

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2013, Legislative Day No. 2

Bill No. 8-13

Mr. David Marks, Councilman

By the County Council, January 22, 2013

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – ~~Bail Bondsman Offices~~ B.M.C.T. District of Towson

FOR the purpose of establishing ~~buffer and sign requirements for Bail Bondsman offices located in the C.T. District of Towson; requiring all signage for a Bail Bondsman office located in the C.T. District of Towson to be subject to a use permit reviewed and approved by the Office of Administrative Hearings; requiring an existing Bail Bondsman office located in the C.T. District of Towson to file for a use permit and comply within a certain period of time; and generally relating to Bail Bondsman offices:~~

FOR the purpose of establishing sign requirements for certain office buildings located in a certain part of the B.M.C.T. District of Towson; requiring compliance within a certain time; stating the intention of the Act; and generally relating to sign requirements for certain buildings in a part of the B.M.C.T. District of Towson.

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.

BY adding

Section ~~438~~ 235B.7.1.
Baltimore County Zoning Regulations, as amended

WHEREAS, the East Towson Community Conservation Area was established as a part of the Towson Plan which was incorporated into the Baltimore County Master Plan on February 3, 1992 (Resolution 12-92); and

WHEREAS, the East Towson Community Conservation Area consists of a historic African American community that is the oldest existing community in Towson; and

WHEREAS, although this historic community enjoys many advantages due to its proximity to the central business district, conversely this proximity generates development pressures, traffic issues, signage blight, and other problems that often accompany such commercial encroachment; and

WHEREAS, the East Towson Community Conservation Plan was developed in order to achieve neighborhood stabilization, encourage the redevelopment of affordable infill housing, and provide adequate buffers and protection from the commercial encroachment of the Towson commercial core; and

WHEREAS, the purpose of this Act is to further the objective of the Plan to protect this historic residential community by placing certain requirements upon the signage allowed to be placed on residences that abut the Plan area and that have been converted to office buildings; now therefore

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that the Baltimore County Zoning Regulations read as follows:

1 ~~Section 438. Bail Bondsman Offices in the C.T. District of Towson.~~

2 ~~§ 438.1. BUFFER AND SIGN REQUIREMENTS:~~

3 ~~A BAIL BONDSMAN OFFICE LOCATED IN THE C.T. DISTRICT OF TOWSON IS SUBJECT~~
4 ~~TO THE FOLLOWING REQUIREMENTS:~~

5 §235B.7.1. C.T. DISTRICT OF TOWSON - SIGNS.

6 THIS SECTION APPLIES TO A CLASS A OFFICE BUILDING IN THE B.M.C.T.
7 DISTRICT OF TOWSON THAT IS LOCATED WITHIN 600 FEET OF THE EAST TOWSON
8 COMMUNITY CONSERVATION AREA. THE FOLLOWING REQUIREMENTS APPLY:

9 A. NOTWITHSTANDING THE REQUIREMENTS OF SECTION 450.4:

10 ~~1. ONE WALL-MOUNTED BUSINESS SIGN IS PERMITTED WITH A~~
11 ~~SURFACE AREA OF NO MORE THAN SIX SQUARE FEET.~~

12 ~~2. THE PLACEMENT OF ANY SIGN SHALL BE SIMILAR TO THE~~
13 ~~PLACEMENT OF SIGNS MOUNTED ON WALLS OF NEIGHBORING BUSINESSES, EXCEPT~~
14 ~~THAT NO SUCH SIGN MAY EXTEND ABOVE THE EAVES LINE OF A PITCHED ROOF OR~~
15 ~~THE PARAPET OF A FLAT ROOF BUILDING.~~

16 ~~3. 1. A FREESTANDING BUSINESS SIGN IS NOT PERMITTED. HOWEVER,~~
17 ~~THE HEIGHT OF THE SIGN MAY NOT EXCEED SIX FEET. IF THE SIGN IS MOUNTED ON~~
18 ~~A POLE, THE POLE SHALL BE ENCLOSED BY A BRICK OR MASONRY FOUNDATION,~~
19 ~~OR THE BASE OF THE POLE SHALL BE LANDSCAPED WITH PLANTINGS THAT SHIELD~~
20 ~~THE BASE FROM VIEW.~~

1 ~~4.~~ 2. A NEON ILLUMINATED SIGN IS ~~NOT~~ PERMITTED. HOWEVER, THE
2 SIZE OF THE SIGN MAY NOT EXCEED FOUR SQUARE FEET.

3 ~~5.~~ 3. MISCELLANEOUS EXTERIOR TEMPORARY SIGNS, AS DESCRIBED
4 IN SECTIONS 450.4 AND 450.7.E ARE NOT PERMITTED TO BE DISPLAYED ANYWHERE
5 ON THE PREMISES, INCLUDING WINDOWS.

6
7 ~~§ 438.2. USE PERMIT REQUIRED.~~

8 ~~—— A. A BAIL BONDSMAN OFFICE LOCATED IN THE C.T. DISTRICT OF TOWSON~~
9 ~~SHALL FILE AN APPLICATION FOR A USE PERMIT FOR THE REQUESTED SIGNAGE~~
10 ~~WITH THE OFFICE OF ADMINISTRATIVE HEARINGS.~~

11 ~~—— B. AN ADMINISTRATIVE LAW JUDGE MAY ISSUE A USE PERMIT~~
12 ~~ADMINISTRATIVELY.~~

13 ~~—— C. IN CONSIDERING THE ISSUANCE OF THE USE PERMIT, THE~~
14 ~~ADMINISTRATIVE LAW JUDGE MAY REASONABLY REGULATE THE LETTER SIZE,~~
15 ~~LIGHTING, COLOR, AND OTHER DESIGN ASPECTS OF ALL SIGNAGE FOR~~
16 ~~CONSISTENCY AND COMPATIBILITY WITH THE SURROUNDING AREA AND SIGNAGE~~
17 ~~ON NEIGHBORING BUSINESSES.~~

18
19 SECTION 2. AND BE IT FURTHER ENACTED, that a ~~bail bondsman office~~ an office
20 building lawfully in existence and operating in the C.T. District of Towson on the effective date of
21 this Act shall ~~apply for a use permit as required by Section 438.2 and~~ comply with the requirements
22 of Section ~~438.1~~ 235B.7.1. within six months from the effective date of this Act.

1

2 SECTION 3. AND BE IT FURTHER ENACTED, that this Act, having been passed by the
3 affirmative vote of five members of the County Council, shall take effect on March 4, 2013.

b00813.wpd