

ENROLLED

**CITY OF BALTIMORE
ORDINANCE _____
Council Bill 05-0273**

Introduced by: The Council President
At the request of: The Administration (Department of Housing and Community Development)
Introduced and read first time: November 7, 2005
Assigned to: Urban Affairs Committee

Committee Report: Favorable with amendments
Council action: Adopted
Read second time: April 4, 2006

AN ORDINANCE CONCERNING

**Urban Renewal – Sharp-Leadenhall –
Amendment 7**

1
2
3 FOR the purpose of amending the Urban Renewal Plan for Sharp Leadenhall to ~~revise the~~
4 ~~boundary description for the project area,~~ authorize the acquisition by purchase or by
5 ~~condemnation disposition~~ of certain properties for urban renewal purposes, revise certain
6 regulations, controls, and restrictions, ~~and~~ revise exhibits and Appendix A to reflect the
7 changes in the Plan, add new Exhibit 6, “Historic District” to the Plan, and add new ~~Exhibit~~
8 Appendix B to the Plan; correcting, clarifying, and conforming certain language; correcting
9 certain references; waiving certain content and procedural requirements; making the
10 provisions of this Ordinance severable; providing for the application of this Ordinance in
11 conjunction with certain other ordinances; and providing for a special effective date.

12 BY authority of
13 Article 13 - Housing and Urban Renewal
14 Section 2-6
15 Baltimore City Code
16 (Edition 2000)

Recitals

18 The Urban Renewal Plan for Sharp-Leadenhall was originally approved by the Mayor and
19 City Council of Baltimore by Ordinance 74-581 and last amended by Ordinance 80-49.

20 An amendment to the Urban Renewal Plan for Sharp-Leadenhall is necessary to ~~revise the~~
21 ~~boundary description for the project area,~~ authorize the acquisition by purchase or by

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.
Underlined italics indicate matter added to the bill
by amendment after printing for third reading.

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1 ~~condemnation disposition~~ of certain properties for urban renewal purposes, revise certain
2 regulations, controls, and restrictions, revise exhibits and Appendix A to reflect the changes in
3 the Plan, add new Exhibit 6, "Historic District" to the Plan, add new Exhibit Appendix B to the
4 Plan, correct, clarify, and conform certain language, and correct certain references.

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

8 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
9 following changes in the Urban Renewal Plan for Sharp-Leadenhall are approved:

10 (1) In the Plan, amend A. to read as follows:

11 A. Project Description

12 1. Boundary Description

13
14 ~~Beginning for the same at the intersection of the south side of the first 3-foot~~
15 ~~alley north of West Henrietta Street and the east side of South Sharp Street;~~
16 ~~thence binding on the east side of Sharp Street southerly to intersect the~~
17 ~~NORTH SIDE OF STOCKHOLM STREET; THENCE BINDING ON THE NORTH SIDE OF~~
18 ~~STOCKHOLM STREET EASTERLY TO INTERSECT THE WEST SIDE OF RACE~~
19 ~~STREET; THENCE NORTHERLY TO INTERSECT THE NORTH SIDE OF WEST~~
20 ~~OSTEND STREET [north side of West Ostend Street]; thence binding on the~~
21 ~~north side of West Ostend Street easterly to intersect the east side the first 3-~~
22 ~~foot alley, east of Goodman Alley; thence binding on the east side of said~~
23 ~~alley northerly to intersect the north side of the first 2-foot alley; thence~~
24 ~~binding on the north side of said alley westerly to intersect the east side of~~
25 ~~Goodman Alley; thence binding on the east side of Goodman Alley northerly~~
26 ~~to intersect the south side of Ropewalk Lane; thence binding on the south side~~
27 ~~of Ropewalk Lane easterly 48 feet, more or less, crossing Ropewalk Lane, to~~
28 ~~intersect the east side of Goodman Alley extended; thence binding on the east~~
29 ~~side of Goodman Alley northerly to intersect the north side of West West~~
30 ~~Street; thence binding on the north side of West West Street easterly to~~
31 ~~intersect the west side of the first 3-foot, 1-inch alley; thence binding on the~~
32 ~~west side of said alley northerly to intersect the division line between Lot~~
33 ~~48/52, Ward 23, Section 4, Block 949, and said alley; thence binding on said~~
34 ~~division line, as extended, easterly to intersect the division line between Lot 4~~
35 ~~and Lot 48/52, Ward 23, Section 4, Block 949; thence binding on said~~
36 ~~division line northerly to intersect the division line between Lot 5 and Lot~~
37 ~~48/52, Ward 23, Section 4, Block 949; thence binding on said division line~~
38 ~~westerly to intersect the east side of Olive Street; thence binding on the east~~
39 ~~side of Olive Street northerly to intersect the south side of a 3-foot alley;~~
40 ~~thence binding on the south side of said alley easterly 26 feet, more or less, to~~
41 ~~intersect the east side of Olive Street extended; thence binding on the east side~~
42 ~~of Olive Street northerly to intersect the north side of West Hamburg Street;~~
43 ~~thence binding on the north side of West Hamburg Street westerly to intersect~~
44 ~~the division line between Lot 2 extended and Lot 3, Ward 23, Section 1, Block~~
45 ~~917; thence binding on said division line northerly to intersect the north side~~
46 ~~of Kronmillers Court; thence binding on the north side of Kronmillers Court~~

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1 westerly to intersect the east side of Olive Street; thence binding on the east
2 side of Olive Street northerly to intersect the south side of West Wheeling
3 Street; thence binding on the south side of West Wheeling Street easterly 98
4 feet, more or less, to intersect the eastern boundary of Lot 29/30 extended;
5 Ward 23, Section 1, Block 917; thence binding on said eastern boundary
6 northerly to intersect the rear property line of Lot 28 and continuing on the
7 rear property line of Lot 27, Ward 23, Section 1, Block 917; thence binding on
8 the rear property lines northeasterly to intersect the northeasterly to intersect
9 the division line between Lot 27 and Lot 26, Ward 23, Section 1, Block 917;
10 thence binding on said division line northerly to intersect the south side of
11 West Henrietta Street; thence binding on the south side of West Henrietta
12 Street easterly to intersect the west side of South Charles Street; thence
13 binding on the west side of South Charles Street northerly to intersect the
14 south side of West Churchill Street; thence binding on the south side of West
15 Churchill Street westerly to intersect the west side of South Hanover Street;
16 thence binding on the west side of South Hanover Street northerly to intersect
17 the division line between Lot 26/29 and Lot 30, Ward 22, Section 9, Block
18 903; thence binding on said division line westerly to intersect the east side of
19 Bevan Street; thence binding on the east side of Bevan Street northerly 47
20 feet, more or less, to a point of intersection formed by extending the rear
21 property lines of Lots 25, 24 and 23, Ward 22, Section 9, Block 903; thence
22 binding on said extension and the said rear property lines westerly to intersect
23 the east side of Leadenhall Street; thence binding on the east side of
24 Leadenhall Street southerly 15 feet, more or less, to a point of intersection
25 formed by extending the south side of the first 5-foot alley south of West
26 Montgomery Street; thence binding on said extension and the south side of
27 said alley westerly to intersect the east side of Peach Street; thence binding on
28 the east side of Peach Street southerly 2 feet, more or less, to a point of
29 intersection formed by extending the northern property line of Lot 22, Ward
30 22, Section 9, Block 902; thence binding on said extension and said northern
31 property line to the point of beginning.

32 The boundaries of the project area are illustrated on Exhibit 3, Property
33 Acquisition Map.

34 2. Objectives and Reasons for the Various Provisions of this Plan

- 35 a. To remove substandard [buildings] STRUCTURES and to eliminate BLIGHT
36 [blighting influences].
- 37 b. To provide land for the development of USES CONSISTENT WITH THIS
38 PLAN, INCLUDING new housing, [a replacement school, a replacement
39 playground] PLAYGROUNDS, OTHER COMMUNITY FACILITIES, and [a new
40 recreational and landscaped] PUBLIC open space areas.
- 41 c. To [provide through subsidized housing programs, housing units for low-
42 and moderate-income families or individuals on land to be disposed of for
43 residential purposes] PROMOTE A SOCIALLY AND ECONOMICALLY DIVERSE
44 RESIDENTIAL COMMUNITY THROUGH THE CREATION AND PRESERVATION OF
45 PERMANENT HOUSING THAT ACCOMMODATES A WIDE RANGE OF INCOMES,
46 TENURES, AND HOUSEHOLD TYPES AND SIZES.

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- 1 d. To encourage the rehabilitation of basically sound [houses] STRUCTURES
2 where they occur in reasonable concentration.
- 3 e. To establish reasonable standards and controls for REDEVELOPMENT AND
4 new development [which] THAT will result in sound design compatible
5 with existing land uses [and with the proposed highway I-395].
- 6 f. To provide other public [facilities] INFRASTRUCTURE IMPROVEMENTS such
7 as [street] STREETS and utilities [improvements].
- 8 g. To propose district changes to the Zoning [Ordinance] CODE of Baltimore
9 City, which are appropriate to the Land Use Plan and which will protect
10 the project from future blighting influence.

11 (2) In the Plan, amend B.1. to read as follows:

12 B. Land Use Plan

13 1. Permitted Land Uses

14 Only the uses shown on the Land Use Plan Map, Exhibit 2, [shall be] ARE
15 permitted within the [project area] PROJECT AREA. These uses are:
16 Residential AND SUPPORTING USES, OFFICE-RESIDENTIAL, Industrial, Public,
17 Community Commercial, and Community Business.

18 a. Residential

19 (1) The permitted TYPES OF residential uses [shall be] ARE: FLAT OR
20 GARDEN APARTMENT [garden-type walk-up apartments], ROWHOUSE
21 [rowhouses], and MULTISTORY (WALK-UP OR ELEVATOR)[high-rise
22 elevator apartments for the elderly].

23 [(2) Supporting uses, such as: education and recreational uses, religious
24 facilities of any denomination, sect, or rite; and subject to the approval
25 of the Board of Municipal and Zoning Appeals, convalescent homes,
26 homes for the care of the aged; day nurseries and nursery schools;
27 other public service uses; professional offices for not more than four
28 physicians or dentists in a structure designated and erected for
29 residential use.]

30 (2) [(3)] Retail commercial facilities customarily accessory to [elevator
31 apartments] MULTISTORY RESIDENTIAL.

32 (3) [(4)] Landscaping, off-street parking, and off-street loading related to
33 the above [shall be] ARE permitted as accessory uses.

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b. Public

The uses [shall be] ARE limited to a firehouse; school and related facilities; playgrounds; playfields and landscaped open space areas; libraries; multi-purpose neighborhood centers; other public facilities; and parking and loading facilities as related to the above uses.

c. Industrial

The permitted light and heavy industrial uses [shall be] ARE established within the [project area] PROJECT AREA under the M-2-2 [and M-3] INDUSTRIAL ZONING DISTRICT [industrial zoning districts, respectively].

d. Community Commercial

Community COMMERCIAL [commercial] uses [shall be] ARE limited to those uses permitted under the B-3 category of the Zoning [Ordinance] CODE of Baltimore City.

e. Community Business

Community Business uses [shall be] ARE limited to those uses permitted under the B-2 category of the Zoning [Ordinance] CODE of Baltimore City. HOWEVER, THE FOLLOWING B-2 PERMITTED USES ARE PROHIBITED IN THIS RENEWAL PLAN:

- ATHLETIC FIELDS
- BUS PASSENGER SHELTERS
- BUS AND TRANSIT TURNAROUNDS
- CLOTHES PRESSING ESTABLISHMENTS
- FRATERNITY AND SORORITY HOUSES: OFF-CAMPUS
- HOTELS AND MOTELS
- LABORATORIES
- LIQUOR STORES
- NEWSPAPER DISTRIBUTION AGENCIES: FOR HOME DELIVERY AND RETAIL
- TRADE
- PET SHOPS
- RADIO ANTENNAE
- ROOMING HOUSES
- TAVERNS
- TAXIDERMIST SHOPS
- TELEPHONE EXCHANGES
- TOBACCO SHOPS

IN ADDITION THE FOLLOWING B-2 ACCESSORY AND CONDITIONAL USES ARE PROHIBITED IN THIS RENEWAL PLAN:

- ACCESSORY MICROWAVE ANTENNAS
- AMUSEMENT ARCADES
- ANIMAL FACILITIES
- ANIMAL HOSPITALS THAT ARE ODOR-PROOFED AND SOUND-PROOFED

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1 AUTOMOBILE ACCESSORY STORES - INCLUDING RELATED REPAIR AND
2 INSTALLATION SERVICES
3 BUS AND TRANSIT PASSENGER STATIONS AND TERMINALS
4 FIREARM SALES, AMMUNITION SALES, OR BOTH
5 GARAGES, OTHER THAN ACCESSORY, FOR STORAGE, REPAIR, AND
6 SERVICING OF MOTOR VEHICLES NOT OVER 1 ½ TONS CAPACITY - BUT
7 NOT INCLUDING BODY REPAIR, PAINTING, OR ENGINE REBUILDING
8 GASOLINE SERVICE STATIONS
9 GOVERNMENTAL SERVICES
10 MASSAGE SALONS
11 POOL HALLS AND BILLIARD PARLORS
12 POULTRY- AND RABBIT-KILLING ESTABLISHMENTS
13 RECYCLING COLLECTION STATIONS

14 F. OFFICE-RESIDENTIAL

15 OFFICE RESIDENTIAL USES ARE LIMITED TO THOSE USES PERMITTED UNDER
16 THE O-R-3 CATEGORY OF THE ZONING CODE OF BALTIMORE CITY.

17 G. [f. Non-Conforming] NONCONFORMING USE

18 A [non-conforming use is any] lawfully existing use of a building or other
19 structure[,] or of land[, which] THAT does not conform to the applicable
20 use regulations of the [district in which it is located according to Article
21 30 of the Baltimore City Code (1976 Edition, as amended), titled
22 “Zoning”] ZONING CODE OF BALTIMORE CITY MAY BE CONTINUED AS A
23 “NONCONFORMING USE” ONLY AS PROVIDED IN TITLE 13 OF THE ZONING
24 CODE. A LAWFULLY EXISTING USE OF A BUILDING OR OTHER STRUCTURE
25 OF LAND THAT DOES NOT COMPLY WITH THE LAND USE REGULATIONS OF
26 THIS RENEWAL PLAN IS ALLOWED TO CONTINUE FOR AN INDEFINITE PERIOD
27 OF TIME. Non-conforming uses [shall be] ARE permitted to continue,
28 subject to ALL OF the provisions of TITLE 13 OF THE ZONING CODE OF
29 BALTIMORE CITY ENTITLED “NONCONFORMANCE”[Chapter 8 of said
30 Article 30 titled “Non-Conformance”].

31 H. [g. Non-Complying] NONCOMPLYING STRUCTURE

32 [A non-complying structure, as set forth in Chapter 8 of Article 30 of the
33 Baltimore City Code (1976 Edition, as amended), titled “Zoning”, is any
34 lawfully existing structure which does not comply with the bulk
35 regulations of the zoning district in which it is located. These non-
36 complying structures shall be permitted to continue, subject to the
37 provisions of said Chapter 8.] A LAWFULLY EXISTING STRUCTURE THAT
38 DOES NOT COMPLY WITH THE BULK REGULATIONS OF THE ZONING CODE OF
39 BALTIMORE CITY MAY BE CONTINUED AS A “NONCOMPLYING STRUCTURE”
40 ONLY AS PROVIDED IN TITLE 13 OF THE ZONING CODE. NONCOMPLYING
41 STRUCTURES ARE REGULATED BY TITLE 13 OF THE ZONING CODE OF
42 BALTIMORE CITY.

43 In addition, a [non-complying] NONCOMPLYING land use – when such term
44 is used IN THIS RENEWAL PLAN [herein] – is any lawfully existing use of a

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1 building or other structure, or of land, which does not comply with the
2 land use regulations of this Plan. These [non-complying] NONCOMPLYING
3 uses [shall be] ARE permitted to continue for an indefinite period of time,
4 except that:

5 (1) Any [non-complying] NONCOMPLYING land use [which] THAT is
6 discontinued for a period exceeding 12 months [shall] MAY not be
7 reestablished;

8 (2) No change in the permanent physical members of a structure, such as
9 bearing walls, columns, beams, or girders, or no substantial change in
10 the roof or in the exterior walls shall be made in or to a building or
11 structure except those required by law or except to make the building
12 and use [thereof] OF IT conform to the regulations of this Plan; and

13 (3) No [non-complying] NONCOMPLYING land use [shall] MAY be changed
14 to any other [non-complying] NONCOMPLYING use.

15 (3) In the Plan, amend B.2. to read as follows:

16 2. Regulations, Controls, and Restrictions

17 a. Provisions Applicable to all Land to be Acquired OR DISPOSED

18 The following regulations, controls, and restrictions will be implemented
19 where applicable by covenants[,] or other provisions in the agreements for
20 land disposition and instruments of conveyance executed pursuant [thereto]
21 TO THEM:

22 (1) General Provisions

23 (a) No [buildings] BUILDING, structure, or parking area [shall] MAY be
24 constructed over an easement within the [project area] PROJECT AREA
25 without the prior consent of the Commissioner of the Department of
26 Housing and Community Development and the Director of Public
27 Works.

28 (b) No materials [shall] MAY be stored or permitted to remain outside
29 buildings. No waste material, refuse, or garage [shall] MAY be
30 permitted to remain outside buildings except as permitted by the
31 Baltimore City regulations regarding containers for garbage; the areas
32 for such containers [shall] MUST be properly screened.

33 (c) Except as otherwise provided in specific lot controls, no signs other
34 than those identifying the structure [upon] ON which they are installed
35 or identifying the use conducted [therein shall be] IN IT ARE permitted.
36 No sign [shall] MAY extend above the roof line or parapet wall of the
37 building to which it is attached; no sign [shall] MAY project more than
38 12 inches from the building to which it is attached. No free standing
39 signs [shall be] ARE permitted. No animated or pulsating signs [shall
40 be] ARE permitted. The total area of exterior signs for each building

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1 [shall] MAY not exceed in gross area [one (1)] 1 foot times the street
2 frontage, in feet, of the building; except that signs not exceeding [six
3 (6)] 6 square feet in area erected for the purpose of directing motorists
4 to the entrance or exit points of off-street parking areas [shall be] ARE
5 permitted when attached to a fence, screening wall, or building wall
6 and [shall] ARE not [be] included in the total area calculated for
7 exterior signs.

8 (d) All land not covered by structures, paved parking, loading or related
9 service areas, paved areas for pedestrian circulation, or decorative
10 surface treatment[, shall] MUST be provided with landscaping.
11 Landscape treatment encompasses the planting of any, all, or a
12 combination of the following: trees, shrubs, ground cover, grass,
13 flowers. The amount of landscape treatment should be determined by
14 the nature of the development and should serve to improve the utility
15 of the site, soften and relieve the effects of structure and pavement,
16 and provide a visual harmony. All screening and landscaping [shall]
17 MUST be maintained in good condition.

18 (e) The setback areas abutting street right-of-way, with the exception of
19 driveways, sidewalks and other walk-ways, [shall] MUST be used
20 exclusively for the planting and growing of trees, shrubs, lawn, and
21 other ground covering or material. These areas [shall] MAY not be
22 used for nor considered in computing, the parking and/or loading
23 space requirement.

24 (f) Exterior or ventilation equipment or any mechanical equipment placed
25 outside of the building, including on the roof, [shall] MUST be
26 effectively screened.

27 (g) Off-street parking and effective screening [shall] MUST be provided on
28 all lots for development as established in the Zoning [Ordinance]
29 CODE of Baltimore City, or in such lesser amount as may be
30 authorized by the Board of Municipal and Zoning Appeals, as a
31 Special Exception or Variance.

32 (h) The Redeveloper [shall] MAY not enter into, execute, or be a party to
33 any covenant, agreement, lease, deed, assignment, conveyance, or any
34 other written instrument [which] THAT restricts the sale, lease, use of
35 occupancy of the property, or any part [thereof] OF IT, or any
36 improvements placed [thereon, upon] ON IT ON the basis of national
37 origin, race, religion, sex, or color. [Such] THE agreement or covenant
38 providing for this non-discrimination provision [shall remain]
39 REMAINS in effect without limitation as to time. The Redeveloper
40 [shall] MUST comply with all State and local laws[,] in effect [from
41 time to time prohibiting] THAT PROHIBIT discrimination or segregation.

42 (i) HEIGHTS OF ALL NEW DEVELOPMENT IN NON-RESIDENTIAL ZONED
43 AREAS MAY NOT EXCEED:

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- 75 FEET ALONG OSTEND STREET AND LEADENHALL STREET SOUTH OF WEST STREET; AND WEST AND PEACH STREETS WEST OF LEADENHALL STREET;
- 60 FEET ALONG WEST STREET WEST OF RACE STREET;
- 45 FEET ALONG RACE STREET, WEST STREET BETWEEN LEADENHALL AND RACE STREET, AND CROSS STREET.

(2) Residential Disposition Lots

(a) Schedule of Standards for Residential Development FOR DISPOSITION LOTS ONLY:

[<u>Walk-Up*</u>	<u>Row</u>	<u>High-Rise</u>
	<u>Apartments</u>	<u>Houses*</u>	<u>Elevator</u>
			<u>Apartments</u>
Maximum Density	35	35	150
Floor Area Ratio	--	--	3.0
Maximum Height (ft.)	35	35	--
Minimum Rear Yard (ft.)	**	**	**
Setback	20	20	20

- * The number of attached dwellings shall not exceed 9 in a row.
- ** A minimum rear yard of 25 feet shall be required except where lesser amounts are authorized by the Board of Municipal and Zoning Appeals.]

	FLAT OR GARDEN	ROWHOUSE (1)	MULTISTORY
MAXIMUM DENSITY	35	35	150
FLOOR AREA RATIO	--	--	--
MAXIMUM HEIGHT (FT)	35	35	50
MINIMUM REAR YARD (FT)	25	25	25
SETBACK (FT)	20	20	20

- (1) THE NUMBER OF DETACHED DWELLINGS SHALL NOT EXCEED 9, EXCEPT AS PROVIDED FOR BELOW OR WHERE A LESSER AMOUNT IS AUTHORIZED BY THE BOARD OF MUNICIPAL AND ZONING APPEALS.

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(b) Disposition Lots 9 and 9A

- i. A minimum setback of 30 feet [shall be] IS required [from] FOR STRUCTURES LOCATED ON Henrietta Street. A minimum setback of 20 feet [shall be] IS required [from] FOR STRUCTURES LOCATED ON Hanover Street, or such lesser amount as may be authorized by the Board of Municipal and Zoning Appeals, as a Special Exception or Variance.
- ii. The maximum building height [shall] MAY not exceed 55 feet. The maximum bell tower height [shall] MAY not exceed 40 feet.

(c) Disposition Lot 12

- i. Disposition Lot 12 [shall be] IS limited to off-street parking.
- ii. The developer of Disposition Lot 12 [shall] MUST provide an easement for vehicular access for the adjacent property at 106 Winter Street.
- iii. The developer of Disposition Lot 12 [shall] MUST convey overland surface drainage flows from Creek Street to the Race Street drainage system.

(3) Public Disposition Lots

- (a) Disposition Lot 1 [shall] MUST be developed for a school and ancillary recreational facilities. The maximum floor area ratio [shall] MAY not exceed 0.4.
- (b) Disposition Lot 5 [shall] MUST be developed for parking [in conjunction with] ACCESSORY TO THE adjacent firehouse.
- (c) Disposition Lots 6 and 7 [shall] MUST be developed for recreation. No off-street parking or loading facilities are required.

(4) Industrial Disposition Lots

(a) General Provisions

- i. Adequate off-street loading facilities [shall] MUST be provided on all lots for development.
- ii. All loading and maneuvering of service vehicles and all other related service activities necessary to the operation of the development [shall] MUST be accommodated entirely within the lot lines.
- iii. No noxious trade or activity [shall] MAY be carried on within the [project area] PROJECT AREA, nor shall anything be done [therein which] IN IT THAT may be or become an annoyance or a nuisance

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1 to the [project area] PROJECT AREA by reason of unsightliness or
2 the excessive emissions or odors, dust, fumes, smoke, noise, glare,
3 or heat.

4 (b) Disposition Lot 8

- 5 i. A front yard setback [shall] MAY not be less than [ten (10)] 10 feet
6 in depth. The street corner side [shall] MAY not be less than [ten
7 (10)] 10 feet in width.
- 8 ii. All loading and maneuvering of service vehicles and all other
9 related service activities necessary to the operation of the
10 development [shall] MUST be accommodated entirely within the lot
11 lines.
- 12 iii. The developer of Disposition Lot 8 [shall] MUST provide an
13 easement for vehicular access for the property located at 1201 S.
14 Sharp Street.
- 15 iv. The developer of Disposition Lot 8 must maintain surface drainage
16 flows in the Peach Street easement from the property at 1201 S.
17 Sharp Street and convey the flows to the City's drainage system in
18 Ostend Street.

19 (c) Disposition Lot 10

- 20 i. A front yard setback [shall] MUST BE not [be] less than [ten (10)]
21 10 feet in depth. The street corner side [shall] MUST BE not [be]
22 less than [ten (10)] 10 feet in width.
- 23 ii. The maximum floor area ratio [shall] MAY not exceed 5.0.
- 24 iii. Everything not within A fully enclosed building [shall] MUST be
25 screened.
- 26 iv. Required screening [shall] MUST consist of a fireproof opaque wall
27 of uniform color, fence, or a combined opaque wall with fencing
28 not less than [six (6)] 6 feet in height, resistant to damage from the
29 elements and maintained in good condition.
- 30 v. No burning [shall] MAY be carried on within the lot except in
31 suitable containers at appropriate locations and times and with the
32 written permission of the Baltimore City Fire Department.

33 b. Provisions Applicable to all Land Not to be Acquired OR DISPOSED

34 (1) General Provisions

35 The provisions of Section B.1. (Permitted Uses) above [shall] apply to all
36 properties not to be acquired OR DISPOSED within the [project area]
37 PROJECT AREA. The provisions of Section B.2.a. [shall] apply as

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1 appropriate to properties not currently proposed to be acquired by this
2 Plan if the owners [thereof] OF THEM acquire adjacent project land made
3 available by the Department of Housing and Community Development
4 under the provisions of this Plan.

5 (2) New Construction, Exterior Rehabilitation, and Change in Use

6 All plans for new construction (including parking lots), exterior
7 rehabilitation, and change in use on any property not to be acquired under
8 the provisions of this [plan] PLAN [shall] MUST be submitted to the
9 Department of Housing and Community Development for review. Only
10 upon finding that the proposed plans are consistent with the objectives of
11 the Urban Renewal Plan, shall the Commissioner of the Department of
12 Housing and Community Development authorize the processing of the
13 plans for issuance of a building permit. The provisions of this section are
14 in addition to and not in lieu of all other applicable laws and ordinances
15 relating to new construction.
16

17 (3) Demolition

18 All applications for demolition permits [shall] MUST be submitted to the
19 Department of Housing and Community Development for review and
20 approval. Upon finding that the proposed demolition is consistent with
21 the objectives of the Urban Renewal Plan, the Commissioner of the
22 Department of Housing and Community Development shall authorize the
23 issuance of the necessary permit. If the Commissioner finds that the
24 proposal is inconsistent with the objectives of the Urban Renewal Plan
25 and therefore denies the issuance of the permit, [he] THE COMMISSIONER
26 [shall] MUST, within 90 days of such denial, seek approval of the Board of
27 Estimates to acquire for and on behalf of the Mayor and City Council of
28 Baltimore the property, in whole or in part, on which [said] THE
29 demolition was to have occurred, by purchase, lease, condemnation, gift
30 or other legal means for the renovation, rehabilitation, and disposition
31 [thereof] OF IT. In the event that the Board of Estimates does not authorize
32 the acquisition, the Commissioner[, shall] MUST, without delay, issue the
33 demolition permit.

34 (4) In the Plan, amend C. to read as follows:

35 C. Techniques Used to Achieve Plan Objectives

36 1. Purposes for Which Properties will be Acquired DISPOSED

- 37 a. ~~Properties designated for acquisition on the Property Acquisition Map.~~
38 ~~Exhibit 3, will be acquired either for clearance and redevelopment, for~~
39 ~~rehabilitation, or for public facilities.~~ Those properties [which] THAT are
40 [being] acquired DISPOSED OF for residential rehabilitation and [which]
41 THAT have not been designated [collectively] with a disposition lot
42 number[,] are listed in Appendix A, “Properties for ~~Acquisition and~~
43 ~~Disposition for Residential Rehabilitation~~”.

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b. Conditions Under Which Properties Not Designated for Acquisition May Be Acquired

(1) Non-Salvable and Non-compliance with Provisions

[It may be necessary to] THE COMMISSIONER OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT MAY acquire, by purchase or by condemnation for Urban Renewal purposes, the fee simple interest or any lesser interest in and to [such of] the remaining properties or portions [thereof] OF THEM in the Sharp-Leadenhall Project not specifically designated for acquisition on the Property Acquisition Map, Exhibit 3, as may be deemed necessary and proper by the Commissioner [of the Department of Housing and Community Development] to effect the proper implementation of the Project. [This] THE PROPERTIES may include:

(a) Any property in the [project area] PROJECT AREA containing a non-salvable structure, i.e., a structure [which] THAT in the opinion of the Commissioner of the Department of Housing and Community Development cannot be economically rehabilitated.

(b) Any property the owner of which is unable or unwilling to comply or conform to the codes and ordinances of Baltimore City within 12 months from the date of written notice of the required improvements, the COMMISSIONER OF THE Department of Housing and Community Development, after due consideration that the property owner has failed to achieve substantial conformity with the codes and ordinances of Baltimore City, may acquire [such] THE property pursuant to the Eminent Domain Law of [this] THE State OF MARYLAND as if the property [has] HAD [originally] been planned for acquisition UNDER THIS PLAN [after 90 days written notice to the owner. The Department of Housing and Community Development reserves the right to acquire any such non-complying property for a period of two (2) years from the date of said written 90 days notice by the Department of Housing and Community Development].

(2) Acquisition for Rehabilitation

In [such of] the remaining properties not designated for acquisition on the Property Acquisition Map, and in addition to those properties enumerated on Section C.1.b. (1) above, it may be necessary to acquire by purchase or condemnation the fee simple interest[,] or any lesser interest, in order to carry out rehabilitation by the Department of Housing and Community Development. These properties [are being] MAY BE acquired [because] IN ORDER TO:

(a) [It is necessary to] make residential structures available for low- or moderate-income families; or

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1 (b) [Rehabilitation on a structure-by-structure basis is infeasible, and
2 assemblage of] ASSEMBLE a group OR GROUPS of properties [is
3 required] to carry out objectives set forth in this [plan] PLAN WHEN
4 REHABILITATION ON A STRUCTURE-BY-STRUCTURE BASIS IS
5 INFEASIBLE; or

6 (c) [Rehabilitation of individual, scattered properties is necessary in
7 order to] remove blighting influences from otherwise sound
8 residential blocks THROUGH THE REHABILITATION OF INDIVIDUAL,
9 SCATTERED PROPERTIES.

10 c. Actions to be Followed by the Department of Housing and Community
11 Development upon Acquisition of Properties

12 (1) Demolish the structure or structures [thereon] ON THEM and dispose of
13 the land for redevelopment for uses in accordance with this Plan; or

14 (2) Sell or lease the property subject to rehabilitation in conformance with
15 the codes and ordinances of Baltimore City; or

16 (3) Rehabilitate the property in conformance with the codes and
17 ordinances of Baltimore City and dispose of property in accordance
18 with applicable regulations. If sale cannot be consummated by the
19 time rehabilitation is accomplished, property may be rented pending
20 continuing sale efforts.

21 2. Rehabilitation

22 Property rehabilitation [shall] MUST comply with the codes and ordinances of
23 the City of Baltimore AND DESIGN GUIDELINES PROVIDED IN APPENDIX B OF
24 THIS DOCUMENT. Cleaning of masonry facades by means of sandblasting
25 [shall] IS not [be] permitted.

26 3. Relocation

27 [a.] The Department of Housing and Community Development [assures]
28 SHALL ASSURE that [before] individuals or families [are] displaced
29 from their dwelling units due to the requirements of the Plan[,] WILL
30 BE OFFERED standard housing within the displacees' financial means
31 [shall be provided]. Residents living within the Project Area, if
32 displaced through the requirements of this Plan, shall be given a
33 priority by the Department of Housing and Community Development
34 to any housing within the Project Area over which the Department has
35 direct control.

36 [b. The Department of Housing and Community Development assures that
37 before firms or individual businesses are displaced from their present
38 location of operation due to the requirements of this Plan, standard
39 commercial structures within the displacees' financial means, in or near
40 the Project Area, shall be identified, Businesses displaced because of the
41 requirements of this Plan shall be given favorable consideration, but not

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necessarily priority, by the Department of Housing and Community Development in the review of commercial and industrial redevelopment proposals.]

4. Review of Development

a. Department of Housing and Community Development Review

(1) Land to be Acquired and Disposed [of]

The Department of Housing and Community Development specifically reserves the right to review and approve the Redeveloper's plans and specifications for development or rehabilitation with respect to their conformance with the provisions of the [renewal plan] RENEWAL PLAN and in order to achieve harmonious development of the [project area] PROJECT AREA. The Department also reserves the right to refuse to approve any [such] drawings, plans, or specifications that are not suitable or desirable, in its opinion, for aesthetic or functional reasons; and in so passing upon such drawings, plans, and specifications, it shall have the right to take into consideration, but shall not be limited to, the suitability of the site plan, architectural treatment, building plans, elevations, materials and color, construction details, access, parking, loading, landscaping, identifications signs, exterior lighting, refuse collection details, streets, sidewalks, and the harmony of the plans with the surroundings.

(2) Land Not to be Acquired

Under the provisions of Section B.2.b. of this Plan, the Department of Housing and Community Development has the right to review all plans for new construction (including parking lots), exterior rehabilitation, or change in the use on any property not to be acquired. In reviewing these plans, the Commissioner of the Department of Housing and Community Development shall be concerned with the objectives and design aspects contained in this Plan.

b. Community Review

The Department of Housing and Community Development may submit to the Sharp-Leadenhall Project Area Committee, or its successor, for [its] PUBLIC review and comment[,] the form and content of [all] proposals to redevelop land to be disposed of and the Preliminary and proposed Final Construction Plans for each disposition lot designated in this Plan. The [Commissioner of the] Department of Housing and Community Development may also[, at his discretion, submit to said Council, or its successor,] PRESENT for [its] PUBLIC review and comment, the plans for development or rehabilitation on any property not [to be] BEING acquired. The Sharp-Leadenhall Project Area Committee, or its successor, shall advise the Department of Housing and Community Development of its recommendations regarding the acceptability and/or priority of all plans and proposals. ANY COMMENTS REGARDING THE PLANS MUST BE [The]

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written AND [comments] [shall be] transmitted to the Department of Housing and Community Development no later than [3] 4 weeks after the proposal and/or plans have been [submitted] PRESENTED FOR CONSIDERATION [to the Sharp-Leadenhall Project Area Committee or its successors; otherwise, it is presumed that the proposals and/or plans are acceptable.] The Commissioner of the Department of Housing and Community Development retains final authority to approve or disapprove all plans and to grant or withhold development [priorities,] RIGHTS AND SHALL [disposing] DISPOSE of [redevelopment land] DISPOSITION LOTS through procedures established by the Department of Housing and Community Development.

5. Land Disposition

- a. Land and property interests acquired by the Mayor and City Council within the area will be disposed of by sale, lease, conveyance, [or] transfer, or other means available to the City, in accordance with the provisions of this Plan.
- b. The parcels shown on the Land Disposition Map, Exhibit 4, as available for disposition, are schematic and approximate. The Department of Housing and Community Development [shall have] HAS the right, [in] AT its discretion, to fix their precise boundaries and size. For purposes of disposition, the parcels[,] or lots, as shown on the Land Disposition Map, may be subdivided or combined.

6. Zoning

All appropriate provisions of the Zoning [Ordinance] CODE of Baltimore City [shall] apply to properties in the Project Area. In order to execute the Urban Renewal Plan, Zoning District changes as designated on the Zoning Districts Map, Exhibit 5, will be required. These changes will require amendments to the Zoning [Ordinance] CODE. Action to this effect will be initiated during the execution of the Plan.

7. INCLUSIONARY HOUSING REQUIREMENT REQUIREMENT TO CREATE AND PRESERVE PERMANENT HOUSING THAT IS AFFORDABLE TO RESIDENTS WITH A RANGE OF INCOMES

GOAL

THE GOAL OF THIS SECTION IS TO ADDRESS A SHORTAGE OF QUALITY, NEW OR RENOVATED HOUSING THAT IS AFFORDABLE TO RESIDENTS WHO EARN BELOW 120% OF AREA MEDIAN INCOME. TO ENCOURAGE THE PROVISION OF SUCH HOUSING, RESIDENTIAL DENSITIES ARE INCREASED IN ZONING DISTRICTS WHERE THE REQUIREMENTS OF THIS SECTION APPLY.

APPLICABILITY

THIS SECTION APPLIES TO ANY RESIDENTIAL DEVELOPMENT OF 10 DWELLING UNITS OR MORE SUBMITTED FOR SITE PLAN OR BUILDING PERMIT APPROVAL

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1 AND LOCATED WITHIN THE PROJECT BOUNDARIES DEFINED IN SECTION A.
2 LOCATED IN A ZONING DISTRICT WHERE RESIDENTIAL DENSITY INCREASED
3 PURSUANT TO THIS URBAN RENEWAL PLAN AMENDMENT. ~~ANY DEVELOPMENT~~
4 ~~MEETING THIS DEFINITION SHALL BE KNOWN AS A PARTICIPATING PROJECT.~~

5 RESIDENTIAL DEVELOPMENTS SUBJECT TO THIS REQUIREMENT INCLUDE
6 HOUSING CREATED BY NEW CONSTRUCTION, BY SUBSTANTIAL REHABILITATION
7 OF ANY STRUCTURE FOR RESIDENTIAL USE, AND BY CONVERSION OF A NEW
8 STRUCTURE FROM ITS ORIGINAL OR MOST RECENT USE TO RESIDENTIAL USE.

9 ~~DEVELOPMENT PROJECTS~~ RESIDENTIAL DEVELOPMENTS SUBJECT TO THIS
10 REQUIREMENT INCLUDE CONTIGUOUS PARCELS DEVELOPED BY THE SAME
11 DEVELOPER AND PHASED PROJECTS THAT IN THE AGGREGATE INCLUDE THE
12 DEVELOPMENT OF 10 OR MORE RESIDENTIAL UNITS. IF SUBSEQUENT
13 DEVELOPMENT PLANS OR BUILDING PERMITS BRING THE TOTAL DEVELOPMENT
14 OF CONTIGUOUS PARCELS OR PARCELS DIVIDED BY ALLEYS TO A COMBINED
15 TOTAL OF 10 OR MORE UNITS WITHIN 2 YEARS, ANY AFFORDABLE UNITS NOT
16 PRODUCED IN THE FIRST PHASE OF THE DEVELOPMENT SHALL BE ADDED TO A
17 SUBSEQUENT PHASE. ANY RESIDENTIAL DEVELOPMENT MEETING THIS
18 DEFINITION SHALL BE KNOWN AS A PARTICIPATING PROJECT.

19 A. 10 PERCENT OF ALL UNITS CONSTRUCTED (ROUNDED TO THE NEAREST
20 TENTH) IN ANY PARTICIPATING PROJECT SHALL BE PRICED TO BE
21 AFFORDABLE TO HOUSEHOLDS WITH INCOMES ~~AT~~ BETWEEN 80 AND 120
22 PERCENT OF THE AREA MEDIAN INCOME IN THE YEAR IN WHICH UNITS ARE
23 FIRST OFFERED TO THE PUBLIC AS DEFINED BY THE U.S. DEPARTMENT OF
24 HOUSING AND URBAN DEVELOPMENT ADJUSTED FOR HOUSEHOLD SIZE.

25 THE UNITS MUST INCLUDE A RANGE IN THE TENURE OF UNITS AND NUMBER
26 OF BEDROOMS WITHIN EACH TENURE COMPARABLE TO THE REST OF THE
27 DEVELOPMENT. SUCH AFFORDABILITY SHALL BE MAINTAINED FOR A
28 PERIOD OF 99 YEARS THROUGH A COVENANT RUNNING WITH THE LAND
29 THAT SHALL SURVIVE SUBSEQUENT RE-SALE OR OTHER CHANGE IN
30 OWNERSHIP OR OCCUPANCY.

31 B. DESIGN AND CONSTRUCTION

32 THE EXTERIOR DESIGN AND FINISH OF AFFORDABLE UNITS CONSTRUCTED
33 PURSUANT TO THIS SECTION SHALL BE GENERALLY COMPARABLE TO
34 OTHER UNITS IN THE PARTICIPATING PROJECT. IN ADDITION, ALL NEW
35 CONSTRUCTION MUST COMPLY WITH THE DESIGN GUIDELINES PROVIDED IN
36 APPENDIX B.

37 AFFORDABLE UNITS SHALL BE CONSTRUCTED PRIOR TO OR CONCURRENTLY
38 WITH THE CONSTRUCTION OF OTHER UNITS IN THE PARTICIPATING
39 PROJECT.

40 THE DEVELOPER SHALL SUBMIT SITE PLANS AND SCHEDULES OF PRICING
41 AND COMPLETION DATES THAT RESPOND TO THE GOALS AND
42 REQUIREMENTS OF THIS SECTION TO THE HOUSING COMMISSIONER AND
43 THE DIRECTOR OF PLANNING ON OR ABOUT THE TIME OF SITE PLAN

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1 SUBMISSION. NO SITE PLAN APPROVAL SHALL BE GRANTED NOR ANY
2 BUILDING PERMITS ISSUED ~~UNTIL THE PLANS AND SCHEDULES ARE~~
3 ~~APPROVED BY UNLESS THE COMMISSIONER AND DIRECTOR OF PLANNING~~
4 DETERMINE THAT THE PARTICIPATING PROJECT MEETS THE GOALS AND
5 REQUIREMENTS OF THIS SECTION.

6 C. WHERE DEEMED APPROPRIATE BY THE DIRECTOR OF THE DEPARTMENT OF
7 PLANNING, FOR DEVELOPMENTS THAT REQUIRE MULTIPLE PHASES, THE
8 ABOVE REQUIREMENTS MAY BE APPLIED TO EACH PHASE SEPARATELY
9 RATHER THAN FOR THE ENTIRE UNIT COUNT.

10 D. ~~SEVERABILITY~~ SUBSEQUENT PROVISIONS

11 SHOULD THE MAYOR AND CITY COUNCIL OF BALTIMORE ENACT
12 LEGISLATION CONTAINING INCLUSIONARY HOUSING REQUIREMENTS ON A
13 CITY-WIDE BASIS, THOSE REGULATIONS SHALL APPLY AND SUPERSEDE THE
14 REQUIREMENTS OF THIS URBAN RENEWAL PLAN.

15 (5) In the Plan, amend D. to read as follows:

16 D. Duration of Provisions and Requirements

17 The Sharp-Leadenhall Urban Renewal Plan, as it may be amended from time to
18 time, shall remain in full force and effect for a period of [forty (40)] ~~40 years from~~
19 ~~the date of original adoption~~ 10 YEARS FROM THE DATE OF ADOPTION OF THE
20 CURRENT AMENDMENT of this Renewal Plan by ordinance of the Mayor and City
21 Council of Baltimore.

22 (6) In the Plan, amend E. to read as follows:

23 E. Procedures for Changes in Approved Plan

24 The Department of Housing and Community Development shall submit to the
25 Sharp-Leadenhall Project Area Committee, or its successor, for its review and
26 comments all proposed amendments to the Urban Renewal Plan no later than at
27 the time the proposed amendments are submitted to the Director of the
28 Department of Planning by the Department of Housing and Community
29 Development. The written comments and recommendations for this review shall
30 be transmitted to the Department of Housing and Community Development no
31 later than [three (3)] 3 weeks after they have been submitted to the Sharp-
32 Leadenhall Project Area Committee, or its successor; otherwise, it is presumed
33 the proposed changes are satisfactory. Prior to passage of any ordinance
34 amending the Urban Renewal Plan, a public hearing shall be held, and the Sharp-
35 Leadenhall Project Area Committee, or its successor, shall receive at least [ten
36 (10)] 10 days prior to [such] THE hearing, written notice of the time and place of
37 [such] THE hearing. With respect to any land in the Project Area previously
38 disposed of by the Department of Housing and Community Development for use
39 in accordance with the Urban Renewal Plan, the then owner of [such] THE land
40 whose interests therein are materially affected by [such] THE Plan changes shall
41 receive, at least [ten (10)] 10 days prior to [such] THE hearing, written notice of

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1 the time and place of [such] THE hearing and information as to where a copy of
2 the proposed amendments may be inspected.

3 (7) In the Plan, amend Appendix A to read as follows:

4 Properties for ~~Acquisition and~~ Disposition for Residential Rehabilitation

5 In addition to those groups of properties to be ~~acquired and~~ disposed of for rehabilitation
6 (designated with disposition lot numbers on Exhibit 4), the following properties are also being
7 ~~acquired and~~ disposed of for rehabilitation. Certain properties listed below may be used, in
8 whole or in part, as rear or side yard space for adjacent rehabilitated housing.

- 9 ~~901 Bevan Street~~
- 10 903 BEVAN STREET
- 11 ~~905 BEVAN STREET~~
- 12 ~~906 Bevan Street~~
- 13 ~~907 Bevan Street~~
- 14 ~~908 Bevan Street~~
- 15 ~~909 Bevan Street~~
- 16 ~~910 Bevan Street~~
- 17 ~~911 Bevan Street~~
- 18 ~~913 Bevan Street~~
- 19 914 BEVAN STREET
- 20 ~~915 Bevan Street~~
- 21 ~~916 Bevan Street~~
- 22 ~~917 Bevan Street~~
- 23 ~~918 Bevan Street~~
- 24 ~~920 Bevan Street~~
- 25 921 BEVAN STREET
- 26 ~~922 Bevan Street~~
- 27 925 BEVAN STREET
- 28 927 BEVAN STREET
- 29 ~~931 Bevan Street~~
- 30 ~~933 Bevan Street~~
- 31 ~~935 Bevan Street~~
- 32 937 BEVAN STREET
- 33 939 BEVAN STREET

- 34 1128 CLARKSON STREET
- 35 1130 CLARKSON STREET
- 36 1132 CLARKSON STREET
- 37 1134 CLARKSON STREET

- 38 1002 CREEK STREET
- 39 ~~1007 Creek Street~~
- 40 ~~1009 Creek Street~~

- 41 ~~100 through 104 W. Cross Street~~
- 42 116 W. CROSS STREET
- 43 ~~123 W. Cross Street~~
- 44 129 W. Cross Street

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1 ~~138 W. Cross Street~~
2 ~~146 W. Cross Street~~

3 ~~123 W. Hamburg Street~~
4 ~~127 W. Hamburg Street~~

5 ~~827 S. Hanover Street~~
6 ~~829 S. Hanover Street~~
7 ~~900 S. Hanover Street~~
8 ~~910 S. Hanover Street~~
9 ~~934 S. HANOVER STREET~~
10 ~~936 S. HANOVER STREET~~
11 ~~1020 S. HANOVER STREET~~
12 ~~1022 S. Hanover Street~~
13 ~~1035 S. Hanover Street~~
14 ~~1037 S. Hanover Street~~
15 ~~1111 S. Hanover Street~~
16 ~~1227 S. HANOVER STREET~~

17 ~~103 through 113 W. Henrietta Street~~
18 ~~137 W. Henrietta Street~~

19 ~~114 KUHLMAN COURT~~
20 ~~116 KUHLMAN COURT~~

21 ~~900 through 908 Leadenhall Street~~
22 ~~1001 LEADENHALL STREET~~
23 ~~1003 through 1011 Leadenhall Street~~
24 ~~1124 Leadenhall Street~~
25 ~~1126 Leadenhall Street~~

26 ~~836 Peach Street~~
27 ~~838 Peach Street~~

28 ~~1021 RACE STREET~~
29 ~~1101 RACE STREET~~
30 ~~1103 RACE STREET~~
31 ~~1107 [through 1119] Race Street~~
32 ~~1109 RACE STREET~~
33 ~~1111 RACE STREET~~
34 ~~1113 THROUGH 1119 RACE STREET~~
35 ~~1121 Race Street~~
36 ~~1123 Race Street~~

37 ~~807 S. Sharp Street~~
38 ~~809 S. Sharp Street~~
39 ~~815 S. Sharp Street~~
40 ~~833 S. Sharp Street~~
41 ~~835 S. Sharp Street~~

42 ~~29 W. West Street~~

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1 36 W. WEST STREET
2 38 W. WEST STREET
3 ~~48 W. West Street~~
4 ~~127 W. West Street~~
5 ~~133 W. West Street~~
6 ~~135 W. West Street~~

7 (8) Exhibit 2, "Land Use Plan", ~~Exhibit 3, "Property Acquisition"~~, Exhibit 4, "Land
8 Disposition", and Exhibit 5, "Zoning Districts", are amended, all dated as revised
9 May 1, 2006, to reflect the changes in the Renewal Plan, and add new Exhibit 6,
10 "Historic District", dated as revised May 1, 2006, to the Plan.

11 (9) After Appendix A in the Plan, insert new Appendix B to read as follows:

12 **APPENDIX B**

13 **RESIDENTIAL DESIGN GUIDELINES**

14 THE CREATION OF A HIGH QUALITY ENVIRONMENT FOR A NEW RESIDENTIAL
15 DEVELOPMENT IS BASED ON THE FOLLOWING PRINCIPLES:

- 16 • BUILDINGS SHOULD ENCLOSE EACH BLOCK REINFORCING THE TRADITIONAL BALTIMORE
17 BLOCK PATTERN AND ENHANCING THE URBAN CHARACTER OF THE STREETS AND OPEN
18 SPACES.
- 19 • BUILDINGS MUST BE DESIGNED TO ENHANCE THE PUBLIC REALM, WITH EMPHASIS ON
20 WELL-DEFINED AND PROPERLY ORIENTED PEDESTRIAN ENTRANCES AND COMPOSED AND
21 ARTICULATED FACADES. SEPARATE AUTO ACCESS TO ANY INTERIOR PARKING SHOULD BE
22 PROVIDED THROUGH THE ALLEYS.
- 23 • ALLEYS SHALL BE INTIMATE WELL DESIGNED SPACES FOR SERVICE NEEDS, REINFORCING
24 THE PRIMARY PUBLIC ROLE OF THE STREETS.

25 BUILDING FORM AND PLACEMENT:

- 26 • ALL RESIDENTIAL BUILDINGS ARE TO FACE THE STREET.
- 27 • BUILDING SETBACKS SHALL BE PROVIDED AS NECESSARY TO ALLOW ADEQUATE SPACE
28 FOR AN INDIVIDUAL STOOP, STEPS, AND PLANTING AS WELL AS STREET TREES.
- 29 • BUILDINGS MUST MAINTAIN A CONSISTENT SETBACK ALONG BLOCK FACES.
- 30 • MID-BLOCK GAPS ARE NOT PERMITTED WITHIN A ROW OF TOWNHOUSES.
- 31 • ROOF TOP EQUIPMENT SHOULD BE SHIELDED FROM STREET VIEWS WITH SCREENING THAT
32 IS INTEGRAL TO THE BUILDING FACADE AND DOES NOT APPEAR TO BE ROOF TOP
33 SCREENING.

34 BUILDING HEIGHT:

- 35 • THE MAXIMUM HEIGHT FOR ALL SINGLE-FAMILY HOUSES IS 45 FEET.

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BUILDING WALL AND STREET FRONTAGE:

- 1 • ARTICULATION OF THE BUILDING FACADE WITH ELEMENTS THAT CREATE DEPTH AND
2 SHADOW LINES IS HIGHLY ENCOURAGED.
- 3
- 4 • BUILDING WALL GUIDELINES ENSURE THAT STREETS ARE LINED WITH BUILDINGS THAT
5 HAVE SUFFICIENT TRANSPARENCY WITH THE INCORPORATION OF WINDOWS AND DOORS TO
6 CREATE A SAFE AND ANIMATED PUBLIC REALM.
- 7 • FRONT ENTRY DOORS SHOULD FACE THE STREET OR PUBLIC OPEN SPACE. FRONT DOOR
8 ENTRIES SHOULD BE MADE DISTINCTIVE TO ENHANCE BUILDING FACADES.
- 9 • A MINIMUM OF 30% OF THE LINEAL HORIZONTAL DIMENSION OF THE FACADE OF EACH
10 FLOOR SHALL BE WINDOWS OR OPENINGS.
- 11 • RECESSED WINDOWS WITH MULLIONS ARE ENCOURAGED TO DEVELOP SHADOW LINES.
- 12 • OPENINGS: IF A TRADITIONAL STYLE IS FOLLOWED FOR THE DESIGN OF A RESIDENTIAL
13 BUILDING, OPENINGS MUST BE VERTICAL IN PROPORTION AND CONSISTENT WITH HISTORIC
14 TRADITIONAL STYLES.
- 15 • USE OF SPECIAL BAYS, BOXES, AND DORMERS IS ENCOURAGED.

BUILDING MATERIALS:

- 16
- 17 • THESE GUIDELINES ARE DESIGNED TO ENSURE THAT NEW RESIDENTIAL BUILDINGS WILL
18 CONTRIBUTE TO THE OVERALL QUALITY OF THE AREA.
- 19 • MATERIALS AND COLORS: BRICK COLORS SHOULD BE CONSISTENT WITH BALTIMORE
20 TRADITIONS IN A STANDARD MODULAR SIZE AND MAY VARY FROM BUILDING TO BUILDING
21 TO CREATE VARIETY. FACADES INTERIOR TO THE BLOCK THAT ARE READILY VISIBLE
22 FROM THE STREET MAY BE STUCCO OR FIBER CEMENT BOARD.
- 23 • ALTERNATE EXTERIOR MATERIALS ARE ENCOURAGED AS LONG AS THEY ARE MATERIALS
24 THAT ARE COMPATIBLE WITH THE URBAN CONTEXT AND HAVE SIMILAR DURABILITY
25 CHARACTERISTICS TO STANDARD MODULAR CLAY BRICK.
- 26 • MATERIALS SUCH AS FORMSTONE, WOOD SHAKES, SIMULATED WOOD SHAKES, WOOD
27 CLAPBOARD, PLYWOOD, ALUMINUM SIDING, VINYL SIDING, ASPHALT SHINGLES, OR
28 SIMILAR MATERIALS ARE NOT PERMITTED.

CURB-CUT AND SERVICING:

- 29
- 30 • ALL CURB CUTS SHALL BE DESIGNED TO MINIMIZE IMPACT ON THE PEDESTRIAN
31 ENVIRONMENT.
- 32 • SERVICING AREAS, SUCH AS DUMPSTERS, MUST BE INTERNAL TO THE BLOCKS AND
33 ACCESSED THROUGH ALLEYS, AND NOT THROUGH THE NEIGHBORHOOD STREETS. TRASH
34 COLLECTION SHOULD BE ACCOMMODATED ON ALLEYS WHERE POSSIBLE.

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- 1 • ALLEYS, PROVIDING REAR ACCESS TO SINGLE FAMILY DUPLEX HOUSES, SHALL BE
2 SCREENED FROM THE PEDESTRIAN VIEW AS MUCH AS POSSIBLE, WITH BUILDING FACADES
3 AND/OR SITE WALLS AND LANDSCAPING.

4 PARKING:

- 5 • FOR ALL TOWNHOUSE RESIDENTIAL UNITS, OFF-STREET PARKING SHOULD BE ACCESSED
6 FROM REAR ALLEYS.

7 FRONT, SIDE, AND REAR YARD FENCING:

- 8 • FRONT AND SIDE YARD FENCING IS RECOMMENDED, ESPECIALLY ON CORNER LOTS
9 ADJACENT TO THE SIDEWALK. THESE FENCES SHOULD BE BLACK METAL AND SHALL NOT
10 EXCEED 36 INCHES TO 42 INCHES IN HEIGHT. BRICK, STONE, OR METAL PIERS ARE
11 ENCOURAGED AT 90-DEGREE TRANSITIONS AND AT STREET AND SIDEWALK
12 INTERSECTIONS.

- 13 • FRONT YARD RAILINGS AT BUILDING ENTRIES SHOULD MATCH FENCING IN MATERIAL AND
14 COLOR.

- 15 • FRONT AND SIDE YARD FENCING IS RECOMMENDED TO EXTEND BETWEEN A BUILDING AND
16 AN ALLEY AND GARAGE AND BETWEEN ADJACENT BUILDINGS.

- 17 • REAR YARD FENCING FACING AN ALLEY: FOR PRIVACY OR SCREENING IS PERMITTED IN
18 REAR YARDS TO A MAXIMUM HEIGHT OF 72 INCHES. IT MAY BE OPAQUE TO A MAXIMUM
19 HEIGHT OF 48 INCHES. THE TOP 24 INCHES MUST INCORPORATE A CHANGE IN
20 ARTICULATION AND HAVE A TRANSPARENCY OF 30% OR GREATER WHEN FACING PUBLIC
21 SPACES. ACCEPTABLE MATERIALS INCLUDE HIGH QUALITY WOOD, VINYL, PLASTIC WOOD
22 COMPOSITE (I.E. TREX) AND MASONRY COMPATIBLE WITH THE ARCHITECTURAL
23 GUIDELINES CONTAINED HEREIN. STOCKADE FENCING IS NOT PERMITTED.

- 24 • PAINT OR STAIN COLORS FOR REAR YARD FENCING SHOULD BE COMPATIBLE WITH THE
25 COLOR OF THE BUILDING TO WHICH IT IS ATTACHED AS WELL AS WITH SURROUNDING
26 BUILDINGS AND FENCES.

27 ANCILLARY STRUCTURES

- 28 • ANCILLARY STRUCTURES, SUCH AS TRASH ENCLOSURES, ARE TO BE INTEGRATED INTO THE
29 LANDSCAPE AND SCREENED FROM PUBLIC VIEW WITH SHRUBS, HEDGES, FENCES, WALLS
30 OR A COMBINATION OF THOSE ELEMENTS. TRASH ENCLOSURES AND SCREENING SHOULD
31 BLEND IN WITH THE LANDSCAPE AND SURROUNDING ENVIRONMENT. TRASH ENCLOSURES
32 ARE NOT ALLOWED IN FRONT OR SIDE YARDS.

- 33 • MECHANICAL UNITS: AIR CONDITIONING UNITS AND SIMILAR OTHER MECHANICAL
34 EQUIPMENT SHOULD ALSO BE SCREENED FROM PUBLIC VIEW USING SIMILAR METHODS.

- 35 • MOBILITY IMPAIRED RAMPS: WHEN MOBILITY IMPAIRED RAMPS ARE NECESSARY, THEY
36 SHOULD BE ATTACHED TO THE BACK OR SIDE OF A RESIDENCE. SIDE RAMPS THAT ARE
37 VISIBLE FROM THE STREET SHOULD INCORPORATE THE SAME ARCHITECTURAL
38 VOCABULARY AS FRONT PORCHES. TWO SETS OF RAILS SHOULD BE PROVIDED - A GRAB

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1 RAIL PARALLEL TO THE RAMP TO ASSIST THE USER AND A LEVEL HANDRAIL TO RELATE THE
2 ADDITION TO ITS CONTEXT.

3 ADDITIONS OR GARAGES:

- 4 • ADDITIONS OR GARAGES VISIBLE FROM ANY STREET MUST BE DESIGNED TO BE
5 COMPATIBLE WITH THE ARCHITECTURE OF THE EXISTING RESIDENCE THROUGH THE SAME
6 OR SIMILAR INCORPORATION OF MATERIALS. GARAGES SHALL BE ACCESSED FROM THE
7 REAR ALLEY.

8 PARKING DESIGN GUIDELINES

9 IT IS IMPORTANT TO MINIMIZE THE IMPACT OF PARKING STRUCTURES ON THE CHARACTER
10 OF PEDESTRIAN SPACES AND STREETS, WHILE PROVIDING FOR SUFFICIENT AND
11 CONVENIENT PARKING FOR RESIDENCES AND BUSINESSES.

12 STRUCTURED PARKING: IF VISIBLE FROM ANY STREET, THE PARKING STRUCTURE MUST
13 RESPOND TO THE URBAN CONTEXT AND ADHERE TO THE FOLLOWING GUIDELINES:

- 14 • THE MATERIALS PALETTE FOR PARKING GARAGE FACADES MAY INCLUDE A VARIETY OF
15 DIFFERENT MATERIALS: GRANITE, BRICK, MASONRY, LIMESTONE, OTHER NATURALLY
16 OCCURRING STONE OR CAST STONE, GLASS CURTAIN WALL, METAL, AND PRE-CAST
17 CONCRETE OR POURED IN PLACE CONCRETE OF HIGH ARCHITECTURAL QUALITY.
- 18 • LIGHTING OF PARKING STRUCTURES: LIGHTING SHOULD BE ENOUGH TO PROVIDE
19 ADEQUATE SECURITY, BUT SHOULD BE SCREENED AND CONTROLLED NOT TO DISTURB
20 SURROUNDING RESIDENCES.
- 21 • OPENINGS: GARAGE FACADES SHOULD BE DESIGNED WITH A MODULATED SYSTEM OF
22 VERTICAL OPENINGS AND PILASTERS. FALSE FRONTS PRETENDING TO ENCLOSE OTHER
23 USES ARE NOT ENCOURAGED. HOWEVER, DESIGN ATTENTION TO AN OVERALL BUILDING
24 FACADE THAT FITS COMFORTABLY AND COMPATIBLY INTO THE PATTERN, ARTICULATION,
25 SCALE AND MASSING OF SURROUNDING STRUCTURES IS NEEDED. AS SUCH, THE SIZE AND
26 PATTERN OF OPENINGS IS OF PARTICULAR CONCERN AND SHOULD BE OF A SCALE RELATED
27 TO THE SYSTEMS OF FENESTRATION IN THE NEIGHBORHOOD. NO CONTINUOUS
28 HORIZONTAL OPENINGS ARE ALLOWED.
- 29 • LOUVERS AND GRILLS: OPENINGS SHOULD HAVE SOME FORM OF SCREENING MATERIAL TO
30 BLOCK VIEWS OF CARS ON UPPER LEVELS AND TO SCREEN SURROUNDING PROPERTIES
31 FROM GARAGE LIGHTING AS IT IS USUALLY BRIGHTER THAN ADJACENT BUILDINGS AND
32 STREET LIGHTS. LOUVERS FOR THE UPPER FLOORS AND VERTICAL GRILLS FOR THE
33 GROUND FLOOR ARE SUGGESTED. FOR PUBLIC SAFETY THERE SHOULD BE A VIEW INTO THE
34 GARAGE AT GRADE, BUT A COMBINATION OF A LOW WALL AND/OR LANDSCAPING SHOULD
35 SCREEN THE BUMPERS, TIRES, AND HEADLIGHT OF CARS.

36 SURFACE PARKING

- 37 • No surface parking lots for 4 or more vehicles shall be permitted.

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SIGN DESIGN GUIDELINES

ALL SIGNS MUST BE IN ACCORDANCE WITH THE ZONING CODE OF BALTIMORE CITY. IN ADDITION, THE FOLLOWING PROVISIONS APPLY:

- ALL SIGNS SHALL BE DESIGNED TO BE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOODS AND WITH THE SIGNAGE SYSTEM AND TEMPLATES DEVELOPED FOR EACH INDIVIDUAL BUILDING DESIGN.
- WHEN EXISTING SIGNS ARE REMOVED, ANY HOLES OR OTHER DAMAGE SHALL BE PATCHED AND PAINTED AS NECESSARY TO MATCH THE EXISTING WALL SURFACE, AND ALL UNUSED BRACKETS AND CONDUITS SHALL BE REMOVED.
- ALL LIGHTING AND ELECTRICAL ELEMENTS SUCH AS WIRES, CONDUITS, JUNCTION BOXES, TRANSFORMERS, BALLASTS, SWITCHES AND PANEL BOXES MUST BE CONCEALED FROM VIEW.
- FLASHING OR MOVING SIGNS ARE NOT PERMITTED.

SIZE/PLACEMENT

- THE TOTAL AREA OF SIGNS FOR A BUILDING FACADE MAY NOT EXCEED 2 SQUARE FEET PER LINEAR FOOT OF BUILDING FRONTAGE. THIS TOTAL AREA INCLUDES WINDOW SIGNS, AWNING SIGNS, LOGOS, PRODUCT SIGNS, TEMPORARY SIGNS, OR ANY OTHER SIGNAGE. HOWEVER, NO SIGN IDENTIFYING A BUILDING OCCUPIED BY A SINGLE USER MAY EXCEED 100 SQUARE FEET; NO SIGN IDENTIFYING INDIVIDUAL TENANTS IN A MULTI-TENANT BUILDING MAY EXCEED 25 SQUARE FEET. A BUILDING SIGN MUST BE MOUNTED FLAT AGAINST THE SURFACE OF THE BUILDING TO WHICH IT IS ATTACHED.
- SIGNS SHALL NOT BE PLACED SO AS TO OBSTRUCT WINDOWS, STOREFRONTS, OR CORNICES.
- IN NO CASE SHALL A SIGN EXTEND ABOVE THE ROOF LINE.
- ANY SIGN PLACED ABOVE THE SECOND FLOOR OF A BUILDING WILL BE SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PLANNING.

FLAT SIGNS:

- FLAT SIGNS SHALL BE PLACED PARALLEL TO THE BUILDING FACE AND SHALL NOT PROJECT MORE THAN 12 INCHES FROM THE SURFACE OF THE BUILDING.

PAINTED SIGNS AND CUTOUT LETTERS:

- PAINTED SIGNS ON BUILDING SURFACES OR USE OF SEPARATE CUTOUT LETTERS SHALL BE PERMITTED IN ACCORDANCE WITH THE ABOVE LIMITS FOR FLAT SIGNS.

PROJECTING SIGNS:

- PROJECTING SIGNS SHALL NOT BE EXTENDED MORE THAN 5 FEET BEYOND THE BUILDING SURFACE.

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- ALL SIGNS SHALL BE DOUBLE-FACED WITH A MAXIMUM THICKNESS OF 12 INCHES.

FLAGS AND BANNERS:

- FLAGS AND BANNERS MAY BE DISPLAYED ON A TEMPORARY AND PERMANENT BASIS, SUBJECT TO OBTAINING THE NECESSARY MINOR PRIVILEGE PERMIT, SO LONG AS THE BANNER MATERIAL IS NOT FADED, TORN, OR FRAYED, AND THE POLES ARE WELL MAINTAINED. BANNERS MAY BE DISPLAYED ONLY FROM BUILDINGS AT LEAST 2 STORIES HIGH AND MAY NOT BE LESS THAN 10 FEET ABOVE THE SIDEWALK. ALL BANNER POLES ALONG ONE STREET SHOULD BE SET AT THE SAME ANGLE FROM THE HORIZONTAL PLANE. BANNERS MAY PROJECT UP TO ONE-THIRD THE WIDTH OF THE SIDEWALK, BUT NOT MORE THAN 5 FEET, WHICHEVER IS GREATER. PROVISION FOR FLAGS AND BANNERS MUST OTHERWISE CONFORM TO THE PROVISIONS OF CITY ORDINANCES.

SECTION 2. AND BE IT FURTHER ORDAINED, That the Urban Renewal Plan for Sharp-Leadenhall, as amended by this Ordinance and identified as “Urban Renewal Plan, Sharp-Leadenhall, revised to include Amendment 7, dated October 31, 2005”, is approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as a permanent public record, available for public inspection and information.

SECTION 3. AND BE IT FURTHER ORDAINED, That if the amended Urban Renewal Plan approved by this Ordinance in any way fails to meet the statutory requirements for the content of a renewal plan or for the procedures for the preparation, adoption, and approval of a renewal plan, those requirements are waived and the amended Urban Renewal Plan approved by this Ordinance is exempted from them.

SECTION 4. AND BE IT FURTHER ORDAINED, That if any provision of this Ordinance or the application of this Ordinance to any person or circumstance is held invalid for any reason, the invalidity does not affect any other provision or any other application of this Ordinance, and for this purpose the provisions of this Ordinance are declared severable.

SECTION 5. AND BE IT FURTHER ORDAINED, That if a provision of this Ordinance concerns the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or safety law or regulation, the applicable provisions shall be construed to give effect to each. However, if the provisions are found to be in irreconcilable conflict, the one that establishes the higher standard for the protection of the public health and safety prevails. If a provision of this Ordinance is found to be in conflict with an existing provision of any other law or regulation that establishes a lower standard for the protection of the public health and safety, the provision of this Ordinance prevails and the other conflicting provision is repealed to the extent of the conflict.

SECTION 6. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the date it is enacted.

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Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,
this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City