.
- Evergreen trees create solid buffers between proposed driveways and private yard areas of adjoining properties.
- Fences in combination with landscaping maximize privacy for adjoining yard areas.
- Panhandle lots generally have less impact on existing lots in rural areas because of distance, topography, and existing vegetation. Landscape materials should be used primarily to mitigate negative impacts of adjacent driveways and loss of privacy.

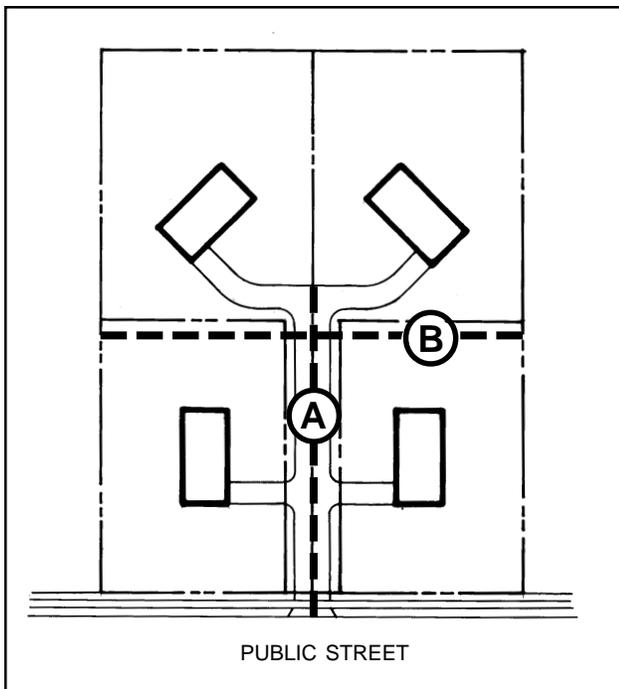
Requirements for Project Conditions

Condition O: Panhandle Lots

Standards

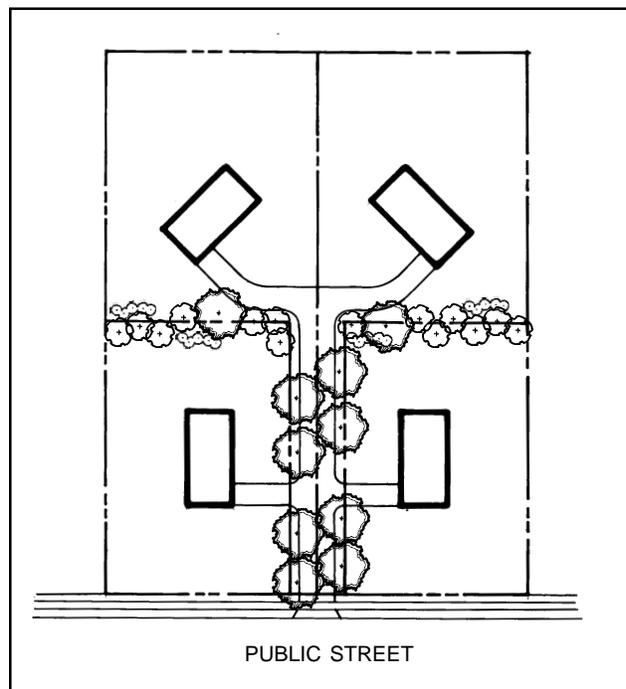
1. Landscape treatment must be provided along panhandle driveways (*CMDP*, “Residential Standards,” page 8).
2. Fences shall be no closer than 10 feet to the driveway or the adjoining property line (*CMDP*, “Residential Standards,” page 8).
3. “Class A” screen may be required between existing and proposed houses.
4. Panhandle driveways are considered to be interior roads for landscaping purposes.
5. Locate driveway to allow sufficient planting area.
6. For minor residential subdivisions, required screening shall be shown on the Minor Subdivision Plan.

Example Planting Unit Calculations



KEY	ELEMENT	RATE	LINEAR FEET (LF)	PLANTING UNIT (PU)
A	DRIVEWAY (INTERIOR ROAD)	1 PU/20 LF	145 LF	8 PU
B	FRONT TO SIDE YARD BUFFER (CLASS A)	1 PU/15 LF	185 LF	13 PU
TOTAL				21 PU

Example Landscape Plan



Planting Legend

-  Major Deciduous Tree
-  Minor Deciduous Tree
-  Shrubs



Site development should be sensitive to historic structures located on or adjacent to the project.



The setting of historic structures should be preserved.

Condition P

Historic Structures and Areas

Objectives

- Preserve the setting and frame significant views of historic properties and unique scenery from the street.
- Buffer and screen historic structures from new development to separate incompatible uses visually and physically.
- Retain significant landscapes and vegetation associated with historic properties.

Guidelines

- The structure(s) and setting of the historic property become the central organizational element of the development plan.
- Preservation of existing specimen trees, hedge rows, woods, and terrain contribute to the setting of the historic property.
- Evergreen trees create solid buffers between proposed developments and adjoining existing historic properties. The screen planting is staggered or naturalistically designed unless a formal hedge planting scheme is desired as appropriate to the site's historic context.
- The width of buffer and size of material will vary according to the screening objectives.

Requirements for Project Conditions

Condition P: Historic Structures and Areas

Standards

1. A “Class A” screen may be required.
2. Supplemental planting may be required.
3. For minor residential subdivisions, required screening shall be shown on the Minor Subdivision Plan.



Sensitive site development can preserve the scenic qualities of the county's rural landscape.

Condition Q

Scenic Routes and Views

Objectives

- Preserve and enhance the scenic resources identified in the Baltimore County master plan.

Guidelines

- Plant materials frame vistas, views of landmarks, or focused views of special features of the landscape.
- Tree and vegetation removal is minimized to maintain enclosed views.



The scenic quality of the existing woods is preserved in this rural residential development.

Requirements for Project Conditions

Condition Q: Scenic Routes and Views

Guidelines, Cont'd.

- Siting new development behind existing vegetation and beyond primary views or at the edges of hedgerows and woodlands minimizes visual impact.
- Berms and vegetative buffers screen views of new development.

Standards

1. Minimum standards can be found in “Section II, General Standards,” and in “Section III, Requirements for Project Conditions.” Recommendations for plantings beyond the minimum requirements will be site specific and made conditions of approval.
2. For minor residential subdivisions, required screening shall be shown on the Minor Subdivision Plan.



Houses nestled among existing trees, wide lawns, and wood rail fencing preserve the rural setting.



Panoramic views into this rural scenic site are preserved by the judicious placement of building lots and landscaping.



Existing vegetation is retained to define the edges of this active open space.

Condition R

Open Space

Objectives

Local Open Space (Publicly or Privately Owned)

- Identify public space.
- Design open space to enhance the visual quality of the neighborhood or development.
- Provide a buffer from active recreation areas to residential rear or side yards.
- Enhance the comfort and sense of security of park users.

Amenity Open Space

- Provide amenities for employees, shoppers, residents of high density multifamily housing, and the public to enjoy outdoor eating, relaxation, and conversation.

Guidelines

Local Open Space (Publicly or Privately Owned)

- Landscape defines the edges of open space to differentiate common areas from private yard space and discourage encroachment. Maintaining good visibility from the street and nearby residences creates a sense of security and encourages use.
- The entry and special features of open spaces are defined by plantings and other landscape elements to create a sense of place.

Requirements for Project Conditions

Condition R: Open Space

Guidelines, Cont'd.

- Plantings control pedestrian circulation while shade trees and benches provide comfortable areas for spectators and passive recreation users.
- The landscape treatment of adjacent streets is continued to define the edge of the open space.

Amenity Open Space

- Spaces adjacent to building entrances and between groups of buildings are developed as plazas, courtyards, and landscaped walkways integrated within the overall pedestrian system.
- An overlook with tables, seating areas, and decorative lighting is located to take advantage of viewing natural landscapes.



Rustic fencing and landscaping reinforce the rural character of this pedestrian trail.

Standards

Local Open Space (Publicly or Privately Owned)

1. Landscaping is applied to complement the function of the local open space. Plant quantities are generated at one planting unit per 1500 sq. ft. of open space required. Credit may be given for retention of existing trees.
2. Standards for all applicable conditions apply (“Condition A: Street Trees and Streetscape,” “Condition B: Parking Lots,” etc.)



Plantings are used to define active play areas..

Condition R: Open Space



A landscaped plaza provides an inviting entry into these apartment buildings.

Standards, Cont'd.

Amenity Open Space

1. Useable, uncovered open areas of buildings designated for use by occupants or by the public, such as terraces, patios, and other hardscape, must be suitably improved as open space to be credited as required amenity open space by the director of the Office of Planning.
2. Placement of plant materials shall conform to the guidelines and objectives of community and revitalization plans (see "Appendix B").

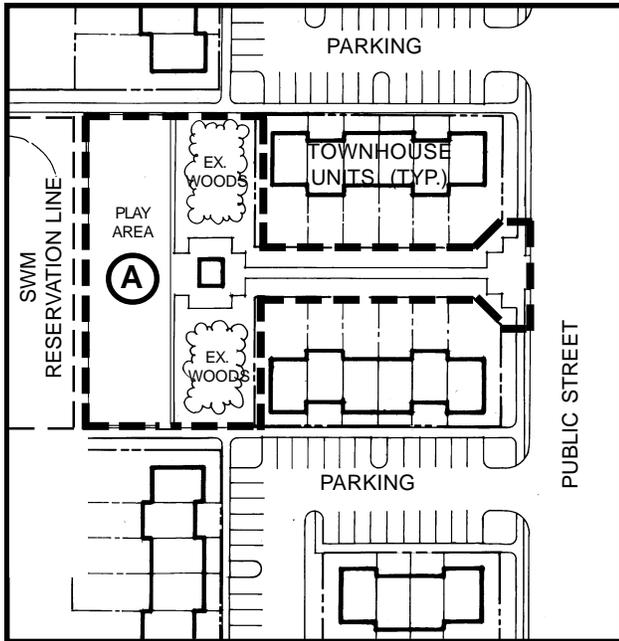


Suitably improved open space is credited as required amenity open space by the Director of Planning.

Requirements for Project Conditions

Condition R: Open Space

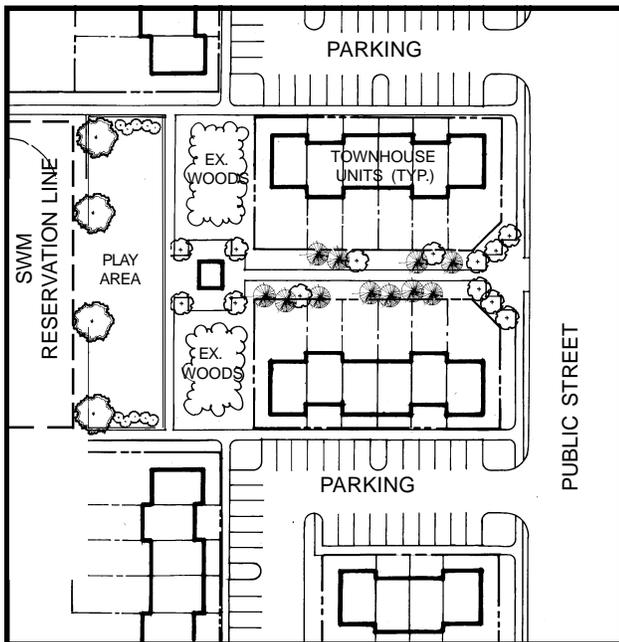
Example Planting Unit Calculations



KEY	ELEMENT	RATE	SQUARE FEET (SF)	PLANTING UNIT (PU)
A*	OPEN SPACE	1 PU/1500 SF	23,825 SF	16 PU
TOTAL				16 PU

*Credit is given for existing trees.

Example Landscape Plan



Planting Legend

-  Major Deciduous Tree
-  Minor Deciduous Tree
-  Evergreen Tree
-  Shrubs



Naturalistic grading and plantings enhance the appearance of a reclaimed landfill from the street.

Condition S

Landfills

Objectives

- Screen adjacent properties from dust, noise, odor, and view.
- Use plantings in combination with landform grading to enhance the appearance of the reclaimed site.

Guidelines

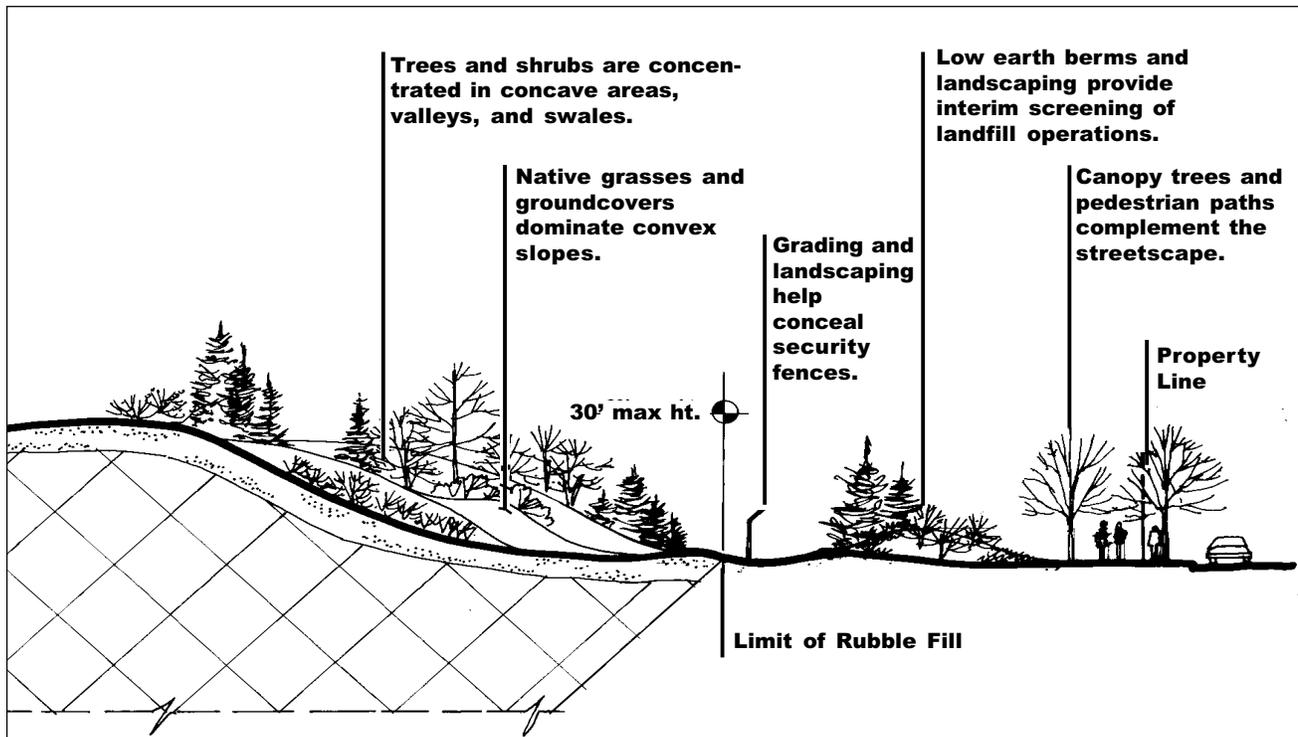
- Berms and grade changes may be needed for visual screening of active landfilling operations.
- Berms are limited in height to avoid a manufactured appearance.
- Trees are located to maximize survival and contribute to the natural appearance of sculpted grade forms.

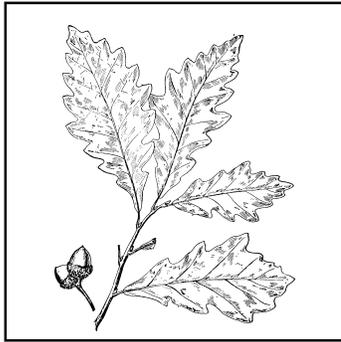
Requirements for Project Conditions

Condition S: Landfills

Standards

1. Buffer (300-foot perimeter):
 - a. Forested buffers shall remain undisturbed.
 - b. If the buffer area is not forested, screening shall be established before filling may begin.
Plant at:
One PU per 200 square feet of buffer area.
 - (1) 75% of the PUs shall be evergreen and deciduous trees. Evergreen trees shall be a minimum of 10 feet in height and deciduous trees shall be a minimum of 3 inches in caliper at installation.
 - (2) The height of berm shall be no greater than 10 feet as described in Section 412.4 C.11.a of the *BCZR*.
2. Transition Area (extends 200 feet inward from buffer):
 - a. Minimum planting of the transition area shall require:
One PU per 500 square feet of transition area.
 - b. A minimum of 50% of the PUs shall be evergreen and deciduous trees. The size and height shall meet “Class A” requirements at installation.
 - c. Trees located on an area which is capped shall be of a type that will not penetrate the cap.
3. Trees shall be planted in or near swales where natural precipitation collects to ensure adequate water.





PART IV:

Application of Standards

A. Compliance with Manual Standards

1. All development needing grading, or building permits, including streets and parking areas, shall comply with the standards in this manual unless specifically exempted in paragraph C below.
2. All development needing change of occupancy permits shall comply with the standards in this manual unless specifically exempted in paragraph C below.
3. Landscaping required in conjunction with a waiver, special exception, special hearing or zoning variance must meet the standards of this manual as conditioned by the zoning commissioner or hearing officer.
4. In commercial, office and industrial zones, a proposed increase in floor area equal to 50% or more of the existing floor area shall require that the entire site conform to this manual. Increases in the floor area of less than 50% shall require that the portion of the site impacted by the new development conform to the standards in this manual.
5. Residential office development or conversion must meet the standards of this manual.
6. Mobile home parks, regardless of the zoning classification in which they are located, shall comply with the landscape standards for residential development.
7. Churches, schools, housing facilities for the elderly, and nursing homes in any zone, and other non-residential uses located in residential zones shall comply with the landscape standards for commercial development.
8. Residential subdivisions of three lots or less involving rear orientations to public roads; panhandle driveways; scenic routes or views; or historic properties are subject to the landscape standards for “Condition M, Residential Rear and Side Yards Adjacent to Street;” “Condition O,

Panhandle Lots;” “Condition P, Historic Properties;” and “Condition Q, Scenic Routes and Views.”

B. Compliance with Adopted Plans, Other Ordinances, Codes, and Regulations

It is the intent of the county government to obtain development which responds to human needs and which is socially positive, economically viable, and environmentally satisfying. The standards contained herein are forwarded as criteria toward the achievement of these objectives.

1. These standards shall not relieve the applicant of responsibility of compliance with all applicable state and local ordinances, codes and regulations. Where federal or state ordinances, codes, and regulations permit lower standards than required herein, the county’s requirements shall govern.
2. All developments must be in substantial compliance with landscape, buffer yards and screening recommendations included in adopted area plans, revitalization plans or other plans adopted as part of the current Baltimore County master plan.

C. Exemptions to Manual Requirements

The following development is exempt from the landscape manual’s requirements:

1. Single family residential and agricultural development in resource conservation zones RC 2, and RC 4 using the half density option, not involving the following site conditions: side and rear orientations to public roads; panhandle driveways; scenic routes or views; and historic properties.

2. Residential subdivisions of three lots or less not involving the following site conditions: rear orientations to public roads; panhandle driveways; scenic routes or views; and historic properties.
 - b. the reduction of required landscape areas does not negatively impact the streetscape as defined by building location, landscape areas, walkways, street landscaping, etc.

D. Modification to Manual Standards

1. These standards are intended to foster creative design solutions. Conditions may arise where full compliance is impractical or impossible, or under circumstances where maximum achievement of the county's objectives can only be obtained through modified requirements. In specific cases, modification of these standards may be permitted by the directors of the Office of Planning and the Department of Permits and Development Management where the modification more fully achieves the objectives contained herein. Modifications shall be limited to the specific project under consideration and shall not establish precedents for acceptance in other cases.
2. All requests for modifications must be submitted to the Department of Permits and Development Management in writing.
3. Requests should be accompanied by sufficient explanation and justification, written and/or graphic, to allow appropriate evaluation and decision by the directors of the Office of Planning and the Department of Permits and Development Management. All decisions shall be rendered within ten working days after submission.
4. For development located within town centers, or community center districts on lots that are irregular, confining, or have other unusual site constraints such as determined by the director, Office of Planning, the required landscape areas may be waived provided:
 - a. the reduction of required landscape areas does not negatively impact adjoining residential uses; and

E. Credit for Preservation of Existing Trees

Credit shall be given for existing major trees preserved when they are in a location and of a nature that they contribute to the objectives and guidelines of the landscape manual. A credit of two planting units shall be given for each major tree 3 inches or greater in caliper, healthy and in good form, preserved within the net buildable area. Preliminary delineation of trees to be saved should be shown by Development Plan stage. The final determination of credit will occur at close-out.

Trees that are saved may be credited toward Forest Conservation Requirements as determined by DEPRM.

The developer is encouraged to save the maximum number of trees in accordance with the following guidelines:

1. The following determinants shall be used in selecting trees to be saved: a circle, radius equal to one foot per inch of caliper, shall be drawn around the tree (considered nominal branch spread). If two-thirds of the area can remain undisturbed at original grades, the tree can be saved without special treatment.
2. Upon notification of county approval of the Final Landscape Plan, trees which are to remain shall be marked in the field by the developer and protected in an approved manner. Trees within the construction area which are to remain undisturbed shall be encircled with a fence for protection (snow fencing or other approved methods). The contractor shall not disturb the area within

Application of Standards

the fence in any manner deleterious to the trees including, but not limited to:

- a. running or parking construction equipment
 - b. storage of deleterious, flammable, or any other construction material or debris
 - c. soil stockpiling
 - d. allowing standing water or fires
 - e. alteration of grades in adjacent areas which will cause drainage to flow into, or to collect in protected areas
3. All trees to be removed should be removed in a manner that will not damage the remaining trees. Any trees that are to remain that are damaged during the clearing operation must be repaired in an approved manner by a tree expert as soon as final clearing has been completed. After construction is completed, temporary barriers, surplus materials and all trash, debris and rubbish shall be removed from the site. All backfill shall be clear of building material, stone, and rubbish.
4. Existing trees (particularly mature trees) which are retained will undergo "post-operative shock" caused by the construction activity. All possible safeguards should be taken to minimize these effects and to provide optimum growth conditions. Foliage feeding and liquid or root feeding are encouraged. Branch and foliage thinning are also desirable.



PART V:

Plan Preparation,
Review, and
Approval

Plan Preparation, Review, and Approval

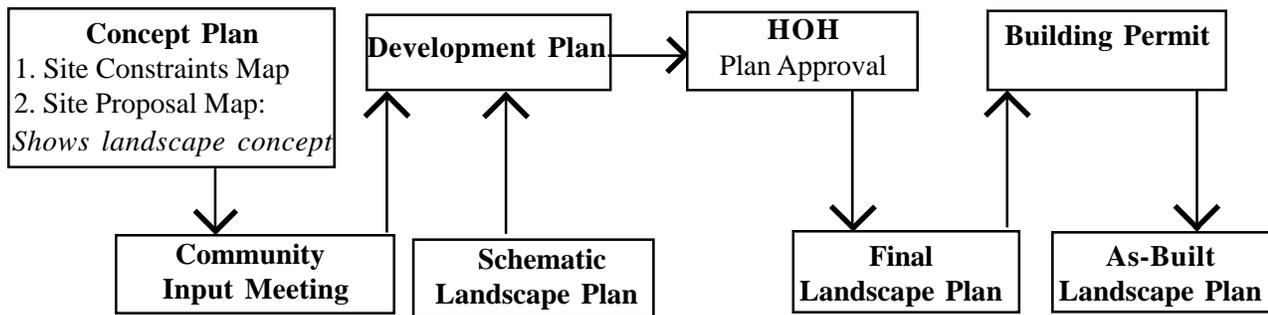


All landscape plans shall be prepared, signed, and sealed by a registered landscape architect.

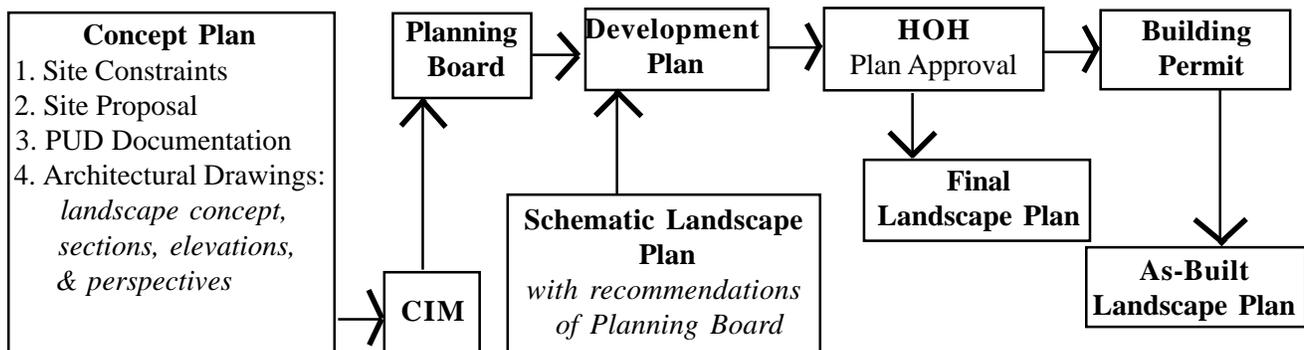
Landscape plans are prepared in stages with increasing levels of detail, culminating in a plan ready for installation by the landscape contractor. The landscape plan stages described below as landscape concept (shown on the Site Proposal Map), Schematic Landscape Plan, Final Landscape Plan and Final As-Built Landscape Plan represent levels of refinement which are relative to the applicable development process.

Development required to submit a Concept Plan (subject to Section 26-202 of the Baltimore County Code) must include the landscape concept on the site proposal. The more detailed Schematic Landscape Plan is submitted with the Development Plan at a later stage. Development processed as a limited exemption is not required to submit a Concept Plan and will submit a Schematic Landscape Plan to be reviewed with the Development Plan. Development using the optional PUD review process will submit a landscape concept and Schematic Landscape Plan with a higher degree of resolution to the design. In all cases, the approved Final Landscape Plan is ready for installation by the contractor.

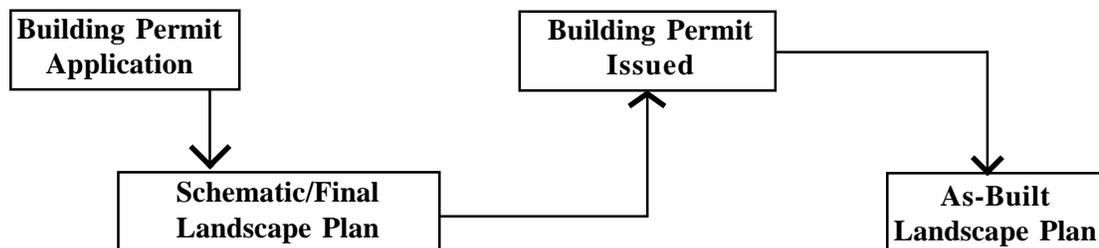
Full Process



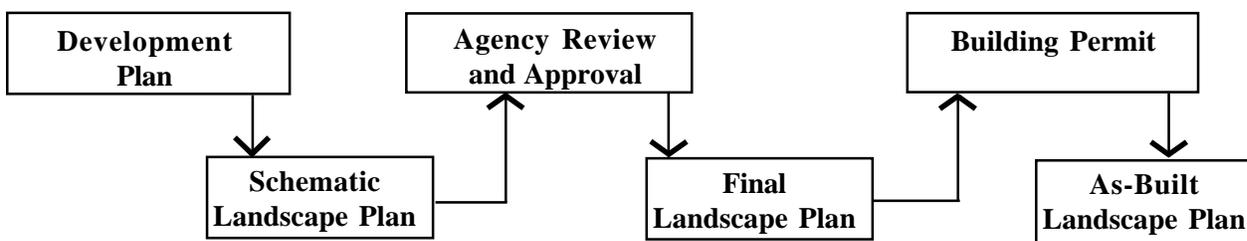
Planned Unit Development (PUD)



Limited Exemption per Sec. 26-171.a



Limited Exemption per Sec. 26-171.b



A. Landscape Concept

The landscape concept is a simplified graphic representation of the combination of landscape elements proposed for the development. The elements should be selected to satisfy the standards and objectives of the landscape manual, relevant community plans or revitalization plans, and guidelines of the *CMDP*. The concept should demonstrate the purpose or function of the landscaping, the general location, and the suggested method or materials.

1. The landscape concept is to be shown on the Site Proposal Map and not on a separate plan. The depiction of the various landscape elements, trees, hedges, etc., should be simple in form and understandable to the layperson. The concept

should include existing vegetation to be preserved or removed, proposed areas of screening, buffering, berming, use of street trees, proposed landscape areas, landscape amenities, and any other landscape elements anticipated to be incorporated into the Schematic and Final Landscape Plans.

The landscape concept is not to be confused with the Schematic Landscape Plan which requires greater accuracy and quantities, or the Final Landscape Plan which indicates size and species to be used.

2. The Office of Planning and the Department of Permits and Development Management shall review the landscape concept and comment on the proposed landscape elements in relation to the standards and objectives of the landscape

manual, relevant community plans or revitalization plans, and guidelines of the *CMDP*.

3. If a development uses the optional planned unit development (PUD) process, the landscape concept must also indicate the type and quality of all landscape elements with a higher degree of resolution to site design issues. Prepare sections, elevations and perspectives coordinated with the landscape plan, that demonstrate the quality and intensity of the design and materials. These are included as part of the architectural drawings for a PUD. The plan and drawings must show the concept, arrangement of landscape materials, and their integration with site features such as walks, grading, structures, etc.

In addition to the guidelines of this manual, the guidelines of the *CMDP* for PUDs, and the appropriate *CMDP* guidelines for residential, office, or commercial development should be followed. Landscape requirements for PUDs are expected to exceed the minimum requirements of this manual. The director of the Office of Planning may recommend changes to landscaping requirements in the report to the Baltimore County Planning Board.

4. The Department of Permits and Development Management may require that the submitted landscape concept shown on the Site Proposal Map is signed and sealed by a registered landscape architect.

B. Schematic Landscape Plan

1. All development shall submit a Schematic Landscape Plan in the manner required by the "Development Regulations." The Schematic Landscape Plan may be on the Development Plan or on a separate plan.
2. If the Schematic Landscape Plan is separate from the Development Plan, two copies shall be submitted as attachments to the Development Plan package submittal to the Department of

Permits and Development Management. A third copy shall be forwarded to the appropriate reviewer in the Office of Planning.

3. The Landscape Plan to be submitted with a PUD Development Plan shall conform to the recommendations of the planning board in authorizing continued processing of the development and shall indicate the quality of all landscape elements to be provided.
4. The plan shall show all applicable items indicated on the Schematic Landscape Plan Checklist.
5. The Schematic Landscape Plan Certification Form must be attached to the bottom right corner of the plan above the project title block.
6. The Office of Planning and the Department of Permits and Development Management shall review and comment on the Schematic Landscape Plan in relation to the Landscape Concept if a Concept Plan was required, the standards and objectives of the landscape manual, relevant community plans or revitalization plans, and guidelines of the *CMDP*.
7. Schematic Landscape Plans are approved for further processing in the same manner as the Development Plan.

C. Final Landscape Plan

1. The Final Landscape Plan shall be consistent with the provisions of this manual and any conditions attached to the Development Plan, hearing officer's order, special exception, special hearing, variances, or board of appeals opinions.
2. The Final Landscape Plan must be approved before grading and/or building permits may be released.
3. The plan shall show all applicable items indicated on the Schematic Landscape Plan Checklist and the additional items required on the Final Landscape Plan Checklist.

4. All Final Landscape Plans shall contain the owner certification form and the landscape architect certification form. The signed forms must be affixed to be visible on the cover of the folded 9" x 12" plan.

D. Implementation of Final Landscape Plan

1. Security

If security is required, it shall be posted in accordance with Baltimore County Code Section 26-248.

2. Installation

Landscaping shall be installed on any lot within three (3) months of issuance of an occupancy permit for the building of that lot. This may be extended as a result of good cause shown in accordance with conditions imposed by the County and presented to the Director of the Department of Permits and Development Management or designee (hereinafter referred to as "Director"). The Director shall enforce and seek installation or the correction of the required landscaping pursuant to the remedies provided by law.

3. Compliance

Compliance shall be verified at time of the close out process. This procedure is described in the Baltimore County Department of Permits and Development Management "Policy for Construction of Improvements Under Private Contract". The developer is responsible for the submittal of a red line, as built landscape plan noting any modifications, and a photo-montage of the landscape area.

4. Warranty

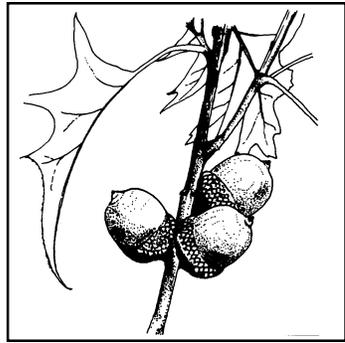
Installed landscaping shall be guaranteed by the developer for a minimum of one year after acceptance of landscape as built drawings to the satisfaction of Baltimore County.

5. Maintenance

After the Director has determined that the obligations of the Final Landscape Plan have been fulfilled and are in compliance, the developer shall be released from responsibility. Thereafter, the replacements and maintenance of the landscape is a perpetual requirement of the current property owner, which includes but is not limited to a Home Owner Association (HOA) or Condominium Association.

6. Enforcement

- a. The Department of Permits and Development Management shall enforce the provisions of this Landscape Manual. In addition to any other remedy allowed by law, the Director may enforce and seek the correction of a violation of this Landscape Manual, in accordance with the provisions of Section 1-7, 1-7.1 and 1.8 of the Baltimore County Code.
- b. The Director may use security posted by the developer with Baltimore County for the installation of the required landscaping subject to the procedures established in Division 3. Public and Private Improvements, Section 26-236. et.seq., Baltimore County Code.



PART VI:

Appendices

Definitions

Adjacent Road - Any public motorway whose right-of-way line is contiguous with the property line of the subject parcel, including but not limited to county roads, state roads and interstates.

Amenity Open Space - Commercial private open space meeting the definition of amenity open space in the BCZR.

As-Built Plan - A landscape plan required during the close out process showing all actual materials planted, either overlaid upon the Final Landscape Plan or provided on a separate plan, including locations, types and size of material actually planted.

Automotive Display Areas - That portion of a parking lot used to display vehicles for sale or lease.

Automotive Uses - The term “automotive use” includes fuel service stations and car wash operations.

Aisle - See Cartway

Berm - An earthen mound formed to shield undesirable views and/or to decrease noise.

Buffer Area - An area designated to reduce the impact of dissimilar land uses.

Building - A structure enclosed within exterior walls or firewalls for the shelter, support, or enclosure of persons, animals, or property of any kind (Section 22-39, Baltimore County Code).

Canopy Tree - A tree (generally a major deciduous tree) which, at maturity, has a broad, spreading habit of growth.

Cartway - The vehicle use area that abuts a parking space and is for the purpose of ingress and egress to that parking space.

Commercial Development - For landscape purposes development requiring a commercial building permit, eg., office, retail, manufacturing, institutional, and multi-family dwellings.

Deciduous Plant - A woody plant which drops its foliage at the end of each growing season.

Disability Glare - Glare caused by extraneous brightness of the luminaires within the field of vision that reduces the visibility of the relatively dimmer ground surface. More insidious than discomfort glare.

Discomfort Glare - The visual shock experienced when looking directly into a concentrated intense light source.

Drive-Thru Service Lane - Any private roadway used for access to or stacking space at carry-out windows for customers in motor vehicles, including, but not limited to, drive-thru restaurants, and banks.

Evergreen Plant - A woody plant which retains its foliage for more than one growing season.

Glare - Light directed at the eye.

Groundcover - A low plant (excluding annuals) with a mature height of 6 inches to 18 inches.

Illuminance - Light directed at the working surface.

Intensive Uses - Service, repair, storage, distribution, or manufacturing uses which generate noise, fumes, odors, vibration, or dust, often automobile or truck related.

Interior Road - The portion of a motorway that is primarily intended for access and circulation within a development and is a minimum of 30 feet in length. An interior road is not a cartway, mini-warehouse service lane, passenger/parcel pickup lane or drive-thru service lane.

Luminaire - A lighting fixture with photometrics designed to produce optimum visibility with minimized glare.

Mini-Warehouse Service Lane - That area of a road that abuts a mini-warehouse and is for the purpose of ingress and egress to that mini-warehouse.

Net Buildable Area - Land not within floodplain, steep slopes, wetlands, wetland buffers, forest buff-

ers, forest conservation easements, county designated local open space or RTA Buffers.

Open Land - A land area with less than 10% tree canopy coverage, for the preceding two years to the present date.

Parking Lot Area - All internal paved areas used for parking, excluding areas reserved solely for loading and vehicle storage, and including islands, medians, driveways, aisles, cartways, stacking, service bays, and excess areas because of design configuration.

Passenger/Parcel/Service Lane - That portion of a road designated for passenger or parcel pickup or service.

Performance-Based Business Zones - The Community Business zone and the Business Local Restricted zone, as regulated in Sections 229 through 229.6 of the *Baltimore County Zoning Regulations*.

Planting Area - An area of land designated for trees and/or shrubs and/or groundcovers.

Planting Unit - A unit of measurement for determining the quantity of plant materials required. One planting unit equals: one major deciduous tree, two minor deciduous trees, two evergreen trees, five shrubs, or 500 square feet of ground cover.

Screening, "Class A" - Any combination of major deciduous trees, minor deciduous trees, evergreen trees, and shrubs used to provide a visual screen with the needed level of height, density, and opacity for the site conditions. Elimination of an unsightly view or provision of a filtered view may be the objective. Quantities are generated at one planting unit per 15 linear feet of the area to be screened. Minimum height at installation shall be 30 inches for shrubs and 6 feet for evergreen trees. A six-foot high opaque fence or wall may be required in conjunction with a planting screen.

Screening, "Class B" - Shrubs which provide a minimum three foot high year round visual screen at

maturity used to screen parking lots while maintaining views into the site. Quantities are generated at one planting unit per 15 linear feet of the area to be screened. Minimum height of shrubs at installation shall be 18 inches. A three-foot high solid fence or wall may be required in conjunction with planting screen.

Screening, "Class C" - A combination of major deciduous trees, minor deciduous trees, evergreen trees, and shrubs used to provide maximum screening between automobile uses and adjacent residential property at a density which restricts pedestrian movement. Quantities are generated at one planting unit per 10 linear feet of the area to be buffered. Minimum height of screen at installation shall be 35 inches for shrubs and 7 feet for trees.

Screening, "Class D" - Groundcovers and low level shrubs used to give visual relief from paved areas while maintaining the view of automobile display areas. Quantities are generated at one planting unit per 10 feet of display area adjacent to the public right-of-way. Mature planting shall be a minimum 24 inches in height when measured from the top of curb of the adjacent road. A combination of mature (two years after planting) plant height and berm height may be used to achieve the minimum height.

Semi-Wooded Land - A land area with 10% to 75% tree canopy coverage for the preceding two years to present date.

Service Activity Area - Area of a service lane where vehicular access to service bays and vehicular based commercial transactions are accommodated.

Sharp Cutoff - The dividing line between illumination and glare. Used to specify the reduction of glare and the distribution of illumination necessary for good visibility.

Shrub - A low, multi-stemmed woody plant with a mature height of 18 inches to 15 feet.

Specimen Tree - Any tree included on the list of Maryland's Bicentennial Trees and a Listing of Species of Trees Believed to be Living in Maryland in

Appendix A

1776, or on the National or Maryland list of Champion Trees or any tree of impressive size or shape, of historical significance, or rare species, as determined by the director of the Department of Environmental Protection and Resource Management.

Steep Slope - Any groundplane greater than 25% slope (4:1).

Tree - A woody perennial greater than 15 feet in height at maturity and usually characterized by a single trunk.

Tree Canopy Coverage - The area of ground that lies within the drip line of a major, minor, or evergreen tree, as identified through aerial photography or field survey as required.

Tree, Evergreen - An evergreen plant with a mature height exceeding 15 feet. Minimum height at planting shall be 5 to 6 feet.

Tree, Major Deciduous - A canopy tree with a mature height of 30 feet or greater. The minimum caliper at the time of planting shall be 2 to 2½ inches, in accordance with *AAN Standards for Nursery Stock*, latest edition.

Tree, Minor Deciduous - A canopy tree with a mature height less than 30 feet. The minimum caliper at the time of planting shall be 1 to 1½ inches, in accordance with *AAN Standards for Nursery Stock*, latest edition.

Wooded Land - A land area with greater than 75% tree canopy coverage for the preceding two years to present date.

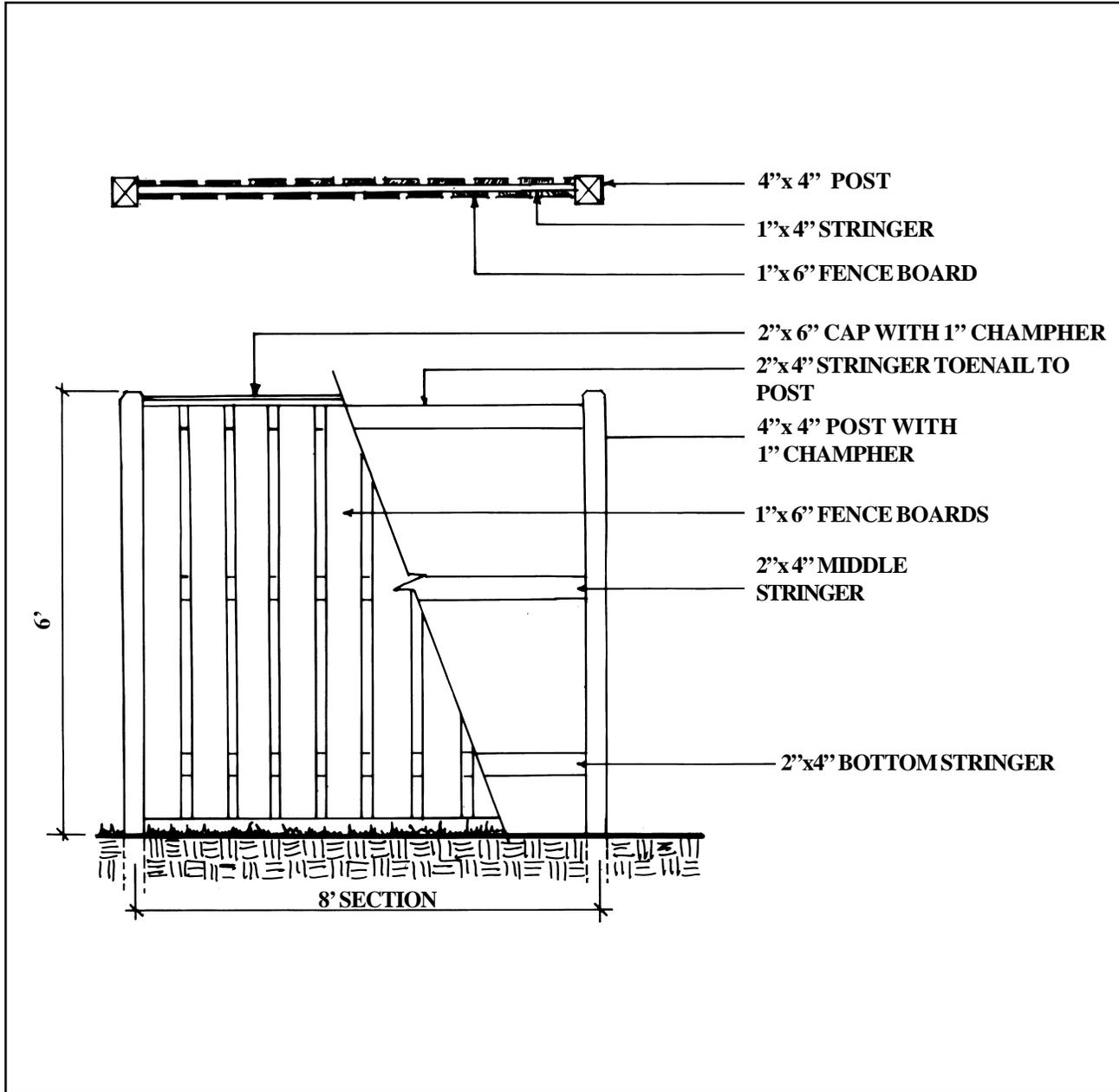
Adopted Community Plans and Revitalization Plans

PLAN	ADOPTION DATE
Oella Plan	11/03/80
Hereford Community Plan	05/06/91
Revitalization Strategy, Essex CBD	12/16/91
Pikesville Revitalization Plan	10/07/91
The Catonsville Plan	10/07/91
Liberty Road Revitalization Area 1990 Action Plan Update	10/07/91
Philadelphia Road Corridor Study	01/21/92
Patapsco Park & Open Space Concept Plan	04/20/92
Towson Community Plan	02/03/92
Loch Raven Village Community Conservation Plan	04/06/92
Bowleys Quarters Community Plan	11/02/92
Hanover Pike Corridor Study	04/19/93
Woodlawn/Liberty Community Plan	05/17/93
Lower Back River Neck Community Action Plan	10/18/93
The Honeygo Plan	07/05/94
Owings Mills Park & Open Space Concept Plan	05/15/95
Kingsville Community Plan	07/01/96
A Community Conservation Plan for Lutherville	02/20/96
A Community Conservation Plan for Essex-Middle River	07/01/96
Eastern Baltimore County Revitalization Strategy	07/01/96
Southwest Baltimore County Revitalization Strategy	12/15/97
Ralston Community Plan	10/05/98
Hunt Valley/Timonium Master Plan	10/19/98
Patapsco/Granite Area Community Plan	12/21/98
Windlass Run/Bird River Road Area Community Plan	01/04/99
Sudbrook Park Community Plan	04/05/99
Southeast Towson Community Plan	10/19/99

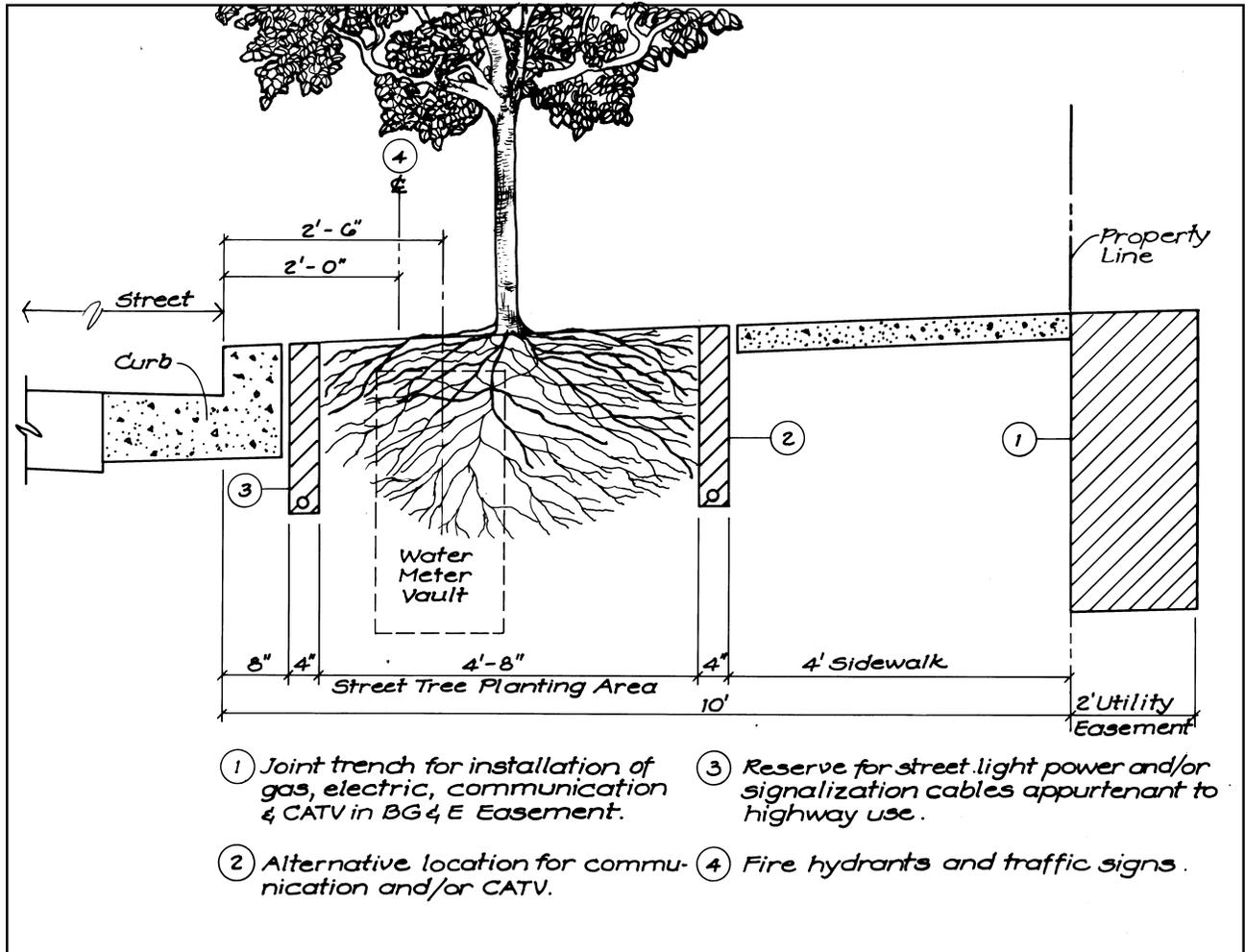
Plans In Progress

Lansdowne-Baltimore Highlands Plan
 Jacksonville Community Plan
 Greater Jacksonville Land Use Plan
 Parkville Community Plan
 Greater Dundalk Community Conservation Plan
 Greater Arbutus Community Plan
 Ruxton-Riderwood Community Plan

Fence Detail



Public Road Utility and Street Tree Locations



SCHEMATIC LANDSCAPE PLAN CHECKLIST

Plan Separate From Development Plan

GENERAL:

- Sheet title [Schematic Landscape Plan]
- Name of project
- PDM #
- Zoning case #
- Scale
- Date
- North arrow
- Vicinity map

EXISTING INFORMATION:

- Contours
- Utilities
- Structures
- Paving
- Overhead wires

DELINEATE:

- Tree/shrub restriction zone for swm facility
- Riser structure location
- Canopy line of all existing vegetation
- Canopy line after clearing and grading

PROPOSED IMPROVEMENT:

- Contours
- Utilities
- Structures
- Fences
- Site lighting
- Paving
- Additional landscape elements
- Other

TABULATION OF:

- Minimum required planting units
- Number of proposed planting units
- Seal and signature of landscape architect**

Plan On Development Plan

GENERAL:

- Screen development plan 40%
- Remove unrelated notes

DELINEATE:

- Woody plant restriction zone for swm ponds
- Riser structure location for swm ponds
- Canopy line of all existing vegetation
- Canopy line after clearing and grading

PROPOSED IMPROVEMENT:

- Additional landscape elements

TABULATION OF:

- Minimum required planting units
- Number of proposed planting units
- Seal and signature of landscape architect**

FINAL LANDSCAPE PLAN CHECKLIST

INFORMATION TO AGREE WITH GRADING AND SEDIMENT CONTROL PLAN:

- Finished contours
- Limit of disturbance
- Tree protection notes for trees not covered by a forest conservation plan

CHART LISTING PLANT MATERIALS:

- Plant symbol
- Quantity
- Botanical name
- Common name
- Installation size
- Root containment

SHOW:

- Location of site lighting
- Planting details and specifications
- Landscape construction details
- Maintenance requirements (specifications per Appendix H)
- Detailed specification of opaque screen and/or storm water management facility safety fencing
- Final design, layout, and detailed cost estimate for local open space improvements or amenities

LIST:

- Landscape conditions from subject hearing order

INCLUDE FORMS:

- Landscape architect certification form, seal, and signature
- PDM # and permit # on final landscape plan owner certification form

PROVIDE:

- Four [4] copies of plan with plan name and applicant certification form placed in the bottom right corner. (Fold plans individually to 9" x 12" with plan name and applicant certification form visible on top.)

CERTIFICATION FORMS

Schematic Landscape Plan Certification Form

This Schematic Landscape Plan is sealed by a landscape architect and certified by my signature below as being in accordance with all county agency landscape architectural comments.

Applicant Signature

Date

Print Name

Mailing Address (If not already on plan)

Final Landscape Plan Owner Certification Form

I certify that I have reviewed this Final Landscape Plan; that I am aware of the regulations presented in the Baltimore County Landscape Manual; and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to certify the implementation of this approved Final Landscape Plan upon completion of the landscape installation prior to PWA closeout if applicable or not later than one (1) year from the date of approval of this plan to the Department of Permits and Development Management, Development Plans Review, Room 207, County Office Building, 111 W. Chesapeake Avenue, Towson, MD 21204.

Applicant Signature

Date

Print Name

Address (Print)

Street

City

State

Zip

PDM # _____

Permit # _____

CERTIFICATION FORMS

**Final Landscape Plan
Landscape Architect Certification Form**

It is certified that this landscape plan is in compliance with all plans previously approved by Baltimore County and the Baltimore County comments attendant thereto.

Signature

Print Name

Date

Affix Seal

Minimum Landscape Maintenance Requirements

1. Lawn areas shall be mowed to a height of 2 to 3 inches and not allowed to reach a height of 4 inches before mowing.
2. All curbs and walks shall be edged as needed.
3. All lawn areas adjacent to building faces or structures shall be trimmed.
4. A slow release nitrogen balanced fertilizer with a 2-1-1 ratio shall be applied at a rate of 2 pounds of nitrogen per 1000 square feet in September, October, and February.
5. Lime shall be applied at the rate determined by a soils report.
6. It is recommended that lawn areas be treated in mid-March to early April with pre-emergent herbicide (Betasan) or equal applied at the manufacturer's recommended rate.
7. A post-emergent herbicide (Trimec) or equal is recommended to be sprayed on lawn areas in the late spring or the early fall. Follow manufacturer's rates and recommendations.
8. Insecticides and fungicides are recommended for insect and disease control.
9. Reseed bare areas of lawn as necessary. Yearly aeration is recommended.
10. All trash, litter, and debris shall be removed from lawn areas, parking lots, and shrub beds as needed.
11. Mulch all shrub and groundcover beds yearly with 3 inches of shredded hardwood bark.
12. Permit shrubs and trees to grow and enlarge to their design size. Consult project landscape architect for details.
13. Prune trees in accordance with *Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas*.

Native Plants for Mid-Atlantic United States A Guide for Homeowners

Native materials will not invade nearby natural and environmentally sensitive areas. Plants listed readily survive transplanting and are available in most local nurseries.

*Indicates also suitable in wetland conditions

TREES

Red maple	<i>Acer rubrum</i> *
Sugar maple	<i>Acer saccharum</i>
Amelanchier	<i>Amelanchier</i> spp.
River birch	<i>Betula nigra</i> *
Paperbark birch	<i>Betula papyrifera</i>
Hackberry	<i>Celtis occidentalis</i>
Redbud	<i>Cersis canadensis</i>
Florida dogwood	<i>Cornus florida</i>
Cockspur hawthorn	<i>Crataegus crusgalli</i>
Washington hawthorn	<i>Crataegus phaenopyrum</i>
Winter king hawthorn	<i>Crataegus viridis</i>
Beech	<i>Fagus grandifolia</i>
Green ash	<i>Fraxinus pennsylvanica</i> *
Honeylocust	<i>Gleditsia triacanthos</i>
Kentucky coffeetree	<i>Gymnocladus dioica</i>
Carolina silverbell	<i>Halesia tetraptera</i>
American sweetgum	<i>Liquidambar styraciflua</i> *
Tulip Poplar	<i>Liriodendron tulipifera</i>
Sweetbay	<i>Magnolia virginiana</i> *
American planetree	<i>Plantanus occidentalis</i> *
White oak	<i>Quercus alba</i>
Swamp oak	<i>Quercus bicolor</i> *
Scarlet oak	<i>Quercus coccinea</i>
Shingle oak	<i>Quercus imbricaria</i>
Pin oak	<i>Quercus palustris</i> *
Willow oak	<i>Quercus phellos</i>
Northern red oak	<i>Quercus rubra</i>
American elm	<i>Ulmus americana</i>

SHRUBS

Red chokeberry	<i>Aronia brilliantissima</i> *
Black chokeberry	<i>Aronia melanocarpa</i>
White fringetree	<i>Chionanthus virginicus</i>
Summersweet	<i>Clethra alnifolia</i> *
Sweetshrub	<i>Calycanthus floridus</i>
Buttonbush	<i>Cephalanthus occidentalis</i> *
Pagoda dogwood	<i>Cornus alternifolia</i>
Gray dogwood	<i>Cornus racemosa</i> *
Yellowtwig dogwood	<i>Cornus sericea</i> *
Vernal witchazel	<i>Hamamelis vernalis</i>
Common witchazel	<i>Hamamelis virginiana</i>
Winterberry holly	<i>Ilex verticillata</i> *
Spicebush	<i>Lindera benzoin</i> *
Bayberry	<i>Myrica pennsylvanica</i>
Sumac	<i>Rhus</i>
Shining rose	<i>Rosa nitida</i>
Arrowwood Viburnum	<i>Viburnum dentatum</i> *
Nannyberry	<i>Viburnum lentago</i> *
Blackhaw	<i>Viburnum prunifolium</i>

Landscape Requirements of Zones and Districts

In addition to the applicable standards of *Baltimore County Landscape Manual*, development is subject to landscape requirements included in the *Baltimore County Zoning Regulations (BCZR)*. The zoning regulations impose landscape area, buffer, screening, or size requirements which are specific to the underlying zone or to an overlay district.

The following *BCZR* requirements are listed for convenience and may not be inclusive or current. Refer to the *BCZR* for complete information.

Refer to “Part II, General Standards” and “Part III, Requirements for Project Conditions” of the *Baltimore County Landscape Manual* for objectives, guidelines, and additional standards. In case of conflict, the most restrictive regulations shall govern.

A. Rural Conservation Commercial (RCC) Zone

BCZR Sec. 1A06.4

“In keeping with the rural character, the front, side and rear yards shall be landscaped to adequately screen the parking area from the roadway and adjacent uses, in accordance with the landscape manual requirements for commercial zones.”

Refer to “Condition B, Parking Lots,” and “Condition E, Nonresidential Buildings.”

B. Rural Commercial (CR) District

BCZR Sec. 259.3.C.3

“In addition to the requirements of the landscape manual for commercial zones, the following landscape standards shall apply to uses in CR districts:

- a. The entire required front, side, and rear setbacks shall be landscaped; and
- b. A minimum of 7% of the parking lot shall be pervious surface with a minimum of one tree per eight parking spaces provided.”

Refer to Part II.B.2.A, “Class A” screening requirements, “Condition B, Parking Lots,” and “Condition E, Nonresidential Buildings.”

BCZR Sec 259.3.C.6

“a. Storage areas shall be located to the side or rear of the building outside of the required setbacks; b. shall not cover more than 15% of the lot...; and c. shall be screened by a fence in association with plantings.”

Refer to “Condition G, Storage and Loading Areas.”

C. Group Child Care Centers and Nursery Schools in any DR Zone

BCZR Sec. 424.1.B

“[W]ith respect to group child care centers and nursery schools, outdoor play areas abutting residential property shall be fenced. Fences shall be solid wood stockade or panel, a minimum height of five feet, and no closer to the property line than twenty feet.”

BCZR Sec. 424.7

“A 20 foot perimeter vegetative buffer is required within the required 50 foot side or rear yard setback. Existing trees used to fulfill this requirement shall meet the standards of the RTA buffer or a Class A screen shall be provided.”

Refer to Part II.B.2.A., “Screen Types, Class A” and Part II.D., “RTA Buffers.”

D. Elevator Apartment, Residential (RAE 1) Zone

BCZR Sec. 200.3.E

“Amenity Open Space Ratio. The minimum amenity open space ratio shall be 0.7.”

Refer to “Condition R, Open Space.”

E. Elevator Apartment, Residential (RAE 2)

BCZR Sec. 201.3.E

“The minimum amenity open space ratio shall be 0.2.”

Refer to “Condition R, Open Space.”

F. Residential-Office, Class A (ROA)

BCZR Sec. 202.3.C.2.a

“Parking areas shall be screened in accordance with the landscape manual.”

Refer to “Condition B, Parking Lots.”

BCZR Sec. 202.3.C.2.b

“Parking shall be setback at least 10 feet from the property line except that if the property line abuts an alley, no setback is required provided that the alley does not abut a front or side yard of a residentially used property.”

BCZR Sec. 202.3.C.2.c

“Parking shall be located in the side or rear only unless otherwise approved by the zoning commissioner pursuant to Section 307.”

G. Residential Office (RO) Zone

1. Class A Office Buildings

Class A office buildings are subject to the requirements of ROA listed above.

2. Class B Office Buildings

BCZR Sec 204.4.C.6

“Amenity open space; 7% of the interior of the parking lot, not including setback and buffer area requirements, shall be pervious land area in association with plantings.”

Refer to “Condition B, Parking Lots.”

BCZR Sec 204.4.C.9

“In addition to the requirements set forth in the Baltimore County Landscape Manual;

a. All parking and dumpster areas which abut a residential zone shall be screened by an opaque fence, wall, or berm in association with landscaping.”

Refer to “Condition H, Dumpsters and Ground-Mounted HVAC Equipment.”

BCZR Sec 204.4.C.9.b

“The minimum screening height shall be five feet;”

Refer to Part II.B.2.A, “Screen Types, Class A.”

BCZR Sec. 204.4.C.9.c (1)

“The following buffers, which shall not be encroached upon by above ground stormwater management, parking, or dumpster areas but which may be broken by the entranceway, shall be provided:

1) Property lines which abut any property which is predominantly residentially-zoned, residentially used,

or which abut any residential street must have a 20' landscape buffer;"

Refer to Part II.B.2.A, "Screen Types, Class A;" "Condition B, Parking Lots," and "Condition E, Nonresidential Buildings."

BCZR Sec. 204.4.C.9.c (2)

"Property lines which abut any non-residentially-zoned property must have a 10' landscape buffer."

Refer to Part II.B., "Screening," "Condition B, Parking Lots," and "Condition E, Commercial/Industrial/Office/Institutional Buildings."

H. Office Building - Residential (OR-1 and OR-2) Zones

BCZR Sec. 205.4.B and 206.4.C.3

Class B Office Buildings: "Minimum amenity open space: 25% of the net lot area."

Refer to "Condition R, Open Space" and "Condition B, Parking Lots."

I. Office Park (O-3) Zone

BCZR Sec. 207.4

"The performance standards of ... [the] OR-2 zone shall apply."(Minimum amenity open space: 25% of the net lot area.)

Refer to "Condition R, Open Space" and "Condition B, Parking Lots."

J. Office and Technology (OT) Zone

BCZR Sec. 209.4.F

"Minimum area devoted to amenity open space: 25% of the net lot area. The term net lot area as used herein does not include the portion of any lot which is within a street right-of-way."

Refer to "Condition R, Open Space" and "Condition B, Parking Lots."

K. Service Employment (SE) Zone

BCZR Sec. 210.4.H

"Buffer requirements. In addition to the requirements set forth in the BCLM, the following buffers, which shall not be encroached upon by above ground stormwater management or parking but which may be broken by the entranceway, shall be provided:

- (1) Property lines which abut any property which is predominantly residentially zoned, residentially used, or which abuts any street must have a 20' landscape buffer.
- (2) Property lines which abut any non-residentially-zoned property must have a 10' landscape buffer."

Refer to Part II.B., "Screening," and "Condition A, Street Frontage and Streetscape," "Condition B, Parking Lots," and "Condition E, Nonresidential Buildings."

BCZR Sec. 210.4.I

"Amenity open space: a minimum of 7% of the interior of the parking lot (not including setback and buffer area requirements) shall be pervious land area in association with plantings. For the purpose of this section, the interior area of the parking lot does not include portions to the rear and screened from view, for the use of trucks and service vehicles."

Refer to "Condition B, Parking Lots."

BCZR Sec. 210.5.D

“If not totally screened by other buildings which are part of the project, truck parking and loading, and dumpster areas shall be screened. The screen shall consist of an opaque fence, wall, or berm not less than six feet in height, in association with plantings.”

Refer to “Condition G, Storage and Loading Areas” and “Condition H, Dumpsters and Ground-Mounted HVAC Equipment.”

L. Community Business Zone (CB) and Business Local Restricted Zone (BLR)

BCZR Sec. 229.5.E

“The required setbacks, except for required access drives and walkways, shall be landscaped and screened in accordance with the landscape manual requirements for performance based business zones.”

Refer to “Condition L, Performance-Based Business Zones.”

M. Automotive Service (AS) District

BCZR Sec. 405.4.A.2.C

“The landscape transition area shall be vegetated and screened in accordance with the landscape manual requirements for automotive uses.”

Refer to “Condition K, Automotive Uses.”

N. Car Wash (CR, CCC, AS, or IM District)

BCZR Sec. 419.4.B.4

“The landscape transition area shall be vegetated and screened in accordance with the landscape manual requirements for automotive uses.”

Refer to “Condition K, Automotive Uses.”

O. Commercial, Community Core (CCC) District

BCZR Sec. 232A.4 (BL-CCC), Sec. 235A.4 (BM-CCC), Sec. 238A.4 (BR-CCC)

“The minimum permitted amenity open space ratio shall be 0.2”

Refer to “Condition A, Street Frontage and Streetscape,” “Condition B, Parking Lots,” “Condition D, Parking Structures,” “Condition R, Open Space,” and Part V.D., “Modification to Manual Standards.”

P. Commercial, Town Center (CT) District

BCZR Sec. 232B.4 (BL-CT), Sec 235B.4 (BM-CT), Sec. 238B.4 (BR-CT)

Refer to “Condition A, Street Frontage and Streetscape;” “Condition B, Parking Lots;” “Condition D, Parking Structures;” “Condition R, Open Space;” and Part V.D., “Modification to Manual Standards.”

Q. Honeygo (H and H1) District

BCZR Sec. 259.9 B3c

“A 15 foot wide landscaped buffer between any parking facilities and any public right-of-way, except that along Honeygo Boulevard, a setback of 40 feet from any parking facility to the right-of-way is required.”

Refer to “Condition A, Street Frontage and Streetscape,” and “Condition B, Parking Lots.”

BCZR Sec. 259.9 C.2

“Reverse frontage lots are not permitted.”

Refer to “Condition M, Residential Rear and Side Yards Adjacent to Street.”

BCZR Sec. 259.9 C.6

“All fencing shall be in conformance with the Honeygo Overlay District Design Guidelines and any fence more than 3 feet high shall also be setback at least 5 feet from any public right of way other than an alley.”

Refer to “Condition M, Residential Rear and Side Yards Adjacent to Street” for side yard screening.

BCZR Sec. 259.9 C.8

“Stormwater management pond slopes, where management is not provided through a regional facility shall not exceed a ratio of 3:1”

Refer to “Condition G, Stormwater Management Facilities.”

BCZR Sec. 259.9 F.5

“All streets shall have sidewalks and shall be planted with trees according to the standards for the street

classification as defined by the Honeygo Overlay District Design Guidelines.”

Refer to “Condition A, Street Frontage and Streetscape.”

Refer to the CMDP, “Honeygo Overlay District Design Guidelines.” General standards and site conditions apply where not superseded by specific Honeygo district standards.

R. Sanitary Landfills and Rubble Landfills

BCZR Sec. 412.1 A & B

“Requiring a buffer area around the site prior to filling in order to effectively screen adjacent properties from dust, noise, odor and view;”

“A transition area between the site and its environs by using landform grading and plantings in order to improve the appearance of the site at reclamation.”

Refer to “Condition T, Landfills.”

Refer to the performance standards in BCZR Sec. 412.4.



Baltimore County
Office of Planning
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

<http://www.co.ba.md.us>

