

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2012, Legislative Day No. 12

Bill No. 49-12

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Mr. David Marks, Councilman

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By the County Council, July 2, 2012

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A BILL  
ENTITLED

AN ACT concerning

Zoning Regulations - Towson Corridor Overlay District

FOR the purpose of establishing the Towson Corridor Overlay District; providing a statement of legislative intent for the new overlay district; providing certain permitted uses and special regulations for the overlay district; and generally relating to the Towson Corridor Overlay District.

BY adding

Section 259.15  
Baltimore County Zoning Regulations, as amended

WHEREAS, there is a need to promote and implement principles and policies of the Baltimore County Master Plan 2020, to encourage compact, concentrated, quality development and redevelopment and to direct such smart growth development toward specific areas identified in the Baltimore County Master Plan 2020; and

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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.

WHEREAS, the Baltimore County Master Plan 2020 establishes areas within Baltimore County that are appropriate for such development; and

WHEREAS, there is a need to promote an appropriate transition between the T-6 (Urban Core Zone) of Towson and the surrounding T-3 (Sub-Urban Zone) and T-4 (General Urban Zone) areas west of Bosley Avenue and east of Virginia Avenue (as identified in the Baltimore County Master Plan 2020); and

WHEREAS, the County Council recognizes that the Towson core is an area of targeted growth in Baltimore County, but that appropriate protections are needed to lessen the impact of development on established neighborhoods on the periphery of downtown Towson; now, therefore

1           SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE  
2 COUNTY, MARYLAND, that Section 259.15 be and is hereby added to the Baltimore County  
3 Zoning Regulations, as amended, to read as follows:

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5 259.15. TOWSON CORRIDOR OVERLAY DISTRICT.

6 A. STATEMENT OF LEGISLATIVE INTENT FOR THE TOWSON CORRIDOR OVERLAY  
7 DISTRICT.

8 THE TOWSON CORRIDOR (T.C.) OVERLAY DISTRICT IS ESTABLISHED TO PROMOTE  
9 AN APPROPRIATE TRANSITION BETWEEN THE URBAN CORE OF THE TOWSON  
10 BUSINESS DISTRICT AND THE SUB-URBAN COMPOSITION OF THE NEIGHBORHOODS  
11 WEST OF BOSLEY AVENUE AND EAST OF VIRGINIA AVENUE. IT IS INTENDED THAT  
12 THE TOWSON CORRIDOR DISTRICT BE APPLIED ONLY TO PROPERTIES ADJACENT TO

1 THE B.M.-C.T. ZONED AREAS OF CENTRAL TOWSON, LOCATED ON THE WEST SIDE  
2 OF BOSLEY AVENUE BOUNDED BY WEST JOPPA ROAD, BOSLEY AVENUE, WEST  
3 CHESAPEAKE AVENUE, AND CENTRAL AVENUE; AND LOCATED ON THE EAST SIDE  
4 OF VIRGINIA AVENUE BOUNDED BY EAST PENNSYLVANIA AVENUE, VIRGINIA  
5 AVENUE, EAST TOWSONTOWN BOULEVARD, AND JEFFERSON AVENUE.

6 B. PERMITTED USES.

7 1. USES PERMITTED BY RIGHT. USES PERMITTED AS OF RIGHT AND AS  
8 LIMITED IN THE OR-2 ZONE, EXCEPT THAT BANKS, DRUGSTORES, STANDARD  
9 RESTAURANT, CARRY-OUT RESTAURANT OR TAVERN WITHOUT DANCING OR LIVE  
10 ENTERTAINMENT, NEIGHBORHOOD CAR RENTAL AGENCIES, AND WIRELESS  
11 TELECOMMUNICATIONS ANTENNAS AND WIRELESS TELECOMMUNICATIONS  
12 TOWERS ARE NOT PERMITTED.

13 2. USES PERMITTED BY SPECIAL EXCEPTION. USES PERMITTED BY SPECIAL  
14 EXCEPTION IN THE OR-2 ZONE ARE PERMITTED BY SPECIAL EXCEPTION WITHIN THE  
15 TOWSON CORRIDOR DISTRICT, EXCEPT THAT BANKS, DRUGSTORES, STANDARD  
16 RESTAURANT, CARRY-OUT RESTAURANT OR TAVERN WITHOUT DANCING OR LIVE  
17 ENTERTAINMENT, HOTEL AND MOTEL, AND WIRELESS TELECOMMUNICATIONS  
18 ANTENNAS AND WIRELESS TELECOMMUNICATIONS TOWERS ARE NOT PERMITTED.

19 C. SPECIAL REGULATIONS FOR THE TOWSON CORRIDOR DISTRICT.

20 1. DEVELOPMENT WITHIN AREAS DESIGNATED WITH THE TOWSON CORRIDOR  
21 DISTRICT SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE BALTIMORE  
22 COUNTY DESIGN REVIEW PANEL.

1           2. BUILDING HEIGHT SHALL NOT EXCEED FORTY-FIVE (45) FEET.

2           3. BUILDING EXTERIORS SHALL BE OF FINISHED QUALITY AND SHALL  
3 CONSIST PRIMARILY OF BRICK AND/OR STONE MATERIALS.

4           4. DUMPSTERS SHALL BE SCREENED WITH WALLS THAT MATCH THE  
5 MATERIALS OF THE BUILDING EXTERIORS AND WITH APPROPRIATE LANDSCAPING.

6           5. PARKING SHALL BE LOCATED IN THE REAR OF THE PROPERTY AND IN  
7 COMPLIANCE WITH THE REQUIREMENTS OF SECTION 409.

8           6. SIGNS ARE PERMITTED, SUBJECT TO SECTION 450, EXCEPT CHANGEABLE  
9 COPY SIGNS, BILLBOARDS, AND ROOFTOP SIGNAGE ARE NOT PERMITTED.

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11           SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by the  
12 affirmative vote of five members of the County Council, shall take effect on August 20, 2012.