Division VI
Section I

Planned Unit Development

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INTRODUCTION

This section of the Comprehensive Manual of Development Policies provides a summary of performance and design standards that will be used in the evaluation of Baltimore County’s PUD’s. There are currently three types of PUD’s allowed pursuant to Section 430 Baltimore County Zoning Regulations.

+ General Development PUD - residential and commercial
+ Senior Housing PUD
+ Bed and Breakfast PUD

The purpose of a PUD is to provide flexible development through innovative house types, mixing of uses (within buildings), pedestrian orientation, and street oriented buildings (parking provided in the side or rear).

PROCESSING

Section 32-4-243 through 247 of the Baltimore County Code outlines the processing requirements for PUD’s. In general the following steps apply, Resolution by County Council to proceed; Concept Plan; Community Input Meeting; Planning Board Review; Hearing Officer; then Development Plan.

DESIGN REQUIREMENTS

There is a variety of design related requirements that a project must meet. In general PUD’s are expected to achieve a higher level and quality of development design than a normal development project. The higher level and quality is required because PUD’s are not a matter of right and the applicant can always proceed with development under the existing zoning and development regulations as a mat-
The applicant is required to provide a higher level of design and quality in exchange for modifications to standards and uses.

The legislative requirements serving as the basis for design review for PUD’s are detailed in the following:

1. County Code, Section 32-4-242 (B)(5), Contents, requiring compatibility review.
2. County Code, Section 32-4-245(C)(1), Standards For Review, requiring conformance with BCZR, Section 260, Residential Performance Standards.
4. County Code, Section 32-4-245(D)(2), Basis For Approval, requiring conformance with BCZR, Section 502.1 A.-F., special exception requirements.
5. County Code, Section 32-4-245 (D)(5), conformance with Master Plan or Area Plan where applicable.

Residential PUD’s will be evaluated based upon the following:

1. BCZR, Section 260, Residential Performance Standards.
2. County Code, Section 32-4-402(D)(1)-(8), Compatibility Objectives.
3. BCZR, Section 502.1 A.-F., Special Exceptions.

Commercial/Mixed Use PUD’s will be evaluated based upon the following:

1. BCZR, Section 504.2, Comprehensive Manual of Development Policies.
2. County Code, Section 32-4-402(D)(1)-(8), Compatibility Objectives.
3. BCZR, Section 502.1 A.-F., Special exception requirements.
5. Area Plan - where applicable.

Senior Housing and Bed and Breakfast PUD’s will be evaluated based upon the following:

1. BCZR, Section 260, Residential Performance Standards.
2. County Code, Section 32-4-402(D)(1)-(8), Compatibility Objectives.
3. BCZR, Section 502.1 A.-F., Special Exceptions.
5. Area Plan - where applicable.
DEVELOPMENT PRINCIPLES FOR ALL PUD’s.

All PUD’s project shall meaningfully embody the following interdependent principles of traditional neighborhood design. The application of these principles to the design of neighborhoods is intended to ensure a high quality of life.

1. Walkability: Most daily needs can be satisfied within a five-to-ten minute walk of home and/or work (one quarter to one half mile radius). A high quality public realm makes walking comfortable, pleasant and interesting. Pedestrian friendly street design includes building close to the street, off-street parking and garages located behind buildings (or otherwise hidden from street), on-street parking (parallel) to buffer pedestrians from traffic, continuous street canopy, and where appropriate, front porches or prominent front entrances, depending on building type.

2. Connectivity: Increase walkability by providing an interconnected street network. Interconnected streets disperse traffic, which allows most streets be narrow and also allows pedestrians (and drivers) to reach destinations more efficiently (which both supports walking and reduces traffic congestion).

3. Mixed-use: Mix shops, jobs, housing, high-quality public space, and institutional uses within a safe, comfortable walk. Mix uses within the neighborhood, within the block and within buildings. Mixed-use and walkability are integrally related; a mixed-use neighborhood or community is one that is walkable.

 Courtesy of Design Collective, Inc.
4. Diverse housing: Locate a range of types, tenures, sizes, and prices of housing in close proximity.

5. High-quality community design and architecture: Create human comfort, beauty, and a sense of place. Designate special locations within the community for public spaces. Design at a human-scale, meaning emphasis is placed on physical comforts and visual details from the pedestrian’s perspective.

6. Traditional neighborhood structure: Create street oriented development with a more intense mix and concentration of uses and public spaces. Enforce the street edge with street planting, wider sidewalks pedestrian scale lighting and other amenities.

7. Compact development: Concentrate stores, housing, offices, and services close together preferably within the same building(s) to support walking, and to support and maintain public amenities.

8. Public spaces: Provide squares, plazas and other public spaces in prominent locations to serve as focal points, informal gathering places and venues for activities such as outdoor markets or cultural programs. Type of amenity, location, and design quality are more important than size.

9. Effective transportation: Create or strengthen a transportation network connecting neighborhoods, community centers, and institutions together, and providing for transportation choices, including walking, bicycling and transit. Provide parking at the side or rear of buildings.

Courtesy of Design Collective, Inc.
PATTERN BOOK

Section 32-4-243(b)(3), County Code stipulates that the applicant provide a Pattern Book for all PUD’s. The Pattern Book is the written and graphic depiction of the elements listed in that section. Section 32-4-243(b)(3)(iv)5.A-C. Design Requirements, of the County Code, gives an overview of the design related requirements that are to be provided.

These requirements are as follows:

1. Details of the street and alley design, streetscape treatments, public open spaces, and the building envelope which includes setbacks for principal and accessory buildings, build-to-lines, access points, location of off-street parking and buffering from surrounding uses; and

2. An architectural code and prototype designs for proposed buildings; and

3. The architectural standards for each type of building accompanied by a description of each building type for each area of the Planned Unit Development.

Courtesy of Design Collective, Inc.
MODIFICATION OF DEVELOPMENT AND ZONING REQUIREMENTS - WAIVERS AND VARIANCES

Section 32-4-245(c)(3) allows the Planning Board to waive development regulations, or variance zoning regulations provided that they are necessary to achieve a higher level of design and higher quality. All such modifications to these standards shall be noted on the Concept Plan.

PLANNING BOARD APPROVAL

The Planning Board may only approve a PUD with a finding that the proposed Concept Plan meets all of the following:

1. The project meets the purpose, intent, conditions and standards of Part IV. PUD’s of the Baltimore County Code, and

2. The project conforms with Special Exception Requirements, Section 502.1 (A-F) of the Baltimore County Zoning Regulations, and

3. The project will be built as proposed (schedules, etc.), and

4. The project complies with the PUD requirements in Section 430 of the Zoning Regulations, and

5. The project “is in conformance” with the Master Plan or Area Plan as applicable.