

Baltimore County's Residential Design Review

DESIGN REVIEW AREAS

Baltimore County's Design Review Areas are designated areas that help ensure high design standards. **Residential review areas include Sudbrook Park**, East Towson and Ruxton/Riderwood/Lake Roland.

PROJECTS SUBJECT TO DESIGN REVIEW PANEL (DRP) REVIEW

Design Review is conducted for all development located within designated design review areas. **For purposes of DRP review in Sudbrook Park, "development" includes both new construction and a substantial addition or change to an existing dwelling.**

- A new dwelling proposed for a residential single lot of record within a designated residential design review area is reviewed by the DRP.
- An addition to a dwelling that is more than 50% of the gross square footage of the existing dwelling is also to be reviewed. The gross square footage calculation includes an attached garage, storage areas and/or the basement, if present.

The goal of the DRP is to encourage design excellence through the application of design guidelines contained in the Master Plan, the Comprehensive Manual of Development Policies, adopted community plans and/or section 260 of the Baltimore County Zoning Regulations, as applicable.

PROJECT REVIEW CRITERIA

Projects will be reviewed for compliance with the following guidelines, standards, plans, and other criteria as applicable. All applicants should contact the Baltimore County Streetscape Coordinator at (410) 887-0222 regarding streetscape.

All Projects

- . Part III: Comprehensive Manual of Development Policies: Applicable Sections
- . Section 260.2-260.6 of the Baltimore County Zoning Regulations
- . Section 32-4-203(c) of the Baltimore County Code, Objectives for Assessment

Sudbrook Park

- . Sudbrook Park Community Plan – adopted 4/5/99

OBJECTIVES FOR ASSESSMENT

- (i) Demonstrates a satisfactory spatial, visual, and functional relationship to the topographic characteristics, the natural features, and the built features of the site as well as the surrounding features of the site;
- (ii) Gives primary design consideration to the visual and functional integration of streetscapes, pedestrian pathways, playgrounds, recreational amenities, and parks;

- (iii) Demonstrates that streets and sidewalks are laid out as safe and convenient linkages and that parking becomes a positive design element that contributes to the overall image of the site;
- (iv) Demonstrates that buildings, parking garages, and other accessory structures are spatially and visually integrated and suitable to their surroundings in proportion, massing and type, materials and colors, signage, and other elements of urban design; and
- (v) Demonstrates that plant materials are selected and sited to define the site, provide a theme or image appropriate to the development, frame views, enhance architecture and street characteristics, develop continuity of adjacent open spaces, improve the micro-climate, provide transition between dissimilar uses, screen the objectionable views and uses, reduce noise level and glare, and provide seasonal colors and other visual amenities.

DESIGN REVIEW ELEMENTS

The Office of Planning and Design Review Panel will evaluate each project to determine how the project elements meet the criteria listed in the Objectives for Assessment, adopted plans and zoning or development regulations.

For residential development proposed in a Residential Review Area, the DRP consists of a minimum of two professional members designated by the chairperson, and one resident member appointed by the County Council. The appointed resident member must be a resident of the councilmanic district in which the development is proposed. The County Council appoints a revolving panel of resident members.