

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

Bill No. 67-20

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Mr. David Marks, Councilman

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By the County Council, July 6, 2020

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A BILL  
ENTITLED

AN ACT concerning

Design Review Areas

FOR the purpose of requiring the Design Review Panel to review development plans for

proposed nonresidential developments located in a certain area of Towson; prohibiting  
drive-through facilities in a certain area of Towson; and generally relating to the review  
of nonresidential development plans by the Design Review Panel.

BY repealing and re-enacting, with amendments

Section 32-4-204 (a) and (c)  
Article 32 - Planning, Zoning, and Subdivision Control  
Title 4- Development  
Baltimore County Code, 2015

BY adding

Section 409.10.C  
Baltimore County Zoning Regulations, as amended

1           SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE  
2 COUNTY, MARYLAND, that the laws of Baltimore County read as follows:  
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EXPLANATION:       CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.  
                          [Brackets] indicate matter stricken from existing law.  
                          ~~Strike-out~~ indicates matter stricken from bill.  
                          Underlining indicates amendments to bill.

Article 32 – Planning, Zoning, and Subdivision Control

Title 4 – Development

§32-4-204. Design Review Areas.

(a) The Baltimore County Council may designate areas of the county in which [Development Plans] DEVELOPMENTS are subject to review by the design review panel.

(c) A Nonresidential Proposed Development ~~Plan~~ is subject to review under this section if the proposed development is located in any of the following areas that are described by map in the Comprehensive Manual of Development Policies:

- (1) The Essex Commercial Revitalization District;
- (2) The Catonsville Commercial Revitalization District;
- (3) The Arbutus Commercial Revitalization District;
- (4) The Pikesville Commercial Revitalization District;
- (5) The Perry Hall Commercial Revitalization District; [or]
- (6) The Loch Raven-Baynesville section and the Loch Raven - Hillendale section of the Loch Raven Commercial Revitalization District; OR
- (7) THE SOUTH TOWSON (SOTO) DESIGN REVIEW AREA, INCLUDING REVIEW OF NEW CONSTRUCTION PROJECTS.

SECTION 2. AND BE IT FURTHER ENACTED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Baltimore County Zoning Regulations read as follows:

Article 4 – Special Regulations

Section 409 – Off-Street Parking and Loading

§ 409.10. - Requirements for drive-through facilities.

1 C. NOTWITHSTANDING ANY PROVISIONS IN THESE REGULATIONS TO THE  
2 CONTRARY, DRIVE-THROUGH FACILITIES FOR COMMERCIAL ESTABLISHMENTS  
3 EXCEPT BANKS, INCLUDING THE RE-PURPOSING OF EXISTING DRIVE-THROUGH  
4 FACILITIES FOR COMMERCIAL ESTABLISHMENTS, ARE PROHIBITED IN THE  
5 SOUTH TOWSON (SOTO) DESIGN REVIEW AREA.

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7 SECTION 3. AND BE IT FURTHER ENACTED, that the map dated July 23, 2020  
8 known as the “South Towson (SOTO) Design Review Area” attached hereto as Exhibit “A” is  
9 hereby adopted by the County Council and shall be added as a Design Review Panel Area to the  
10 Comprehensive Manual of Development Policies.

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12 SECTION 4. AND BE IT FURTHER ENACTED, that this Act, having been passed by  
13 the affirmative vote of five members of the County Council, shall take effect on August 17,  
14 2020.