

CITY OF BALTIMORE
COUNCIL BILL 22-0226
(First Reader)

Introduced by: Councilmember Stokes
Introduced and read first time: April 25, 2022
Assigned to: Economic and Community Development Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Housing and Community Development, Department of Public Works, Baltimore Development Corporation, Department of Transportation, Planning Commission, Commission for Historical and Architectural Preservation, Board of Municipal and Zoning Appeals

A BILL ENTITLED

1 AN ORDINANCE concerning

2 style="text-align:center">**Urban Renewal – Charles North –**
3 style="text-align:center">**Renewal Area Designation and Urban Renewal Plan**

4 FOR the purpose of repealing the existing Charles/North Revitalization Area Urban Renewal Plan
5 and replacing it by designating as a “Renewal Area” an area situated in Baltimore City,
6 Maryland known as Charles North, bounded generally by Falls Road on the west, West
7 Lanvale Street and Interstate 83 on the south, Calvert Street and Hargrove Street on the east,
8 and West 22nd Street and West 23rd Street on the north; establishing the objectives of the
9 Urban Renewal Plan; establishing permitted land uses in the Renewal Area; providing that
10 where there might be conflict between the provisions of the Urban Renewal Plan and the
11 provisions of any Planned Unit Development, the provisions of the Planned Unit
12 Development control; providing review requirements and controls for all plans for new
13 construction; providing that the provisions of the Baltimore City Zoning Code apply to the
14 properties in the Urban Renewal Area; establishing controls for off-street parking facilities;
15 authorizing the conditions for acquisition of properties in the Urban Renewal Area; providing
16 for review by the Department of Housing and Community Development of development or
17 rehabilitation plans in the Urban Renewal Area with respect to their conformance with the
18 provisions of the Urban Renewal Plan; providing for community notification of any permit
19 application for the development or redevelopment of any property within the boundaries of
20 the Urban Renewal Area; creating disposition lots and providing for specific controls on
21 specific lots; providing for the term of the Urban Renewal Plan; providing for community
22 review of all proposed amendments to the Urban Renewal Plan; making provisions of this
23 Ordinance severable; approving appendices and exhibits to the Urban Renewal Plan; waiving
24 certain content and procedural requirements; providing for the application of the Ordinance
25 in conjunction with certain other ordinances; and providing for a special effective date.

26 BY authority of
27 Article 13 - Housing and Urban Renewal
28 Section 2-6
29 Baltimore City Code
30 (Edition 2000)

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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Recitals

The Urban Renewal Plan for Charles/North Revitalization Area was originally approved by the Mayor and City Council of Baltimore by Ordinance 799, dated October 25, 1982, and last amended by Ordinance 07-574, dated November 27, 2007.

The repeal and replacement of the Urban Renewal Plan for Charles/North Revitalization Area is necessary to:

- (1) update the existing language to match the modernized Baltimore City Zoning Code;
- (2) remove antiquated language that no longer reflects actual neighborhood conditions;
and
- (3) clarify land use provisions and design guidelines.

Under Article 13, § 2-6 of the Baltimore City Code, no change may be made in any approved renewal plan unless the change is approved in the same manner as that required for the approval of a renewal plan.

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Ordinance 799, dated October 25, 1982, which established the Charles/North Revitalization Area, as last amended by Ordinance 07-574, dated November 27, 2007, is repealed.

SECTION 2. AND BE IT FURTHER ORDAINED, that the area known as Charles North, as more particularly described in Section 3 of this Ordinance, is established.

SECTION 3. AND BE IT FURTHER ORDAINED, That the Urban Renewal Area for Charles North is adopted to read as follows:

{Text begins on following page.}

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URBAN RENEWAL PLAN

CHARLES NORTH

A. Project Description.

1. *Charles North Boundary Description.*

The following area described shall be applied as the boundaries of Charles North.

Beginning for the same at the intersection of the center line of the Jones Falls Expressway and the east side of N. Charles Street; thence from said point of beginning and binding on the east side of N. Charles Street northerly to intersect the south side of E. Lanvale Street; thence binding on the south side of E. and W. Lanvale Street westerly to intersect the south side of Falls Road; thence binding on the south side of Falls Road northwesterly to intersect the east side of N. Howard Street; thence binding on the east side of N. Howard Street northerly on an extended line to intersect the north side of W. North Avenue; thence binding on the north side of W. North Avenue westerly to intersect the west property line of Lot 1, Ward 12, Section 5, Block 3600-B; thence binding on said west property line northerly to intersect the south property line of Lot 1A, Ward 12, Section 5, Block 3600-B; thence binding on said south property line westerly to intersect the west property line of said Lot 1A; thence binding on said west property line northerly to intersect the south property line of Lot 1B, Ward 12, Section 5, Block 3600-B; thence binding on said south property line northwesterly on a meandering line to intersect the southwest boundary line of Lot 2, Ward 12, Section 5, Block 3600-B; thence binding on said southwest property line northwesterly to intersect the southwest property line of Lot 1C, Ward 12, Section 5, Block 3600-B; thence binding on said southwest property line northwesterly to intersect the south property line of Lot 2A, Ward 12, Section 5, Block 3600-B; thence binding on said south property line westerly to intersect the southwest property line of said Lot 2A; thence binding on the southwest property line of said Lot 2A northwesterly crossing a 9 foot alley, continuing on the southwest property line of Lot 1/6, Ward 12, Section 5, Block 3607, to intersect the northwest property line of said Lot 1/6; thence binding on the northwest property line of said Lot 1/6 northeasterly to intersect a line extending the southwest property line of Lot 63, Ward 12, Section 5, Block 3607 across a 10 foot alley; thence binding on said southwest property line, as extended, northwesterly, crossing said 10 foot alley to intersect the north property line of said Lot 63; thence binding on the north property line of said Lot 63 easterly to intersect the west side of Huntington Avenue; thence binding on the west side of Huntington Avenue northerly to intersect an extended line of the north property line of Lot 64/68, Ward 12, 3608; thence binding on the extended north property line of said Lot 64/68 easterly to intersect the east property line of said Lot 64/68; thence binding on said east property line southerly to intersect an extended line of the north property line of Lot 16, Ward 12, Section 5, Block 3608; thence binding on said north property line as extended easterly to intersect the west side of N. Howard Street; thence binding on the west side of N. Howard Street northerly to intersect the south side of W. 23rd Street; thence binding on the south side of W.23rd Street easterly to intersect the east side of Mace Street; thence binding on the east side of Mace Street southerly to intersect the north side of W. 22nd Street; thence binding on the north side of W. 22nd Street easterly to intersect the west side of Hargrove Alley; thence binding on the west side of Hargrove Alley southerly to intersect the south side of E. 20th Street; thence binding on the south

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1 side of E. 20th Street westerly to intersect the west side of a 15 foot alley east of Saint
2 Paul Street; thence binding on the west side of said alley southerly on an extended line
3 to intersect the north property line of Lot 1, Ward 12, Section 8, Block 3801; thence
4 binding on the north property line of said Lot 1 easterly to intersect the east property line
5 of said Lot 1; thence binding on the said east property line southerly on an extended line
6 to intersect the south side of E. North Avenue; thence binding on the south side of E.
7 North Avenue westerly to intersect the east side of Saint Paul Street; thence binding on
8 the east side of Saint Paul Street southerly to intersect the south side of Trenton Street;
9 thence binding on the south side of Trenton Street easterly to intersect the west side of
10 Hargrove Alley; thence binding on the west side of Hargrove Alley southerly to intersect
11 the south side of Federal Street; thence binding on the south side of Federal Street
12 southeasterly to intersect the east side of N. Calvert Street; thence binding on the east
13 side of N. Calvert Street southerly to intersect the center line of the Jones Falls
14 Expressway; thence binding on the center line of the Jones Falls Expressway westerly
15 and northwesterly to the point of beginning.

16 2. *Defined Terms applicable to the Charles North Urban Renewal Plan only.*

17 The following terms used in this Urban Renewal Plan (“URP”) are defined as
18 follows:

- 19 a. “City” means the City of Baltimore, Maryland.
- 20 b. “CHAP” means the Commission for Historical and Architectural Preservation
21 for the City.
- 22 c. “Charles North” means the geographic area located in the City with its
23 boundaries further described in Part A, Section 1 {“Charles North Boundary
24 Description”} of this URP.
- 25 d. “CNCA” means the Charles North Community Association, and any successor
26 organization.
- 27 e. “CNCA Board” means the Board of Directors of CNCA.
- 28 f. “CNCA Members” mean all individuals, business entities, and academic
29 institutions considered by the CNCA Board to be a member of CNCA.
- 30 g. “Contributing Structure” means any structure that either contributes to the
31 heritage of Charles North by representing one or more periods of architectural
32 styles, landscape architecture, is building or construction which has significant
33 character, interest, or value as part of the development, heritage, or culture of
34 the City, or provides certain historic or scenic value significant to Charles
35 North.
- 36 h. “Day” or “days” mean a calendar day.
- 37 i. “Department of Housing and Community Development” or “DHCD” means
38 the Baltimore City Department of Housing and Community Development.

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- 1 j. “Department of Planning” means the Baltimore City Department of Planning.
- 2 k. “Developer” means any individual, business entity, or academic institution
3 proposing new development, rehabilitation of an existing structure, or a new
4 use within Charles North under which the terms of this URP would apply.
- 5 l. “Firearm Sales” mean any sale of firearms, such term to include the sale of
6 any pistol, rifle, shotgun, or any other type of portable gun.
- 7 m. “Landmark Structure” means a specific structure identified as being an
8 individual historically significant structure that is identified as: (i) associated
9 with events that have made a significant contribution to the broad patterns of
10 Baltimore history; (ii) associated with the lives of persons significant in
11 Baltimore's past; (iii) embodying distinctive characteristics of a type, period,
12 or method of construction, or that represent the work of a master, or that
13 possess high artistic values, or that represent a significant and distinguishable
14 entity whose components may lack individual distinction; or (iv) having
15 yielded or may be likely to yield information important in Baltimore history.
- 16 n. “Primary street” means any street directly adjacent to (but may be buffered
17 with landscaping) a structure's exterior front and side walls. For a building
18 located at the end of a block or any other angled block that has more than one
19 side with a street directly adjacent to such structure's exterior front and side
20 wall, each street in such scenario shall be treated as a primary street. No street
21 directly adjacent to the rear wall of a structure shall be treated as a primary
22 street.
- 23 o. “URP Area” means that area described as the Charles North Boundary
24 Description in Part A, Section 1 {“Charles North Boundary Description”} of
25 this URP.
- 26 p. “Zoning Code of Baltimore City” or “Zoning Code” means Article 32 of the
27 Baltimore City Code, as enacted and corrected, effective June 5, 2017, by
28 Ordinances 16-581 and 17-015, and as last amended by Ordinance 21-020,
29 and as further amended from time to time hereafter.

30 3. *Plan Goals.*

31
32 The primary goal of this URP is to provide requirements and standards designed to
33 ensure that any new uses and development proposed in Charles North enhance the
34 viability, stability, attractiveness, and convenience for residents and businesses in
35 Charles North and of the City as a whole. Additional goals of this URP include:

- 36 a. Protecting the existing architectural and historic fabric of Charles North by
37 ensuring that the design of new structures, the rehabilitation of existing
38 structures, and new uses will be consistent with the scale and architectural
39 design of Charles North's collection of historic buildings;
- 40 b. Establishing a positive and identifiable image for Charles North; and

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- c. Provide an opportunity for the Charles North Community Association or its successor to provide commentary on certain renewal actions taking place within the project area.

B. Land Use Provisions.

1. *Allowable Uses.*

In order to meet the plan goals listed in Part A.3 of this URP, all land uses must follow the underlying zoning as listed in the Baltimore City Zoning Code unless expressly prohibited in Part B, Section 2 {"Prohibited Uses"}.

Note: In this URP, all zoning districts referenced herein use the same descriptive terms that are used for the zoning districts in the Zoning Code.

2. *Prohibited Uses.*

The following uses listed in Table 1 that would otherwise be permitted in the Baltimore City Zoning Code, either by right or by conditional use approval from the City, are not permitted within the Charles North URP boundary.

If a box is marked with an "X" in Table 1, the use listed in the far-left column is prohibited in the corresponding zoning category within the Charles North URP.

TABLE 1								
	R-8	C-1	C-2	C-3	C-4	OR-1	TOD-4	I-MU
Animal Clinic							X	
Day-Care Center: Child or Adult						X	X	
Kennel				X	X		X	
Medical/Dental Office: 4,000sq. ft. or greater		X	X	X	X	X	X	X
Motor Vehicle Service and Repair: Minor (Fully Enclosed Structure)			X					
Motor Vehicle Service an Repair: Minor (Outdoor Vehicle Storage)			X					
Retail: Big Box Establishment				X	X			
Rooming House (Any Size)	X					X		
Retail Goods Establishment: Firearm Sales	X	X	X	X	X	X	X	X
Taverns: Fire Rated Capacity of 800 or more persons		X	X	X	X		X	
Lodge or Social Club	X			X	X			

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3. *Nonconforming Use.*

Legally established nonconforming uses will be allowed to continue under the provisions outlined in the Zoning Code of Baltimore City.

C. **Review of Developer's Plans.**

1. *City Review.*

- a. The Department of Housing and Community Development and the Department of Planning specifically reserve the right to review and approve the Developer's plans and specifications for new development and rehabilitation (including parking lots) within the URP Area with respect to their conformance with the provisions of the URP and in order to achieve harmonious development of the URP Area. Such review and approval may take into consideration, but shall not be limited to, the suitability of the site plan, architectural treatment, building plans, elevations, materials and colors, construction details, access, parking, loading, landscaping, identification signs, exterior lighting, refuse collection details, streets, sidewalks, and the harmony of the plans with the surroundings.
- b. If at any time any portion or all of the URP Area is designated as a local historic district by the Commission for Historical and Architectural Preservation ("CHAP"), any application for new construction or rehabilitation on any property located in the designated local historic district may no longer be subject to the design regulations set forth in this URP, but rather, subject to any and all guidelines established by CHAP for development within the local historic district.

2. *Design Objectives.*

- a. Appendix C, attached hereto, provides guidelines intended to enhance, preserve, and protect the unique character of Charles North by respecting the integrity and architecture of each building and its setting. These design guidelines encourage rehabilitation and new construction projects to be compatible with the character of the Charles North neighborhood and specifically address:
 - i. rehabilitation of existing structures;
 - ii. residential structures; and
 - iii. non-residential structures.
- b. These guidelines do not apply to any structure located within an industrial zoned area designated as such by the Zoning Code of Baltimore City. Any use of the term "historic" in Appendix C refers to any structure, material, design, or technique dating prior to 1960. Additionally, the following design objections shall apply to all new construction and renovation in the URP Area:
 - i. Each building unit, whether existing or proposed, must be an integral element of the overall site design and must reflect and complement the character of the surrounding area.

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- 1 ii. Non-residential buildings must be located in a manner that is compatible
2 with the surrounding living areas, and organized in a manner that
3 incorporates both employee and customer physical requirements. Building
4 façades shall be complementary to those adjacent.

5 3. *Parking Design Objectives.*

- 6 a. Off-street parking areas must be designed with careful regard given to orderly
7 arrangement, landscaping, ease of access, and as an integral part of the total site
8 design.
- 9 b. All parking areas must be screened from adjacent streets. Screening shall consist
10 of a masonry wall or durable fence, or combination thereof, not less than 4 feet in
11 height. Instead of a wall or fence, a compact evergreen hedge of not less than 4
12 feet in height at the time of original planting may be used. Screening and
13 landscaping shall be maintained at all times in good condition.
- 14 c. Vehicular access to the parking areas must be direct and not in conflict with
15 vehicular movement which serves the various uses within the site. Ingress and
16 egress points must be well distanced from intersections to avoid congestion and
17 interference with traffic.

18 4. *Landscape Design Objectives.*

19 A coordinated landscape program must be developed covering the URP Area to
20 incorporate the landscape treatment for open space, streets, and parking areas into a
21 coherent and integrated arrangement. Landscaping shall include trees, shrubbery and,
22 planting in combination with related paving and surface treatment.

23 5. *Evaluation Criteria to Meet Design Objectives.*

24 When reviewing applications for new development or renovations to an existing
25 structure, the following criteria must be evaluated by the URP administrator.

- 26 a. Scale - The term “scale” in the context of this URP refers to a structure’s size in
27 relationship to another structure. For the purposes of determining if the scale of a
28 structure is acceptable or not, the URP administrator must compare the height and
29 width of the subject construction/renovation with the height and width of all other
30 structures along both sides of the primary street on the immediate block of the
31 subject construction/renovation.
- 32 b. Proportion - The term “proportion” in the context of this URP refers to the visual
33 effect of the relationships of the various structures and spaces that make up an
34 entire block within the URP Area. While scale looks at a structure’s size as
35 compared to other structures, proportion looks at a structure’s size in comparison
36 to the relevant block as a whole. For the purposes of determining if the proportion
37 of a structure is acceptable or not, the URP administrator must review the subject
38 construction/renovation in relation to the entire block in which it is located.
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- 1 c. Integration with building - The term “integration with building” in the context of
2 this URP refers to the subject construction or renovation being successfully
3 designed to integrate building systems, materials, and products to create a unified
4 whole that achieves the desired functional purpose. For the purposes of
5 determining if the integration of building is acceptable or not, the URP
6 administrator must review Developer’s plans to determine if the structure’s design
7 integrates building systems, materials, and products as effectively as possible
8 while achieving the desired functional purpose.
- 9 d. Neighborhood context - The term “neighborhood context” in the context of this
10 URP refers to the relation of a structure’s design within the context of the URP
11 Area. For the purposes of determining if the neighborhood context is acceptable or
12 not, the URP administrator must assess the physical, socio-economic,
13 environmental, and institutional points of views of CNCA components of the
14 subject construction or renovation.

15 6. *Demolition.*

16 All applications for demolition permits must be submitted to the Department of
17 Housing and Community Development. If DHCD finds the proposed demolition is
18 consistent with this URP, the Housing Commissioner must authorize the issuance of
19 the necessary permit. If the Housing Commissioner finds that the proposal is
20 inconsistent with this URP and therefore denies the issuance of the permit, the
21 Housing Commissioner must seek approval from the Board of Estimates to acquire
22 for and on behalf of the Mayor and City Council of Baltimore, the subject property, in
23 whole or in part, by purchase, lease, condemnation, gift, or other legal means for the
24 renovation, rehabilitation, and disposition thereof. In the event that the Board of
25 Estimates does not authorize the acquisition, the Housing Commissioner, must,
26 without delay issue the demolition permit.

27 Demolition may not commence until appropriate permits are acquired, unless the
28 Department of Housing and Community Development determines that immediate
29 demolition is necessary to protect the public interest.

30 7. *Community Notification.*

31 Within 2 business days upon receipt of a permit application for significant exterior
32 changes or new construction within the Charles North URP area, the permit reviewer
33 shall make best efforts to notify the Charles North Community Association
34 (“CNCA”), or a successor organization, of the permit number and description. The
35 CNCA may provide comments regarding the permit, but the comments provided do
36 not have any bearing on the permit reviewer’s decision to approve or disapprove a
37 permit.

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1 8. *Developer’s Obligations.*

2 No Developer may enter into, execute, or be a party to any agreement that restricts the
3 sale, lease, use, or occupancy of the property, or any part thereof, upon the basis of
4 race, color, national origin, religion, sex (including pregnancy, sexual orientation,
5 gender identity, or transgender status, age (over 40), disability, genetic information,
6 marital status, political affiliation, or status as a parent. Rather, all such agreements
7 must include a non-discrimination clause and the City of Baltimore must be named as
8 a beneficiary of such covenant and be entitled to enforce it. The Developer must
9 comply with all applicable laws, in effect from time to time, prohibiting
10 discrimination or segregation. The Developer may not devote any property, in part or
11 in whole, to those uses restricted by this URP.

12 **D. Other Provisions Necessary to Meet Requirements of State and Local Laws.**

13 All appropriate provisions of the Zoning Code of Baltimore City apply to all properties in
14 the URP Area. In addition, the Design and Maintenance Guidelines contained in
15 Appendices B and C, apply to all properties in the URP area. In the event of a conflict
16 between the Zoning Code of Baltimore City and the Design and Maintenance Guidelines,
17 the Design and Maintenance Guidelines prevail.

18 **E. URP Term.**

19 The provisions and requirements of this Urban Renewal Plan, as it may be amended from
20 time to time, are in full force and effect until December 31, 2022.

21 **F. Procedures for Amendments to the URP.**

22 Either the Department of Housing and Community Development or the Department of
23 Planning must submit to the Charles North Community Association (“CNCA”), for its
24 review and comments, all proposed amendments to the URP. Amendments to the URP
25 must be submitted to the CNCA no later than at the same time the proposed amendments
26 are submitted to the Director of the Department of Planning and the Department of
27 Housing and Community Development. The written comments and recommendations
28 from the CNCA must be submitted to the Department of Housing and Community
29 Development no later than 3 weeks after the proposed amendments to the URP have been
30 submitted to the CNCA, otherwise, it is presumed the proposed amendments are
31 approved. Prior to passage of any ordinance amending the URP, a public hearing must be
32 held. The CNCA must receive, at least ten days prior to such hearing, written notice from
33 the City of the time and place of the hearing.

34 **G. Separability.**

35 If any part in or of this URP is judicially determined to be invalid, the remaining
36 provisions and the application of such provisions shall not be affected thereby, it being
37 hereby declared that the remaining provisions of this URP without the invalid part, would
38 have been adopted and approved.

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1 **H. Applicability.**

2 If a Planned Unit Development is approved within the boundaries of the Charles North
3 URP, the Planned Unit Development shall be the governing land-use document, and the
4 terms of this URP shall no longer be applicable within the area of such Planned Unit
5 Development. If a provision of this URP is in conflict with a provision of the Zoning
6 Code of Baltimore City or any other applicable law regarding building, electrical,
7 plumbing, health, fire or safety standards, the provision that establishes the higher
8 standard for the protection of the public health and safety shall prevail. Nothing in this
9 URP may be construed to supersede the requirements or procedures for public notices and
10 public hearings, otherwise required by applicable law.

11 {Appendices begin on the following page.}

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APPENDIX A: Contributing Structures and Landmark Structures.

The addresses of Contributing Structures identified within the City and National Historic Districts that are located within Charles North are listed below. The goals for Contributing Structures are:

- a. retain the historical and architectural integrity of existing structures;
- b. if demolition is necessary for new development, encourage the preservation of the front section, or front walls of the existing buildings on the site; and
- c. ensure that the rehabilitation of existing Contributing and Landmark Structures in Charles North is consistent with the Artistic Expression Guidelines in Appendix B, and the Design Guidelines in Appendix C.

Locations of Contributing Structures are shown on Exhibit 3 with addresses as follows:

1525 N. Charles Street	3-9 W. North Avenue
1701-1717 N. Charles Street	8-34 W. North Avenue
1800-1802 N. Charles Street	100-108 W. North Avenue
1816-1820 N. Charles Street	113 W. North Avenue
1819-1825 N. Charles Street	1 E. North Avenue
1901 N. Charles Street	30 E. North Avenue
2100-2118 N. Charles Street	1501-1535 St. Paul Street
2100 Block N. Charles Street (odd side)	1601-1629 St. Paul Street
1900 N. Howard Street	1700-1734 St. Paul Street
	1701-1731 St. Paul Street
5-7 E. Lafayette Avenue	1800-1830 St. Paul Street
12-20 E. Lafayette Avenue	1801-1815 St. Paul Street
	1900 Block St. Paul Street (even side)
1801-1805 Lovegrove Street	1913-1933 St. Paul Street
	2001-2015 St. Paul Street
1800-1818 Maryland Avenue	2100 Block St. Paul Street (even and odd side)
1900 Maryland Avenue	
2019-2031 Maryland Avenue	10-20 E. 21st Street
2100-2126 Maryland Avenue	17-37 E. 21st Street
2117-2133 Maryland Avenue	
	19-23 E. 22nd Street
2029-2031 St. Paul Street	
2020-2030 St. Paul Street	

{Appendix A continues on following page.}

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1 Locations of Landmark Structures are shown on Exhibit 4 with addresses as follows:

- 2 1800-1802 N. Charles Street
- 3 1819-1825 N. Charles Street
- 4 1901 N. Charles Street

- 5 1900 Block N. Howard Street (even side)

- 6 5-7 E. Lafayette Avenue
- 7 111-115 E. Lafayette Avenue

- 8 1 E. North Avenue
- 9 30 E. North Avenue
- 10 3-9 W. North Avenue
- 11 8-34 W. North Avenue
- 12 25-33 W. North Avenue
- 13 29-31 E. North Avenue
- 14 100 W. North Avenue
- 15 100 E. North Avenue
- 16 120 W. North Avenue

- 17 1500-1535 St. Paul Street
- 18 1900 Block St. Paul Street (even side)
- 19 2001-2013 St. Paul Street

20 {End of Appendix A. Appendix B begins on the following page.}

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APPENDIX B: Guidelines for Artistic Expression.

In order to promote arts-based revitalization and artistic expression within Charles North, the following general guidelines apply to all properties in Charles North that are not located within an R-8 or OR-1 zoning district. These general guidelines are in place to encourage and accomplish the preservation of structures, including, but not limited to, Contributing Structures and Landmark Structures, while encouraging a dynamic artistic expression in new construction and renovation.

General Guidelines for Artistic Expression.

- a. Alterations made for arts-based projects should be reversible and should not damage original, historic architectural features.
- b. Paint colors and schemes should be reversible and allow for a broad range of colors and schemes as long the paint scheme does not overwhelm the historic character of the immediate surrounding area.
- c. Architectural features that are part of primary facades should not be altered, covered over, or diminished by arts-based projects.
- d. Decorative details and appendages such as gargoyles, on facades should be according to their contribution or alignment with artistic expression objectives. These appendages should be affixed into mortar joints to avoid damage to masonry.
- e. New construction must be compatible with the historic character of Charles North; nevertheless, design that meets established artistic expression goals which include bold, dynamic, and contemporary architecture, features, and finishes which contribute to the fabric of the arts and entertainment component of Charles North is encouraged.

Sculpture.

- a. The use of sculpture throughout Charles North is encouraged.
- b. Avoid drilling into or removing historic masonry features.
- c. Attach sculpture to buildings through mortar joints.

Murals.

- a. Side facades of structures are appropriate for murals as long as they do not conceal historically significant architectural details such as cornices, bay windows, or decorative terracotta.
- b. Murals should be painted on previously painted surfaces to avoid the destruction of historic brickwork. Murals should be painted using materials that can be removed without using destructive methods such as sandblasting.

{End of Appendix B. Appendix C begins on the following page.}

1 **APPENDIX C: Charles North Design Guidelines — General.**

2 Purpose:

3 These design guidelines are meant to ensure sensible and harmonious design in both
4 rehabilitation and new construction in the URP Area. These guidelines are designed to ensure
5 that all new development in Charles North contributes to the overall quality, design, and historic
6 character of the URP Area.

7 General Principles:

- 8 1. Rehabilitation should be consistent with the original character of the building and other
9 structures on the street.
- 10 2. Buildings should be embellished in a manner consistent with the character of the
11 neighboring buildings.
- 12 3. Buildings should enclose the block, reinforcing traditional block patterns and enhancing
13 the urban character of streets and open spaces.
- 14 4. New buildings must be designed to enhance the public realm, with emphasis on
15 well-defined, properly oriented pedestrian entrances and well composed and articulated
16 façades.
- 17 5. Alleys shall be intimate, well designed spaces for service needs, reinforcing the primary
18 public role of the streets.

19 General Guidelines:

- 20 1. Roof top equipment should be shielded from street views with screening that is integral to
21 the building façade and does not appear to be roof top screening.
- 22 2. Where visible, utilities should be painted to blend into the background.
- 23 3. Ancillary structures, such as trash enclosures, are to be integrated into the landscape and
24 screened from public view with shrubs, hedges, fences, walls or a combination of those
25 elements. Trash enclosures and screening should blend in with the landscape and
26 surrounding environment. Trash enclosures are not allowed in front or side yards.
- 27 4. Mechanical units, such as air conditioning and similar other mechanical equipment,
28 should also be screened from public view using similar methods. Air conditioning units
29 should not be placed in front windows unless there is no other placement option.
- 30 5. Mobility impaired ramps: When mobility impaired ramps are necessary, they should be
31 attached to the back or side of a residence. Side ramps that are visible from the street
32 should incorporate the same architectural style as front porches. Two sets of rails should
33 be provided: (a) a grab rail parallel to the ramp to assist the user and (ii) a level handrail
34 to relate the addition to its context.

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Rehabilitation Guidelines – In General:

Front and side walls.

1. Original brick walls shall be retained. Unpainted brick should remain so. When repairing or repointing brick walls, every effort should be made to use the least abrasive method possible (no sandblasting) and to duplicate the original style and color of mortar and replacement brick.
2. Painting formstone is permitted and encouraged.
3. Vinyl siding, stucco, exposed concrete block, and exposed pressure treated wood are not appropriate materials for building fronts. Façades that are not readily visible from the street may be covered in stucco or fiber cement board.
4. Unused elements on the front of a building, such as abandoned sign brackets, unused mechanical equipment, and empty electrical conduits, must be removed. If openings on the wall are created by such removal, infill material should match the existing wall material. If the existing wall is composed of more than one materials, painting is a recommended solution.
5. For structures located in either the OR-1 or the R-8 districts, facades should only be painted in areas already painted and in a traditionally historical color.

Cornices.

1. Cornice shape, size, profile and details such as dentils, brackets, modillions, should be retained. Replacement details should match the original design as closely as possible.
2. Vinyl or aluminum siding should not cover the cornice.

Front, side and rear yard fencing.

1. Rear yard fencing facing an alley for privacy or screening is permitted in rear yards to a maximum height as allowed per the Zoning Code of Baltimore City. Any area above 48 inches must incorporate a change in articulation and have a transparency of 30% or greater when facing public spaces. Acceptable materials include high quality wood, vinyl, plastic wood composite (i.e. trex), and masonry compatible with the architectural guidelines contained herein. Stockade fencing is not permitted.
2. Paint or stain colors for rear yard fencing should be compatible with the color of the building to which it is attached, as well as with surrounding buildings and fences.
3. Front yard fencing may be no higher than 48 inches. Chain link fencing is not allowed.

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Additions or garages.

1. Additions and garages visible from any primary street must be designed to be compatible with the architecture of the existing residence through the same or similar incorporation of materials.
2. Garages shall be accessed from the rear alley when possible.

Windows and doors.

1. Retaining original windows, doors, and stained-glass transoms is encouraged.
2. Replacement windows and doors must be sized to fit the original opening.
3. The style of replacement windows and doors should be compatible with the original window and door style where possible or to other houses in the row.

Rehabilitation Guidelines – Residential Structures:

Building form and placement.

1. All residential buildings are to face the street.
2. Building setbacks shall follow the historic setback pattern on the street or allow adequate space for an individual stoop, steps, and plantings, as well as street trees.
3. Mid-block gaps are not permitted within a row of townhouses.

Roofs.

1. The roofline of buildings should be compatible with other houses in the row.
2. Front building walls should end with original cornices or new cornices consistent with the scale and design of other houses in the row.
3. Roof decks, where permitted, should be set back from the front of the house and be as inconspicuous as possible.

Fenestration.

1. Front entry doors should face the street or public open space. Front entry doors should be distinctive to enhance building façades.
2. A minimum of 30% of the linear horizontal dimension of the façade of each floor shall be windows or openings.
3. Openings: If residential buildings are designed in a traditional style, openings must be vertical in proportion and consistent with nearby historical styles.

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1 *Walls.*

- 2 1. Front façades of attached houses must be made of brick.
- 3 2. Brick colors should be consistent with Baltimore traditions in a standard modular
4 size.

5 *Garages.*

- 6 1. Garages visible from any primary street must be designed to be compatible with the
7 architecture of the accompanying residence through the use of same or similar
8 incorporation of materials.
- 9 2. Garages shall be accessed from the rear alley.

10 Rehabilitation Guidelines – Non-Residential Structures:

11 *Building Façades.*

- 12 1. All defective structural and decorative elements of building fronts and sides,
13 including storefronts, windows, doors, and cornices, shall be repaired or replaced in a
14 workmanlike manner. Original materials should be used wherever possible.
- 15 2. All brick walls and natural stone walls shall be kept clean, repaired, and repointed as
16 required. Cleaning of masonry façades by means of sandblasting shall not be
17 permitted. Brick walls that are not painted shall remain unpainted. Painted brick walls
18 shall be painted a color that is compatible with the colors of the neighboring
19 structures.
- 20 3. No new formstone, stucco, metal or wood siding, or exterior finishes shall be
21 permitted over brick wall surfaces. All such existing siding and finishes that are
22 defective over 10 percent of their area shall be repaired. If an existing covering is
23 more than 50 percent defective, it shall be removed and the walls behind them
24 restored.
- 25 4. Existing metal siding which is undamaged, structurally sound, and permissible under
26 the Baltimore City Building Code may be retained.
- 27 5. All metal siding that remains shall be kept clean, in a state of good repair, and in a
28 color compatible with the colors of the neighboring structures.
- 29 6. All miscellaneous elements on the exterior walls of the structures such as empty
30 electrical boxes, conduits, pipes, unused sign brackets, etc., shall be removed.
- 31 7. Side walls shall be finished in a manner that is harmonious with the front of the
32 building.

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1 *Storefronts.*

- 2 1. New storefronts that project beyond the original property line of the commercial
3 properties are not permitted.
- 4 2. Show windows, entrances, signs, lighting, sun protection, security grilles, etc., shall
5 be compatible, harmonious and consistent with the original scale and character of the
6 structures.
- 7 3. Enclosures and housing for security grilles and screens shall be as inconspicuous as
8 possible and compatible with other elements of the façade. Creative and custom
9 security grilles that appear more like art than security devices are encouraged.
- 10 4. All exposed portions of the grille, screen or enclosure that are normally painted, and
11 all portions which require painting to preserve, protect, or renovate the surface shall
12 be painted.
- 13 5. Solid or permanently enclosed or covered storefronts shall not be permitted.
- 14 6. Show windows shall not be painted for advertising purposes but may be painted with
15 lettering for authorized identification of the place of business.

16 *Windows.*

17 All window openings shall have the same heights and width they did at the time that the wall
18 in which the openings are located was originally built. Filling in these openings at the top,
19 bottom, or sides is not permitted. The following additional requirements shall apply:

- 20 1. All windows must be tight-fitting and have sashes of proper size and design. Sashes
21 with rotten wood, broken joints or loose mullions or muntins shall be repaired or
22 replaced with glass or other approved transparent material, and all exposed wood
23 shall be repaired and painted.
- 24 2. Window openings in upper floors of the front of the building shall not be filled or
25 boarded up on the exterior. Windows in unused area of the upper floors may be
26 backed by a solid surface on the inside of the glass. Window panes shall not be
27 painted.
- 28 3. Window openings in sides of buildings that are filled or boarded on the date of
29 enactment of this Ordinance are permitted to remain for no more than one year.
30 During this period, the filled or boarded openings shall be treated in a manner that is
31 compatible and harmonious with the façade in which they are located and shall be
32 maintained in good condition.

33 *Roofs.*

- 34 1. Chimneys or any other auxiliary structures on roofs shall be kept clean and in good
35 repair.
- 36 2. Roof mounted structures for the support of signs, billboards, etc., are not permitted.

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- 1 3. Any mechanical equipment placed on a roof shall be so located as to be hidden from
2 view from any primary street and to be as inconspicuous as possible from other
3 viewpoints. Otherwise, such equipment shall be screened with suitable elements of a
4 permanent nature and finish. Where such screening is unfeasible, equipment shall be
5 installed in a neat, presentable manner, and shall be painted so as to minimize its
6 visibility.

7 Compliance.

8 No alteration or improvement work may be undertaken that does not conform with the
9 requirements herein unless the requirements have been waived by the Department of Housing
10 and Community Development.

11 Design Review and Approval.

12 Designs for all building improvement, modifications, repair, rehabilitation or painting
13 concerning the exterior of the existing buildings, their show windows, and for all signs, must be
14 submitted to the Department of Housing and Community Development and the Department of
15 Planning. Approval by the Department of Planning required before proceeding with the work.

16 The Department of Housing and Community Development or the Department of Planning
17 must submit to the CNCA Board, or its assignee, for its review and comment, the form and
18 content of all plans and proposals to redevelop land, all property rehabilitation plans, and all
19 work and occupancy permits. The CNCA may advise the Department of Planning of its
20 recommendation regarding the acceptability and priority of all plans, proposals, and permits. The
21 Commissioner of the Department of Housing and Community Development retains the final
22 authority to approve or disapprove all plans and permits, and to grant or withhold development
23 priorities, disposing of redeveloped land through procedures established by the Department of
24 Housing and Community Development.

25 {End of Appendix C. Appendix D begins on the following page.}

1 **APPENDIX D: Charles North Design Guidelines — Contributing Structures.**

2 Purpose:

3 These design guidelines are intended to compliment the General Charles North Design
4 Guidelines in Appendix C but with stricter guidelines for Contributing Structures on five specific
5 exterior areas: doors, windows, electrical machinery, cornices, and paint. Both sets of design
6 guidelines should be considered together with the following guidelines applicable only to
7 Contributing Structures. These design guidelines are designed to ensure that all work on
8 Contributing Structures continues to contribute to the overall quality, design, and historic
9 character of the URP Area.

10 Design Guidelines – Contributing Structures:

11 *Doors.*

- 12 1. Outside vestibule doors on rowhouses should be retained and maintained in good
13 condition.
- 14 2. The installation of plastic, canvas, or metal strip awnings over doorways that detract
15 from the character and appearance of the building is discouraged.

16 *Windows.*

- 17 1. Replacement windows must be compatible with the design, character, and scale of the
18 existing structure.
- 19 2. Windows not facing a public street may be closed up only with permission from the
20 City Fire Department. Windows approved for closing must be completely removed
21 from the building and replaced with material that has been approved by the
22 Department of Planning prior to installation.
- 23 3. Windows facing a public street or are part of the building entrance must be glazed
24 with clear glass. None of these windows may be glazed with any type of sheet plastic
25 or constructed of glass brick.
- 26 4. Replacement windows must maintain the same strong horizontal and vertical
27 alignment found in the existing traditional buildings in the URP Area and maintain
28 historic proportions of the internal divisions within the windows themselves.
- 29 5. All show window elements for a commercial use must be located below the building's
30 second floor windows.

31 *Electrical Machinery.*

- 32 1. Window air-conditioning units may not be placed in any window facing a primary
33 street.
- 34 2. Roof top equipment must be shielded from street views with screening that is integral
35 to the building façade and does not appear to be roof top screening.

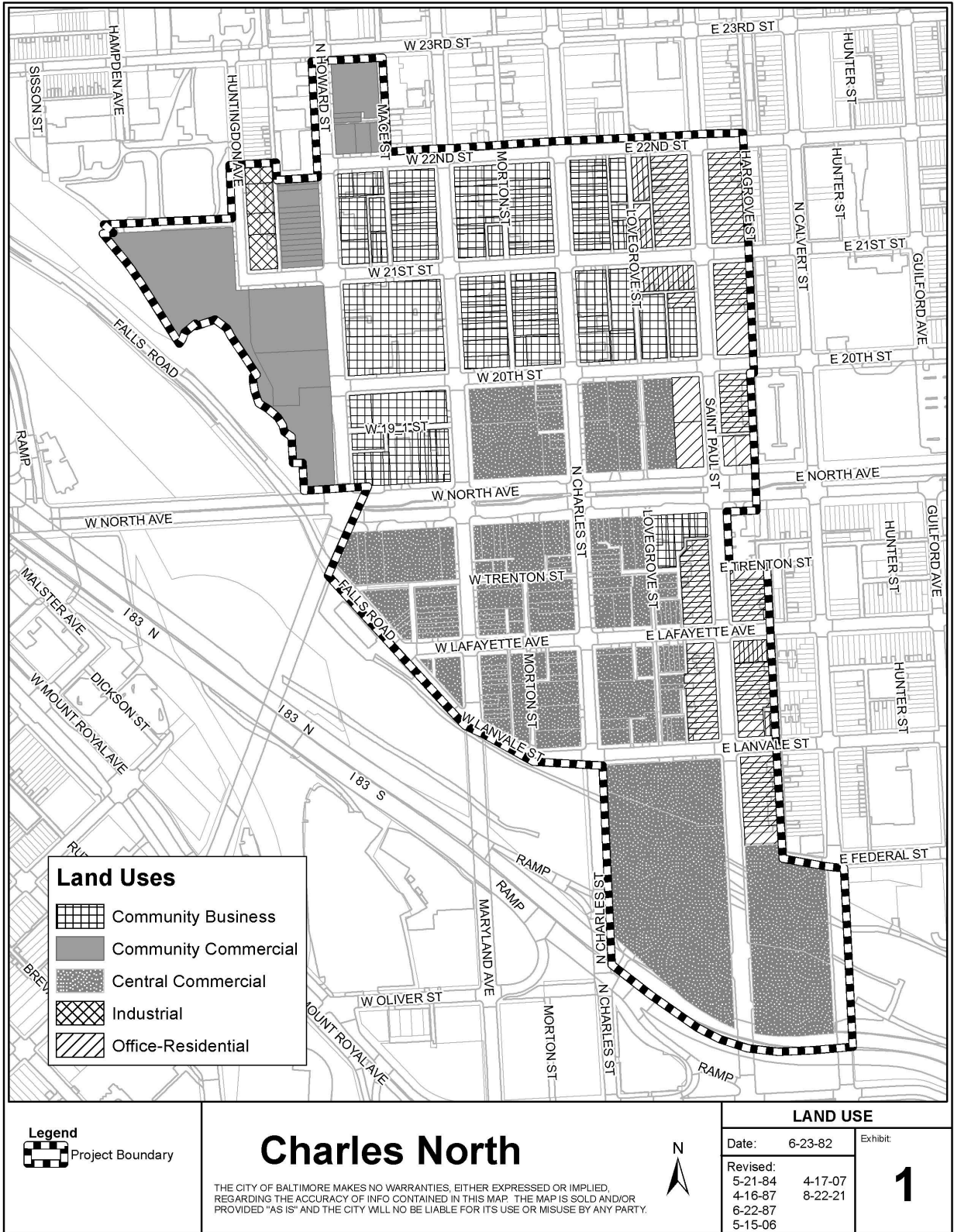
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EXHIBIT 1: Land Use Plan Map

Dated: June 23, 1982

Last revised August 22, 2021

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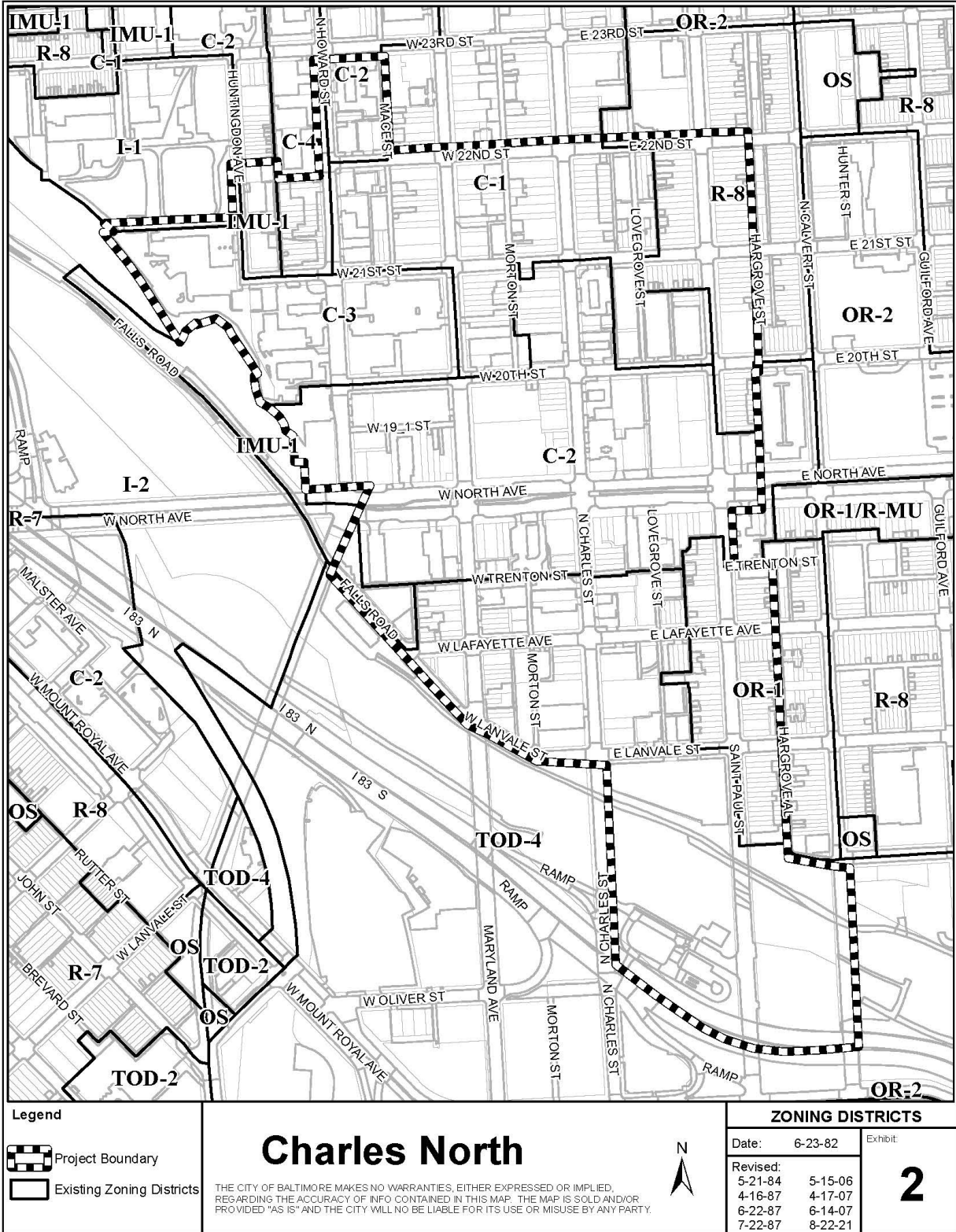
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EXHIBIT 2: Zoning Districts Map

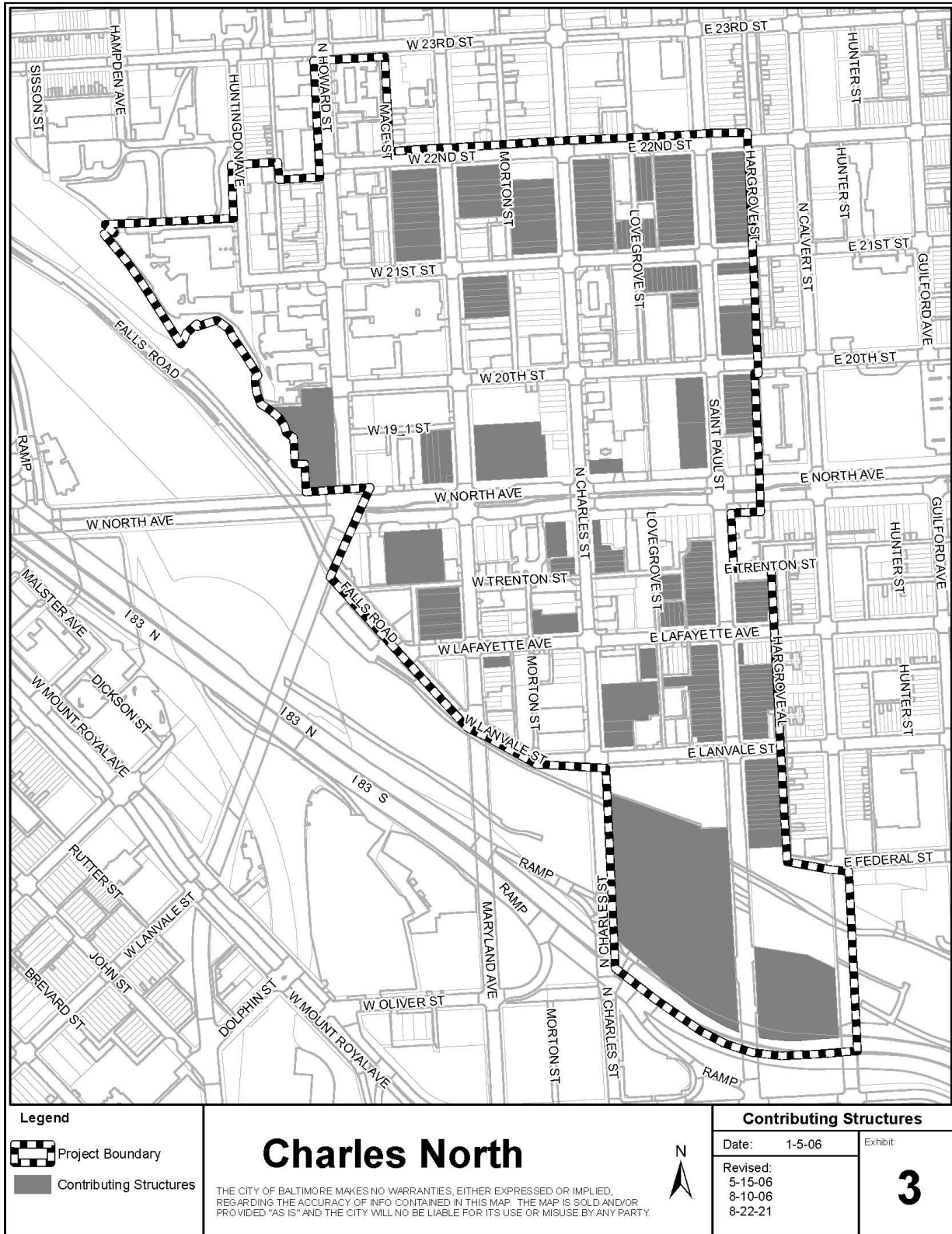
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Last revised August 22, 2021

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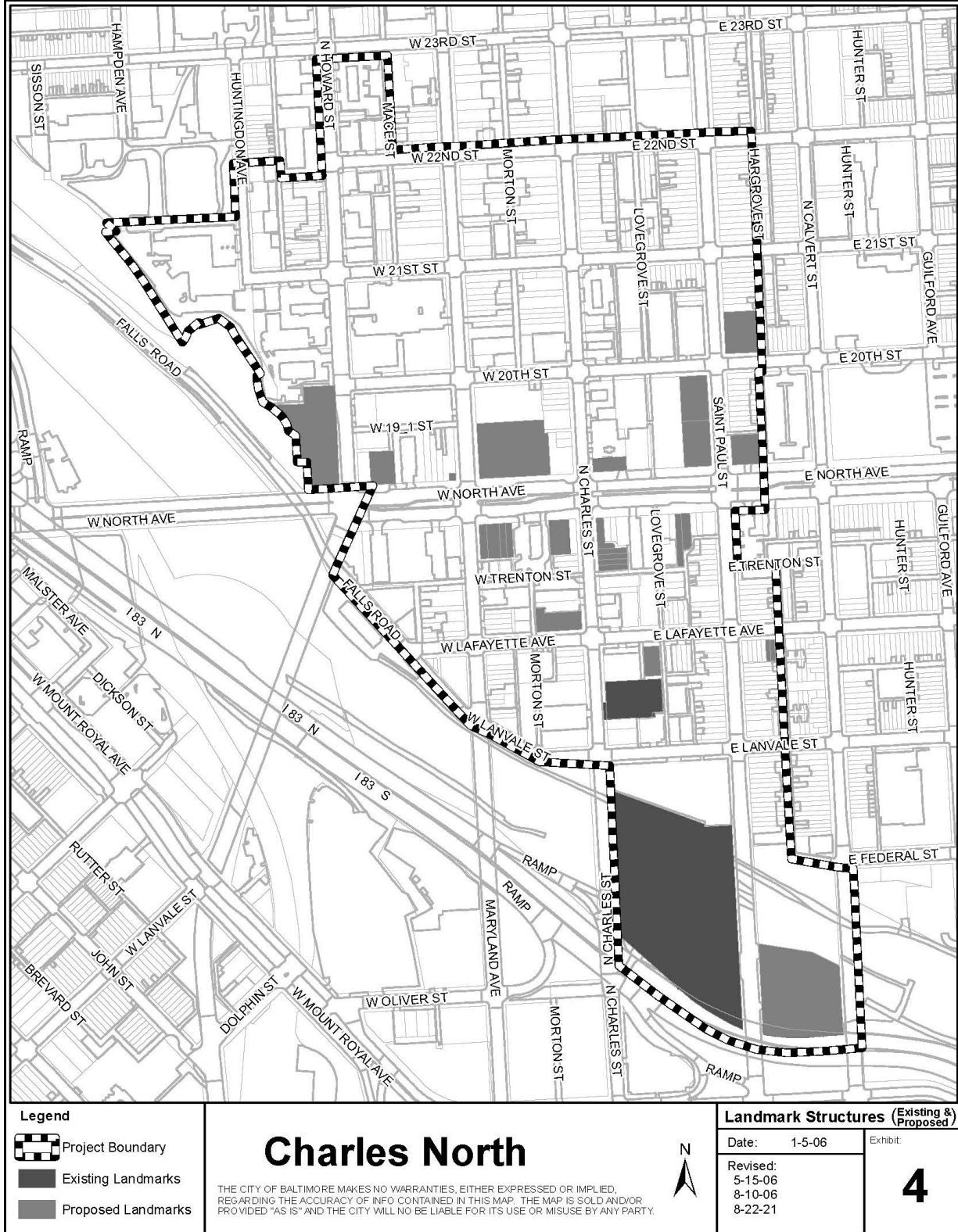
1 **EXHIBIT 3: Contributing Structures Map**
 2 Dated: January 5, 2006
 3 Last revised August 22, 2021



1 **EXHIBIT 4: Landmark Structures Map**

2 Dated: January 5, 2006

3 Last revised August 22, 2021



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URBAN RENEWAL PLAN

CHARLES NORTH

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11 {End of Charles North URP. Ordinance continues on following page.}

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1 **SECTION 4. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Charles
2 North, identified as “Urban Renewal Plan, Charles North”, including Exhibit 1, “Land Use Plan
3 Map”, dated June 23, 1982, and last revised August 22, 2021; Exhibit 2, “Zoning Districts Map”,
4 dated June 23, 1982, and last revised August 22, 2021; Exhibit 3 “Contributing Structures Map”,
5 dated January 5, 2006, and last revised August 22, 2021; and Exhibit 4 “Landmark Structures
6 Map”, dated January 5, 2006, and last revised August 22, 2021, and Appendices A, B, C, and D,
7 is approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan
8 with the Department of Legislative Reference as a permanent public record, available for public
9 inspection and information.

10 **SECTION 5. AND BE IT FURTHER ORDAINED,** That if the amended Urban Renewal Plan
11 approved by this Ordinance in any way fails to meet the statutory requirements for the content of
12 a renewal plan or for the procedures for the preparation, adoption, and approval of a renewal
13 plan, those requirements are waived and the amended Urban Renewal Plan approved by this
14 Ordinance is exempted from them.

15 **SECTION 6. AND BE IT FURTHER ORDAINED,** That if any provision of this Ordinance or the
16 application of this Ordinance to any person or circumstance is held invalid for any reason, the
17 invalidity does not affect any other provision or any other application of this Ordinance, and for
18 this purpose the provisions of this Ordinance are declared severable.

19 **SECTION 7. AND BE IT FURTHER ORDAINED,** That if a provision of this Ordinance concerns
20 the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or
21 safety law or regulation, the applicable provisions shall be construed to give effect to each.
22 However, if the provisions are found to be in irreconcilable conflict, the one that establishes the
23 higher standard for the protection of the public health and safety prevails. If a provision of this
24 Ordinance is found to be in conflict with an existing provision of any other law or regulation that
25 establishes a lower standard for the protection of the public health and safety, the provision of
26 this Ordinance prevails and the other conflicting provision is repealed to the extent of the
27 conflict.

28 **SECTION 8. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
29 enacted.