**Baltimore County Zoning Regulations**

**SECTION 430 - Planned Unit Developments**

 **[Bill No. 130-2005** [1] **]**

***Footnotes:***

*--- (****1****) ---*

*1.  Editor's Note— This bill also repealed former Section 430, Planned Unit Developments-Residential (*PUD*-R), as amended, Sections 6 and 7 of Bill No. 130-2005 stated as follows: Section 6. Any principal structure established as a bed-and-breakfast inn and in operation on the effective date of this Act shall be considered a lawful existing use subject only to the filing of the following information, without the need for a public hearing and without compliance with Article 32, Title 4, Subtitle 2, Part IV, in order to update the existing use permit: the number of principal and accessory structures, the number of rooms contained therein, and the identification of the resident owner or manager. Section 7. An applicant whose proposed*PUD*concept plan is accepted for filing prior to October 17, 2005 may elect to proceed under the provisions of the Baltimore County Code and Zoning Regulations in effect at the time of the filing of the concept plan, or may elect to proceed under the provisions of this Act for the review and approval of the plan, including the requirement of submission of an application to the County Council under Section 32-4-242. If the application elects to proceed under this Act, the Council, by resolution, may waive the requirement for a community input meeting if one has already been conducted prior to the*PUD*review.*

* **§ 430.1. - Definition; review; rezoning.**

A. Definition. A "planned unit development" (PUD) is a development in which residential and/or commercial uses are approved subject to restrictions calculated to achieve the compatible and efficient use of land, including the consideration of any detrimental impact upon adjacent residential communities.

B. Review. A PUD shall be submitted and reviewed in accordance with the procedures of Article 32,[Title 4](https://library.municode.com/md/baltimore_county/codes/zoning_regulations?nodeId=ZONING_CODE_ART4SPRE), Subtitle 2, Part IV of the Baltimore County Code.

C. Rezoning. The use of property for a PUD may not be considered as evidence of substantial change in the character of the neighborhood for the purpose of interim zoning classifications of other property in the neighborhood.

* **§ 430.2. - Application of process modified**

 [Bill No. 5-2010]

1. The PUD process may be utilized for:

A general development PUD, as provided in[Section 430.3](https://library.municode.com/md/baltimore_county/codes/zoning_regulations?nodeId=ZONING_CODE_ART4SPRE_S430PLUNDE_S430.3GEDEPU).

[Bill No. [100-2018](https://library.municode.com/md/baltimore_county/ordinances/zoning_regulations?nodeId=940429)[2]]

***Footnotes:***

*--- (****2****) ---*

*2.  Editor's Note— Former Subsection 2, A bed and breakfast*PUD*, as provided in Section 430.4, which immediately followed this subsection, was repealed by Bill No.*[*100-2018*](https://library.municode.com/md/baltimore_county/ordinances/zoning_regulations?nodeId=940429)*.*

* **§ 430.3. - General development PUD. modified**
1. Location. A general development PUD shall be located inside the urban rural demarcation line (URDL).

[Bill Nos. 16-2007; 5-2010]

B. Permitted uses.

1. Residential uses. Residential uses are permitted in any residential or nonresidential zone subject to the compatibility requirements of § 32-4-402 of the Baltimore County Code.

2. Nonresidential uses. Uses permitted, as a matter of right or by special exception, in a B.L., B.M., B.R., B.M.M., B.M.B., OR 1, OR 2, O-3, OT or S.E. Zone are permitted in any nonresidential zone. In a C.B. or B.L.R. Zone, only those listed uses are permitted.

3. Mix of zoning. If the underlying zoning consists of nonresidential and residential zones, the residential and nonresidential uses may be reallocated on acreage anywhere within the designated PUD boundaries, but the building area of nonresidential uses in the residential zones may not exceed the building area otherwise permitted in the underlying nonresidential zones. Additionally, the density of the residential uses may not exceed the corresponding density allowed in the underlying residential zone. A residential and nonresidential use may overlap vertically to occupy the same acreage. Subject to the provisions of § 32-4-245 of the County Code.[Section 102.2](https://library.municode.com/md/baltimore_county/codes/zoning_regulations?nodeId=ZONING_CODE_ART1GEPR_S102GERE_S102.2SHYASPMIAR) of the Zoning Regulations does not apply to a mixed-use PUD.

C. Density.

1. If the underlying zone is classified residential, calculation of residential density may not exceed that of the underlying zone, and such density may be used anywhere within the PUD boundaries.

2. If the underlying zone is classified as a business zone or an office zone or S.E. Zone, calculation of residential density may not exceed the density permitted in a D.R.16 Zone, except that in a mixed-use PUD in an O.T. Zone, the calculation of residential density may not exceed 32 units per acre.

[Bill No. 35-2006]

3. If the underlying zone is classified as a manufacturing zone, calculation of residential density may not exceed the density permitted in a R.A.E.1 Zone.

4. If the underlying zone is classified as an R.O. or R.O.A. Zone, calculation of residential density may not exceed the density permitted in a D.R.5.5 Zone.

5. This subsection is subject to the provisions of § 32-4-242(c) of the Baltimore County Code.

D. Dwelling type. Subject to the provisions of § 32-4-242(c) of the Baltimore County Code, any type of dwelling is permitted. [3]

***Footnotes:***

*--- (****3****) ---*

*3.  Editor's Note— Former Subsection E, Collaborative process for density bonus, which was added by Bill No. 138-2006 and which immediately followed this subsection, was repealed by Bill No. 55-2007.*

**Baltimore County Code**

**PART IV. - PLANNED UNIT DEVELOPMENTS**

§ 32-4-241. - REVIEW.

A proposal for a Planned Unit Development, authorized under Section 430 of the Baltimore County Zoning Regulations, shall be submitted and reviewed in accordance with the procedures of this title.

(Bill No. 19-04, § 7, 5-29-2004; Bill No. 130-05, § 5, 12-5-2005; Bill No. 5-10, § 2, 4-4-2010)

§ 32-4-242. - APPLICATION.

 (a) *Submission to County Council.* An application for approval of a site for a Planned Unit Development shall be submitted to the County Council member in whose district the PUD is proposed to be located.

(b) *Contents* . The application for a Planned Unit Development shall include:

(1) The identification of the proposed project site, the total tract acreage, and an explanation of how the site and the acreage meet the criteria for the type of Planned Unit Development that is proposed;

(2) A schematic representation of the proposed PUD, including the general site layout, the proposed building types and uses and the proposed number of units;

(3) A tabulation of the permitted existing density, the floor area ratio allowed and number of parking spaces required in the underlying zones, contrasted with a tabulation of the proposed density, floor area ratio, and number of parking spaces proposed in the PUD;

(4) The projected impact of the Planned Unit Development on the surrounding community;

(5) A statement of how the Planned Unit Development will comply with the compatibility requirements of[§ 32-4-402](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=ART32PLZOSUCO_TIT4DE_SUBTITLE_4GEDESTRE_S32-4-402CO); and

(6) A statement of how the Planned Unit Development will provide a community benefit that shall include one or more of the following:

(i) An environmental benefit by proposing to achieve at least a silver rating according to the U.S. Green Building Council's LEED Green Building Rating System or proposing residential structures that achieve at least a silver rating according to the ANSI (American National Standards Institute) NGBS (National Green Building Standard);

(ii) A land use benefit, including proposing a higher quality architectural design or use of higher quality building materials that enhance the development for its residents;

(iii) A capital improvement benefit to an onsite or nearby county-owned or state-owned facility, or to property owned or leased by NeighborSpace of Baltimore County, Inc., for use by community residents, or to a volunteer fire company that serves the planned unit development; or

(iv) A public policy benefit promoting economic development opportunities by locating the Planned Unit Development in a Commercial Revitalization District, or providing workforce housing.

(c) *Post-submission community meeting* . Following the submission of an application for a Planned Unit Development under subsections (a) and (b), and prior to the adoption of a resolution under subsection (d)(1) and (2), the following are required:

(1) *Posting on County Council website.* The application shall be posted on the County Council internet website.

(2) *Post-submission community meeting* . A post-submission community meeting shall be held as follows:

(i) The post-submission community meeting shall be held no earlier than 21 days and no later than 30 days after the filing of a PUD application. The applicant shall provide three weeks advance notice regarding the date, time, and location of the post-submission community meeting by the posting of a sign on the subject property in the same manner as required by[§ 32-4-217](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=ART32PLZOSUCO_TIT4DE_SUBTITLE_2DEREAPPR_PTIICOPL_S32-4-217COINME)(b) of this subtitle. Written notice shall be mailed to:

1. All adjoining property owners as identified in the records of the State Department of Assessments and Taxation; and

2. Any community associations or civic organizations that represent the geographic area of the subject property or any adjoining properties.

(ii) At the post-submission community meeting, the applicant shall:

1. Make available the Planned Unit Development submission that was presented to the County Council member;

2. Provide information to the community regarding the proposed development and allow community residents to ask questions and make comments;

3. Maintain a record of the names, addresses, and electronic mail addresses, if available, of the post-submission community meeting attendees; and

4. Compile comprehensive minutes of the meeting, which shall be forwarded to the Council member and to the Department of Permits, Approvals and Inspections and posted by the Department on the county's internet website.

(iii) Prior to adoption of a resolution approving the continued review of the Planned Unit Development, community residents and organizations may provide written input and comments regarding the proposed development to the Council member.

(iv) At the discretion of the Council member, another post-submission community meeting may be required.

(3) *Preliminary review* . Copies of the application for a Planned Unit Development that was presented to the Council member shall be submitted to the Department of Permits, Approvals and Inspections. The Department shall transmit the copies to the Department of Planning, the Department of Environmental Protection and Sustainability and the Department of Public Works and other appropriate reviewing agencies for preliminary review and comment. Prior to adoption of a resolution under subsection (d), the reviewing county agencies shall provide a written preliminary evaluation of the proposal to the Council member within 15 days of the filing of a PUD application. The preliminary evaluation shall be posted on the county's internet website.

(d) *Council action.*

(1) If the Council finds that the proposed Planned Unit Development will achieve a development of substantially higher quality than a conventional development would achieve and that the proposed site for the Planned Unit Development is eligible for county review, the Council, by adoption of a resolution, may approve the continued review of the Planned Unit Development in accordance with the procedures of this title and the requirements of the zoning regulations. The Council shall give public notice of the resolution, and the Department of Permits, Approvals and Inspections shall post the property, at least 10 business days prior to final vote on the resolution.

(2) The Council may amend or modify the densities or uses in the proposed Planned Unit Development and shall include such amendments or modifications in the resolution adopted under this subsection. The Council shall also include in the resolution a statement of the community benefit provided by the proposed Planned Unit Development.

(3) (i) Except as provided in subparagraph (ii) of this paragraph, the County Council may not amend, modify, or revoke a resolution adopted under paragraphs (1) and (2) of this subsection.

(ii) 1. If a resolution authorizing the review of a Planned Unit Development is passed not more than sixty days before a County Council member qualifies under[§ 203](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=CHTR_CHBACOMA_ARTIITHCOCO_S203TEOFQUTI) of the Charter to represent the district where the Planned Unit Development is proposed to be located, the County Council member, not later than sixty days after qualifying under[§ 203](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=CHTR_CHBACOMA_ARTIITHCOCO_S203TEOFQUTI) of the Charter, may introduce a resolution to revoke approval for that Planned Unit Development.

2. The County Council may introduce a resolution that amends or modifies a resolution adopted under paragraphs (1) and (2) of this subsection at any time within 90 days after the conclusion of the community input meeting.

(iii) The County Council shall provide notice of any resolution introduced under this paragraph in accordance with paragraph (1) of this subsection.

(Bill No. 19-04, § 7, 5-29-2004; Bill No. 42-05, § 1, 5-15-2005; Bill No. 130-05, § 5, 12-5-2005; Bill No. 55-07, § 1, 8-17-2007; Bill No. 5-10, § 2, 4-4-2010; Bill No. 122-10, §§ 12, 30, 1-16-2011; Bill No. 36-11, §§ 1, 2, 7-18-2011; Bill No. 64-11, § 1, 12-8-2011; Bill No. 4-12, § 1, 4-8-2012; Bill No. 42-12, § 1, 6-18-2012; Bill No. [70-16](https://library.municode.com/md/baltimore_county/ordinances/code_of_ordinances?nodeId=798353), § 1, 10-31-2016)

*Editor's note:*
  *Section 3 of Bill No. 55-07 provides that this Act shall take effect on August 17, 2007, and shall apply to all applications filed under*[*§ 32-4-242*](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=ART32PLZOSUCO_TIT4DE_SUBTITLE_2DEREAPPR_PTIVPLUNDE_S32-4-242AP)*after August 17, 2007.
 Section 5 of Bill No. 5-10 provides that any*PUD*proposal for which the County Council passed a resolution, pursuant to*[*§ 32-4-242*](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=ART32PLZOSUCO_TIT4DE_SUBTITLE_2DEREAPPR_PTIVPLUNDE_S32-4-242AP)*, prior to the effective date of this Act, may proceed under the law and Master Plan recommendations in effect at the time the resolution was passed.*

§ 32-4-243. - REQUIREMENTS FOR A PLANNED UNIT DEVELOPMENT.

 (a) *Informational meeting; required.* After adoption of a Council resolution, an applicant for a Planned Unit Development shall participate in an informational meeting with county agencies which shall be conducted in accordance with[§ 32-4-211](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=ART32PLZOSUCO_TIT4DE_SUBTITLE_2DEREAPPR_PTIICOPL_S32-4-211COPLOPINCO) of this subtitle.

(b) *Concept plan; required.*

(1) *Format.*

(i) In addition to the information required under Part II of this subtitle, the concept plan for a Planned Unit Development shall contain additional information as provided for in this Part.

(ii) The applicant shall submit the concept plan to the Department of Permits, Approvals and Inspections with a statement contrasting the proposed development of the land as a Planned Unit Development with its development in accordance with the requirements of the underlying zoning classification. The statement shall identify the benefits of the development of the land as a Planned Unit Development as opposed to its development in any other manner.

(iii) The plan shall be submitted within 90 days after adoption of the Council resolution that approves the plan for county review in accordance with the provisions of this title, except that a plan that proposes housing to be constructed under the applicable provisions of a federal or state housing or tax law shall be submitted within 180 days after adoption of the Council resolution.

(2) *Submission of multiple concept plans.* An applicant may submit more than one concept plan so that multiple options or alternatives may be provided for review.

(3) *Contents of the concept plan.* The concept plan for a Planned Unit Development shall include a pattern book that contains:

(i) A surveyed existing conditions map including steep slopes, nontidal wetlands and tidal wetlands, wooded areas, existing buildings, topography, and other environmentally sensitive areas as determined by the Director of Environmental Protection and Sustainability based upon the best available existing information;

(ii) Sketch building elevations, perspectives, critical cross sections, and massing studies, to demonstrate building relationships to one another and the topography;

(iii) A general statement of materials, signage, and screening concepts; and

(iv) Written documentation describing:

1. The effects of the proposed development on the environment, traffic flow, and on the provision of public facilities and services such as sewers, water, schools, police, fire, recreation, libraries, community centers, open space, or any other public facility or service which the county requests to be analyzed;

2. If the proposed development has a significant or adverse effect under subparagraph (iv)1. of this paragraph, how the effect will be addressed or mitigated;

3. How the Planned Unit Development will comply with the compatibility requirements of[§ 32-4-402](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=ART32PLZOSUCO_TIT4DE_SUBTITLE_4GEDESTRE_S32-4-402CO) of this title;

4. Design requirements which shall include:

A. Street and alley design, streetscape treatments, public open space, 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;

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

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

5. A statement identifying any proposed modifications to the applicable development or zoning requirements; and

6. A statement explaining how the Planned Unit Development will provide a community benefit.

(c) *Concept plan conference; required.* A concept plan conference shall be held in accordance with[§ 32-4-216](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=ART32PLZOSUCO_TIT4DE_SUBTITLE_2DEREAPPR_PTIICOPL_S32-4-216COPLCO).

(d) *Community input meeting; required.* A community input meeting shall be held in accordance with[§ 32-4-217](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=ART32PLZOSUCO_TIT4DE_SUBTITLE_2DEREAPPR_PTIICOPL_S32-4-217COINME).

(e) PUD*development plan; required.* Upon completion of the community input meeting, an applicant shall file a PUD development plan with the Department of Permits, Approvals and Inspections, in accordance with §§[32-4-221](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=ART32PLZOSUCO_TIT4DE_SUBTITLE_2DEREAPPR_PTIIITHDEPL_S32-4-221INGE) through[32-4-224](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=ART32PLZOSUCO_TIT4DE_SUBTITLE_2DEREAPPR_PTIIITHDEPL_S32-4-224REDEPLIN). The Department shall undertake a preliminary review of the PUD development plan in accordance with[§ 32-4-225](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=ART32PLZOSUCO_TIT4DE_SUBTITLE_2DEREAPPR_PTIIITHDEPL_S32-4-225PRRE), and, thereafter, the county shall review the plan and hold a development plan conference in accordance with[§ 32-4-226](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=ART32PLZOSUCO_TIT4DE_SUBTITLE_2DEREAPPR_PTIIITHDEPL_S32-4-226CORE).

(Bill No. 19-04, § 7, 5-29-2004; Bill No. 42-05, § 1, 5-15-2005; Bill No. 130-05, § 5, 12-5-2005; Bill No. 55-07, § 1, 8-17-2007; Bill No. 5-10, § 2, 4-4-2010; Bill No. 122-10, §§ 12, 30, 1-16-2011; Bill No. 10-11, § 1, 5-7-2011)

§ 32-4-244. - REQUIRED FINAL REPORT FOR PLANNED UNIT DEVELOPMENT.

When preparing its concept plan conference comments in accordance with[§ 32-4-216](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=ART32PLZOSUCO_TIT4DE_SUBTITLE_2DEREAPPR_PTIICOPL_S32-4-216COPLCO), the Department of Planning may make initial recommendations with regard to the site layout, types and intensity of uses, signage, landscaping requirements, or other aspects of the Planned Unit Development, including requested modifications of standards, that the Director considers necessary for the Planned Unit Development to meet the intent and purposes of this title and the Baltimore County Zoning Regulations. With its development plan conference comments, the Department of Planning shall include a final report containing its final recommendations consistent with this section, and this final report together with the PUD development plan and pattern book shall be submitted to the Hearing Officer for review in accordance with[§ 32-4-245](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=ART32PLZOSUCO_TIT4DE_SUBTITLE_2DEREAPPR_PTIVPLUNDE_S32-4-245HEOFRE).

(Bill No. 19-04, § 7, 5-29-2004; Bill No. 130-05, § 5, 12-5-2005; Bill No. 5-10, § 2, 4-4-2010; Bill No. 55-11, §§ 1, 2, 10-16-2011)

§ 32-4-245. - HEARING OFFICER REVIEW.

 (a) *Action by Hearing Officer.*

(1) The Hearing Officer shall conduct a hearing on the PUD development plan in accordance with the provisions of §§[32-4-227](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=ART32PLZOSUCO_TIT4DE_SUBTITLE_2DEREAPPR_PTIIITHDEPL_S32-4-227HEOFHEENRE) and[32-4-228](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=ART32PLZOSUCO_TIT4DE_SUBTITLE_2DEREAPPR_PTIIITHDEPL_S32-4-228SAONHE).

(2) The Hearing Officer shall issue a written decision that approves or denies the PUDdevelopment plan and may condition approval on comments contained in the Director's report or otherwise.

(3)

The decision shall identify any development or zoning requirements modified under subsection (b)(3) and a statement indicating that the Hearing Officer considered the impact of such modifications upon surrounding uses and why such modifications are in the public interest.

(b)

*Standards for review.*

(1)

The Hearing Officer shall review the proposed Planned Unit Development for compliance with the requirements of the Baltimore County Zoning Regulations and the development regulations.

(2)

The height, area, setback, parking, open space, sign and other development and zoning requirements of the underlying zone or district that apply in that portion of the proposed Planned Unit Development shall provide the base for the Hearing Officer's review. Unless otherwise modified, the base development and zoning requirements shall apply.

(3)

The Hearing Officer may:

(i)

Condition approval of a PUD development plan on higher design standards;

(ii)

Approve modifications of the applicable requirements of the underlying zone upon a finding that they are necessary to achieve the intent and purpose of this section; and

(iii)

Accept any proposed community benefit and further define its terms.

(4)

The Hearing Officer may not alter the amendments or modifications imposed by the County Council under[§ 32-4-242](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=ART32PLZOSUCO_TIT4DE_SUBTITLE_2DEREAPPR_PTIVPLUNDE_S32-4-242AP)(c) or, except as provided in item (3)(iii), alter the community benefit identified in the Council resolution.

(5)

The Hearing Officer may require compliance of the plan with[§ 32-4-203](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=ART32PLZOSUCO_TIT4DE_SUBTITLE_2DEREAPPR_PTIDEDE_S32-4-203BACODEREPA) and with any of the general design standards of[Article 32](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=ART32PLZOSUCO), Title 4, Subtitle 4 of the Baltimore County Code.

(c)

*Basis for approval.* The Hearing Officer may approve a proposed PUD development plan only upon finding that:

(1)

The proposed development meets the intent, purpose, conditions, and standards of this section;

(2)

The proposed development will conform with Section 502.1.A, B, C, D, E and F of the Baltimore County Zoning Regulations and will constitute a good design, use, and layout of the proposed site;

(3)

There is a reasonable expectation that the proposed development, including development schedules contained in the PUD development plan, will be developed to the full extent of the plan;

(4)

Subject to the provisions of[§ 32-4-242](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=ART32PLZOSUCO_TIT4DE_SUBTITLE_2DEREAPPR_PTIVPLUNDE_S32-4-242AP)(c)(2), the development is in compliance with Section 430 of the Baltimore County Zoning Regulations; and

(5)

The PUD development plan is in conformance with the goals, objectives, and recommendations of one or more of the following: the Master Plan, area plans, or the Department of Planning.

(d)

*Appeals.* The decision of the Hearing Officer is subject to the appeal provisions of[§ 32-4-281](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=ART32PLZOSUCO_TIT4DE_SUBTITLE_2DEREAPPR_PTVIIIAP_S32-4-281APBOAP).

(e)

*Amendments.*

(1)

In this subsection, "material amendment" means any significant change in the type, location and arrangement of principal land use, or the density of land use, within the development as shown on the previously approved PUD development plan.

(2)

If an amendment is proposed to an approved PUD development plan, the amendment shall be submitted to the Director of Permits, Approvals and Inspections. After receiving comments from the Directors of the Department of Planning and the Department of Environmental Protection and Sustainability and the Department of Public Works, the Director of the Department of Permits, Approvals and Inspections shall determine whether the changes are material and shall give written notice to the County Council, and the Secretary to the County Council, of his decision and the basis for his decision.

(3)

(i)

Within 14 days after receipt of the decision of the Director under paragraph (2), a member of the Council may request that the Director's decision be placed on a Council agenda for approval or disapproval at a legislative meeting. If a request is not made within the 14-day period, a proposed amendment shall be processed in accordance with paragraph (4) or (5).

(ii)

If the Director's decision is disapproved, the proposed amendment to the PUDdevelopment plan shall be submitted to the County Council pursuant to[§ 32-4-242](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=ART32PLZOSUCO_TIT4DE_SUBTITLE_2DEREAPPR_PTIVPLUNDE_S32-4-242AP).

(4)

If the Director of the Department of Permits, Approvals and Inspections determines that an amendment is non-material, and the County Council does not disapprove his decision, the PUD development plan shall be processed pursuant to[§ 32-4-106](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=ART32PLZOSUCO_TIT4DE_SUBTITLE_1INGE_S32-4-106LIEX)(b).

(5)

If the Director of the Department of Permits, Approvals and Inspections determines that an amendment is material, and the County Council does not disapprove his decision, the PUDdevelopment plan shall be processed pursuant to[§ 32-4-245](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=ART32PLZOSUCO_TIT4DE_SUBTITLE_2DEREAPPR_PTIVPLUNDE_S32-4-245HEOFRE).

(6)

Except as provided in paragraph (3)(ii), an application to the County Council pursuant to[§ 32-4-242](https://library.municode.com/md/baltimore_county/codes/code_of_ordinances?nodeId=ART32PLZOSUCO_TIT4DE_SUBTITLE_2DEREAPPR_PTIVPLUNDE_S32-4-242AP) is not required for any amendment, material or non-material, to an approved PUDdevelopment plan.

(Bill No. 19-04, § 7, 5-29-2004; Bill No. 90-04, 3, 9-10-2004; Bill No. 42-05, § 1, 5-15-2005; Bill No. 130-05, § 5, 12-5-2005; Bill No. 55-07, § 1, 8-17-2007; Bill No. 5-10, § 1, 4-4-2010; Bill No. 55-11, §§ 1, 2, 10-16-2011; Bill No. 42-12, § 1, 6-18-2012)