

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2020, Legislative Day No. 17

Resolution No. 73-20

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Mr. David Marks, Councilman

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By the County Council, July 6, 2020

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

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

WHEREAS, the County Council wishes to amend the Perry Hall Community Plan, as amended by Resolutions 61-12, 67-15, and 10-19 to provide further guidance for the development of the Perry Hall community; now, therefore

BE IT RESOLVED by the County Council of Baltimore County, Maryland, that the Perry Hall Community Plan, as amended by Resolutions 61-12, 67-15, and 10-19 is hereby further amended as follows:

“Design Review Panel

Recommendation #1:

Bill No. 50-12, approved by the Council on August 6, 2012, requires the Baltimore County Design Review Panel to review nonresidential development plans proposed for the Perry Hall Revitalization Area. In reviewing such plans, INCLUDING APPROVAL OF ALL NEW CONSTRUCTION, the Panel shall apply the guidelines set forth in the Comprehensive Manual of Development Policies and the following guidelines, as amended by

Resolution 67-15:

- New buildings should be predominantly designed with brick and oriented parallel to the road UNLESS THE FRONT FAÇADE OF THE MAIN SHOPPING CENTER BUILDING ON THE PROPERTY EITHER HAS PAINTED BRICK OR IS NOT PREDOMINANTLY BRICK. “PREDOMINANTLY” MEANS SEVENTY-FIVE PERCENT (75%) OR MORE OF THE BUILDING AREA.
- Pedestrian amenities and landscaping ~~are strongly encouraged~~ SHALL BE PROVIDED. For new construction, a landscaped strip of no less than eight feet with street trees shall be provided next to the road.
- ORNAMENTAL STREET LIGHT POLES SHALL BE INSTALLED THAT DUPLICATE THE LOOK AND SPACING OF THOSE CONSTRUCTED AT PERRY HALL ELEMENTARY SCHOOL.
- Building entries should face the road. Storefront display windows should be included, if feasible.
- If an existing building is being repurposed, parking bays should ~~ideally~~ be located along the sides and rear of the lot, and parking should ~~be minimized~~ NOT BE PROVIDED in the front. For new construction, any buildings shall be placed as close to the road as possible, with parking ~~concentrated in the back and no more than one row of parking allowed in the front~~ PROVIDED AT THE SIDE OR IN THE BACK.
- Commercial buildings that are located near a residential neighborhood should respect the scale and character of the surrounding neighborhood. BUILDINGS SHALL MEET THE SAME HEIGHT AND SETBACK REQUIREMENTS AS REQUIRED BY ADJOINING SINGLE-FAMILY HOMES.

- Signage should be integrated with the building design. Freestanding signs are ~~discouraged~~ NOT PERMITTED; groundmounted signs are encouraged. For gasoline/service stations AND CONVENIENCE STORES, signage should be of a groundmounted, monument style with a brick façade AND NO TALLER THAN FOUR FEET IN HEIGHT. [For convenience stores, signage should be of a monumental style only].
- Loading docks and delivery areas should be PROVIDED AT THE REAR OF THE BUILDINGS AND screened with walls that match the style of the buildings and landscaping.
- Dumpsters and drive-thru windows should be located and positioned ~~in a way that is the least obtrusive~~ AT THE REAR OF THE BUILDING AND SCREENED to the surrounding neighborhood.”

AND BE IT FURTHER RESOLVED, that this Resolution shall take effect from the date of its passage by the County Council.