

**CITY OF BALTIMORE
COUNCIL BILL 06-0325
(First Reader)**

Introduced by: Councilmember Young, President Dixon

Introduced and read first time: January 23, 2006

Assigned to: Urban Affairs Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Department of Housing and Community Development, Department of Public Works, Board of Municipal and Zoning Appeals, Baltimore City Parking Authority Board, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Charles/North Revitalization Area –**
3 **Amendment _**

4 FOR the purpose of amending the Urban Renewal Plan for Charles/North Revitalization Area to
5 provide new Plan objectives and goals; establish permitted land uses; provide for review of
6 all plans for new construction, exterior rehabilitation, or change in use of properties in
7 Charles/North Revitalization Area; establish procedures for the issuance and denial of
8 demolition permits; establish certain property rehabilitation and development standards;
9 approve certain regulations, controls, and restrictions applicable to all land and property
10 within Charles/North Revitalization Area; establish procedures for amending the Plan;
11 amend a certain exhibit and create new exhibits to the Plan; create new appendices to the
12 Plan; and provide certain definitions; waiving certain content and procedural requirements;
13 making the provisions of this Ordinance severable; providing for the application of this
14 Ordinance in conjunction with certain other ordinances; and providing for a special effective
15 date.

16 By authority of
17 Article 13 - Housing and Urban Renewal
18 Section 2-6
19 Baltimore City Code
20 (Edition 2000)

21 **Recitals**

22 The Urban Renewal Plan for Charles/North Revitalization Area was originally approved by
23 the Mayor and City Council of Baltimore by Ordinance 82-799 and last amended by Ordinance
24 04-695.

25 An amendment to the Urban Renewal Plan for Charles/North Revitalization Area is
26 necessary to provide new Plan objectives and goals; establish permitted land uses; provide for
27 review of all plans for new construction, exterior rehabilitation, or change in use of properties in
28 Charles/North Revitalization Area; establish procedures for the issuance and denial of

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

1 demolition permits; establish certain property rehabilitation and development standards; approve
2 certain regulations, controls, and restrictions applicable to all land and property within
3 Charles/North Revitalization Area; establish procedures for amending the Plan; amend and
4 delete certain exhibits; create new appendices to the Plan; provide certain definitions; and
5 provide for the term of the Plan.

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

9 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
10 following changes in the Urban Renewal Plan for Charles/North Revitalization Area are
11 approved:

12 (1) In the Plan, amend A.2. to read as follows:

13 A. PROJECT DESCRIPTION

14 2. Plan Objectives AND GOALS

15 The basic goal of this Urban Renewal Plan is the revitalization of the
16 Charles/North area in order to create a unique mixed-use neighborhood with
17 enhanced viability, stability, attractiveness, and convenience for residents of
18 the surrounding area and of the City as a whole. The objectives AND GOALS of
19 this Plan include:

20 a. [protecting existing residential neighborhoods;]

21 HELPING MAINTAIN AND PROTECT THE EXISTING ARCHITECTURAL AND
22 HISTORIC FABRIC OF THE COMMUNITY BY SETTING STANDARDS TO INSURE
23 THAT THE DESIGN OF NEW STRUCTURES AND THE REHABILITATION OF
24 EXISTING STRUCTURES WILL BE CONSISTENT WITH THE SCALE AND
25 ARCHITECTURAL DESIGN OF THE COMMUNITY'S COLLECTION OF HISTORIC
26 BUILDINGS;

27
28 b. establishing a positive and identifiable image for the Charles/North Area
29 compatible with surrounding residential areas;

30 c. accommodating the expansion of existing retail small business;

31 d. promoting new retail business activity in the area;

32 e. establishing and enforcing uniform comprehensive design and
33 rehabilitation standards that will enhance the physical environment of the
34 business area through private investment;

35 f. bringing about a general physical improvement of the area through
36 coordinated public improvements;

37 g. providing a pleasant environment for the staging of year-round
38 promotional activities and events; [and]

- 1 h. removing blighting influences and creating development lots for
2 commercial uses;
- 3 I. ENCOURAGING URBAN ACCESSIBILITY BY PROVIDING SUFFICIENT PARKING
4 WHILE ENCOURAGING THE SHARED USE OF PARKING SPACES AND
5 PROMOTING TRANSIT;
- 6 J. DEVELOPING MECHANISMS THAT INSURE THE IMPROVED MAINTENANCE OF
7 STRUCTURES AND PROPERTIES WITHIN THE DISTRICT;
- 8 K. GIVING THE NEIGHBORHOOD AND BUSINESS ASSOCIATIONS THE ABILITY TO
9 HAVE A SAY IN THE CHARACTER AND QUALITY OF THE FUTURE
10 DEVELOPMENT THAT WILL TAKE PLACE WITHIN THEIR NEIGHBORHOODS;
- 11 L. CREATING A DEMOLITION REVIEW PROCESS THAT ENCOURAGES THE
12 RETENTION OF SIGNIFICANT EXISTING STRUCTURES BY (1) ALLOWING TIME
13 FOR THE EXPLORATION OF OPTIONS OTHER THAN DEMOLITION AND (2)
14 LINKING THE FINAL APPROVAL OF THE DEMOLITION PERMIT TO THE
15 QUALITY OF THE NEW BUILDING THAT IS PROPOSED TO BE BUILT IN ITS
16 PLACE. AS PART OF THE PROCESS, THE APPROPRIATE DESIGN REVIEW
17 PANEL WILL REVIEW AND RECOMMEND TO THE COMMISSIONER THE
18 APPROVAL OR DENIAL OF DEMOLITION PERMITS TO ENSURE THAT THE
19 DEMOLITION CONFORMS WITH THE GOALS AND OBJECTIVES OF THIS PLAN;
- 20 M. DISCOURAGING THE DEMOLITION OF SIGNIFICANT EXISTING STRUCTURES
21 BY PROHIBITING THE CONSTRUCTION OF A LARGER NEW BUILDING ON THE
22 SITE OF A DEMOLISHED BUILDING;
- 23 N. DEVELOPING USE CONTROLS AND DESIGN, PARKING, AND LANDSCAPE
24 STANDARDS THAT HELP TO MAINTAIN A PEDESTRIAN SCALE THROUGHOUT
25 THE NEIGHBORHOOD; AND
- 26 O. DEVELOP STANDARDS TO INCREASE THE QUALITY OF PUBLIC SPACES.

27 (2) In the Plan, amend the first paragraph under B.2.a. to read as follows:

28 a. Permitted Uses

29 Only the [uses] USE CATEGORIES shown on [the Land Use Plan Map] EXHIBIT 1,
30 "LAND USE PLAN", AND EXHIBIT 4, "ZONING DISTRICTS" [shall be] ARE permitted
31 within the [project area] PROJECT AREA. The use classifications are [Office-
32 Residential,] Community Business, Community Commercial, Central
33 Commercial, OFFICE-RESIDENTIAL, and Industrial. Accessory uses, including
34 landscaping, off-street parking and off-street loading will be permitted. In
35 addition, certain existing uses will be permitted to continue subject to the
36 provisions governing [non-conforming and non-complying] NONCONFORMING
37 AND NONCOMPLYING USES [set forth below] IN THIS PLAN.

38 NOTE: IN THIS DOCUMENT, ALL LAND USE CATEGORIES USE THE SAME
39 DESCRIPTIVE TERMS THAT ARE USED FOR THE LAND USE CATEGORIES IN
40 THE ZONING CODE OF BALTIMORE CITY.

1 and in B.2.a. delete paragraphs (1) through (7) in their entirety and substitute

2 1. COMMUNITY BUSINESS (B-2): ACCOMMODATES THE NEEDS OF A LARGER
3 CONSUMER POPULATION THAN A NEIGHBORHOOD BUSINESS DISTRICT.

4 A. IN THE AREA DESIGNATED “COMMUNITY BUSINESS” IN THE LAND USE
5 PLAN, PERMITTED USES ARE LIMITED TO THOSE AUTHORIZED BY THE
6 BALTIMORE CITY ZONING CODE AS PERMITTED USES IN A B-2 DISTRICT.
7 HOWEVER, THE FOLLOWING USES THAT ARE PERMITTED USES IN THE
8 CITY’S B-2 ZONING DISTRICTS ARE PROHIBITED IN THAT PLAN:

- 9 CHECK-CASHING AGENCIES
10 CLINICS: MEDICAL AND DENTAL
11 CLUBS AND LODGES: PRIVATE NONPROFIT
12 FRATERNITY AND SORORITY HOUSES: OFF-CAMPUS
13 HOTELS
14 LIQUOR STORES: PACKAGE GOODS
15 MOTELS
16 PHYSICAL CULTURE AND HEALTH SERVICES: GYMNASIUMS, REDUCING
17 SALONS, PUBLIC BATHS
18 RADIO AND TELEVISION ANTENNAS THAT ARE FREE-STANDING OR THAT
19 EXTEND MORE THAN 25 FEET ABOVE THE BUILDING ON WHICH THEY
20 ARE MOUNTED, NOT INCLUDING MICROWAVE ANTENNAS (SATELLITE
21 DISHES)
22 SKATING RINKS
23 TAVERNS, NOT INCLUDING LIVE ENTERTAINMENT OR DANCING, WITH A
24 FIRE RATED CAPACITY OF 250 OR FEWER PEOPLE
25 TAVERNS, NOT INCLUDING LIVE ENTERTAINMENT OR DANCING, WITH A
26 FIRE RATED CAPACITY OVER 250 PEOPLE

27 B. IN THE AREA DESIGNATED “COMMUNITY BUSINESS” IN THE LAND USE
28 PLAN, CONDITIONAL USES ARE LIMITED TO THOSE AUTHORIZED BY THE
29 BALTIMORE CITY ZONING CODE AS CONDITIONAL USES IN A B-2 DISTRICT.
30 HOWEVER, THE FOLLOWING USES THAT ARE CONDITIONAL USES IN THE
31 CITY’S B-2 ZONING DISTRICTS ARE PROHIBITED USES IN THIS PLAN:

- 32 AMUSEMENT ARCADES IN SHOPPING OR COMMERCIAL RECREATION
33 CENTERS OVER 20,000 SQUARE FEET
34 AUTOMOBILE ACCESSORY STORES, INCLUDING RELATED REPAIR AND
35 INSTALLATION SERVICES
36 COMMUNITY CORRECTION CENTERS
37 DRUG STORES AND PHARMACIES: DRIVE-IN, NOT INCLUDING THE SALE OF
38 ALCOHOLIC BEVERAGES OR TOBACCO PRODUCTS
39 DRY CLEANING ESTABLISHMENTS: DRIVE-IN
40 FIREARM SALES, AMMUNITION SALES, OR BOTH, WHEN IN A BUSINESS
41 ESTABLISHMENT THAT IS PERMITTED IN A BUSINESS DISTRICT AND
42 LOCATED AT LEAST 100 YARDS FROM THE BOUNDARY LINE OF A PARK,
43 RELIGIOUS INSTITUTION, EDUCATIONAL INSTITUTION, PUBLIC
44 BUILDING, OR OTHER PLACE OF PUBLIC ASSEMBLY

1 GARAGES, OTHER THAN ACCESSORY, FOR STORAGE, REPAIR, AND
2 SERVICING OF MOTOR VEHICLES, NOT OVER 1½-TONS CAPACITY, BUT
3 NOT INCLUDING BODY REPAIR, PAINTING OR ENGINE REBUILDING
4 GASOLINE SERVICE STATIONS
5 HELIPORTS
6 PAROLE AND PROBATION FIELD OFFICES
7 PAWNSHOPS
8 PHOTOGRAPHIC PRINTING AND DEVELOPING ESTABLISHMENTS: DRIVE-IN
9 POULTRY- AND RABBIT-KILLING ESTABLISHMENTS
10 RESTAURANTS: DRIVE-IN, INCLUDING PICK-UP DRIVES WITH WINDOW
11 SERVICE
12 RESTAURANTS: DRIVE-IN, NO PICK-UP DRIVES WITH WINDOW SERVICE
13 TRAVEL TRAILERS, RECREATIONAL VEHICLES AND SIMILAR CAMPING
14 EQUIPMENT: PARKING OR STORAGE

15 2. COMMUNITY COMMERCIAL (B-3): ACCOMMODATES MORE INTENSIVE,
16 SOMETIMES HIGHWAY-ORIENTED, COMMERCIAL USES.

17 A. IN THE AREA DESIGNATED “COMMUNITY COMMERCIAL” IN THE LAND USE
18 PLAN, PERMITTED USES ARE LIMITED TO THOSE AUTHORIZED BY THE
19 BALTIMORE CITY ZONING CODE AS PERMITTED USES IN A B-3 DISTRICT.
20 HOWEVER, THE FOLLOWING USES THAT ARE PERMITTED USES IN THE
21 CITY’S B-3 ZONING DISTRICTS ARE PROHIBITED IN THIS PLAN:

22 ANIMAL HOSPITALS
23 AUTO-PAINTING SHOPS
24 BUILDING AND LUMBER MATERIAL-SALES ESTABLISHMENTS WITHOUT
25 SHOPS AND YARDS
26 CARPET AND RUG: CLEANING ESTABLISHMENTS
27 CHECK-CASHING AGENCIES
28 CLINICS: MEDICAL AND DENTAL
29 CLUBS AND LODGES: PRIVATE NONPROFIT
30 CONTRACTOR AND CONSTRUCTION SHOPS WITHOUT YARDS
31 FRATERNITY AND SORORITY HOUSES: OFF-CAMPUS
32 HIGHWAY MAINTENANCE SHOPS AND YARDS
33 HOSPITALS
34 HOTELS
35 LIQUOR STORES: PACKAGE GOODS
36 MEAT MARKETS, INCLUDING SALE OF MEATS AND MEAT PRODUCTS TO
37 RESTAURANTS, HOTELS, CLUBS AND SIMILAR ESTABLISHMENTS
38 MILK AND DAIRY PRODUCTS: PROCESSING AND DISTRIBUTION
39 MOBILE HOME: SALES
40 MODEL HOME AND GARAGE DISPLAYS
41 MOTELS
42 MOVING AND STORAGE ESTABLISHMENTS
43 PALMISTS
44 PHYSICAL CULTURE AND HEALTH SERVICES: GYMNASIUMS, REDUCING
45 SALONS, PUBLIC BATHS

1 RADIO AND TELEVISION ANTENNAS THAT ARE FREE-STANDING OR THAT
2 EXTEND MORE THAN 25 FEET ABOVE THE BUILDING ON WHICH THEY
3 ARE MOUNTED BUT NOT INCLUDING MICROWAVE ANTENNAS
4 (SATELLITE DISHES)
5 RECYCLING COLLECTION STATIONS
6 REPEATER, TRANSFORMER, PUMPING, BOOSTER, SWITCHING,
7 CONDITIONING, AND REGULATING STATIONS AND SIMILAR
8 INSTALLATIONS
9 RESTAURANTS AND LUNCH ROOMS, INCLUDING LIVE ENTERTAINMENT AND
10 DANCING
11 ROOMING HOUSES, WITH A MAXIMUM OF 10 UNITS
12 ROOMING HOUSES WITH 11 OR MORE UNITS
13 SKATING RINKS
14 STABLES FOR HORSES
15 TAVERNS, BUT NOT INCLUDING LIVE ENTERTAINMENT OR DANCING, WITH A
16 FIRE RATED CAPACITY OF 250 OR FEWER PEOPLE
17 TAVERNS, BUT NOT INCLUDING LIVE ENTERTAINMENT OR DANCING, WITH A
18 FIRE RATED CAPACITY OVER 250 PEOPLE
19 TRAILERS: SALES AND RENTAL
20 WAREHOUSING AND WHOLESALE ESTABLISHMENTS AND STORAGE

21 B. IN THE AREA DESIGNATED “COMMUNITY COMMERCIAL” IN THE LAND USE
22 PLAN, CONDITIONAL USES ARE LIMITED TO THOSE AUTHORIZED BY THE
23 BALTIMORE CITY ZONING CODE AS CONDITIONAL USES IN A B-3 DISTRICT.
24 HOWEVER, THE FOLLOWING USES THAT ARE CONDITIONAL USES IN THE
25 CITY’S B-3 ZONING DISTRICTS ARE PROHIBITED USES IN THIS PLAN:

26 AFTER-HOURS ESTABLISHMENTS
27 AMUSEMENT ARCADES
28 AMUSEMENT PARKS AND PERMANENT CARNIVALS
29 AUTOMOBILE ACCESSORY STORES, INCLUDING RELATED REPAIR AND
30 INSTALLATION SERVICES
31 COMMUNITY CORRECTION CENTERS
32 DRUG STORES AND PHARMACIES: DRIVE-IN, NOT INCLUDING THE SALE OF
33 ALCOHOLIC BEVERAGES OR TOBACCO PRODUCTS
34 DRY-CLEANING ESTABLISHMENTS: DRIVE-IN
35 FIREARM SALES, AMMUNITION SALES, OR BOTH, WHEN IN A BUSINESS
36 ESTABLISHMENT THAT IS PERMITTED IN A BUSINESS DISTRICT AND
37 LOCATED AT LEAST 100 YARDS FROM THE BOUNDARY LINE OF A PARK,
38 RELIGIOUS INSTITUTION, EDUCATIONAL INSTITUTION, PUBLIC
39 BUILDING, OR OTHER PLACE OF PUBLIC ASSEMBLY
40 GARAGES, OTHER THAN ACCESSORY, FOR STORAGE, REPAIR AND
41 SERVICING
42 OF MOTOR VEHICLES NOT OVER 1½-TONS CAPACITY, INCLUDING BODY
43 REPAIR, PAINTING AND ENGINE BUILDING
44 GARAGES, OTHER THAN ACCESSORY, FOR STORAGE, REPAIR, AND
45 SERVICING OF MOTOR VEHICLES OVER 1½-TONS CAPACITY — NOT
46 INCLUDING BODY REPAIR, PAINTING, AND ENGINE REBUILDING
47 HELIPORTS
48 MASSAGE SALONS
49 PAROLE AND PROBATION FIELD OFFICES

1 PAWNSHOPS
2 PHOTOGRAPHIC PRINTING AND DEVELOPING ESTABLISHMENTS: DRIVE-IN
3 POULTRY- AND RABBIT-KILLING ESTABLISHMENTS
4 RESTAURANTS: DRIVE-IN, NOT INCLUDING PICK-UP DRIVES WITH WINDOW
5 SERVICE
6 TRAVEL TRAILERS, RECREATIONAL VEHICLES AND SIMILAR CAMPING
7 EQUIPMENT: PARKING OR STORAGE

8 3. CENTRAL COMMERCIAL (B-5): PROVIDES FOR THOSE USES AND ACTIVITIES
9 THAT ARE GENERALLY ASSOCIATED WITH AND SUPPORT DOWNTOWN USES -
10 THIS DISTRICT PERMITS BUSINESS, SERVICE AND INTENSIVE, SOMETIMES
11 COMMERCIAL HIGHWAY-ORIENTED USES AS WELL AS ALL OF THE USES
12 PERMITTED IN THE DOWNTOWN CENTRAL BUSINESS DISTRICT.

13 A. IN THE AREA DESIGNATED "CENTRAL COMMERCIAL" IN THE LAND USE
14 PLAN, PERMITTED USES ARE LIMITED TO THOSE AUTHORIZED BY THE
15 BALTIMORE CITY ZONING CODE AS PERMITTED USES IN A B-5 DISTRICT.
16 HOWEVER, THE FOLLOWING USES THAT ARE PERMITTED USES IN THE
17 CITY'S B-5 ZONING DISTRICTS ARE PROHIBITED IN THIS PLAN:

18 AMUSEMENT ARCADES, LOCATED AT LEAST 500 FEET FROM THE
19 BOUNDARY LINE OF A CHURCH OR SCHOOL
20 ANIMAL HOSPITALS
21 AUTO PAINTING SHOPS
22 BUILDING AND LUMBER MATERIAL-SALES ESTABLISHMENTS WITHOUT
23 SHOPS AND YARDS
24 CARPET AND RUG: CLEANING ESTABLISHMENTS
25 CHECK-CASHING AGENCIES
26 CLINICS: MEDICAL AND DENTAL
27 CLUBS AND LODGES: PRIVATE NONPROFIT
28 CONTRACTOR AND CONSTRUCTION SHOPS WITHOUT YARDS
29 FRATERNITY AND SORORITY HOUSES: OFF-CAMPUS
30 HIGHWAY MAINTENANCE SHOPS AND YARDS
31 HOSPITALS
32 HOTELS AND MOTELS
33 LIQUOR STORES: PACKAGE GOODS
34 MEAT MARKETS, INCLUDING SALE OF MEATS AND MEAT PRODUCTS TO
35 RESTAURANTS, HOTELS, CLUBS AND SIMILAR ESTABLISHMENTS
36 MEETING AND BANQUET HALLS
37 MILK AND DAIRY PRODUCTS: PROCESSING AND DISTRIBUTION
38 MOBILE HOME: SALES
39 MODEL HOME AND GARAGE DISPLAYS
40 MOTOR VEHICLES: RENTAL
41 MOVING AND STORAGE ESTABLISHMENTS
42 PALMISTS
43 PHYSICAL CULTURE AND HEALTH SERVICES: GYMNASIUMS, REDUCING
44 SALONS, PUBLIC BATHS
45 POOL HALLS AND BILLIARD PARLORS

1 RADIO AND TELEVISION ANTENNAS THAT ARE FREE-STANDING OR THAT
2 EXTEND MORE THAN 25 FEET ABOVE THE BUILDING ON WHICH THEY
3 ARE MOUNTED, NOT INCLUDING MICROWAVE ANTENNAS (SATELLITE
4 DISHES)
5 RESCUE MISSIONS
6 RECYCLING COLLECTION STATIONS
7 REPEATER, TRANSFORMER, PUMPING, BOOSTER, SWITCHING,
8 CONDITIONING, AND REGULATING STATIONS AND SIMILAR
9 INSTALLATIONS
10 RESTAURANTS AND LUNCH ROOMS, INCLUDING LIVE ENTERTAINMENT AND
11 DANCING
12 SKATING RINKS
13 STABLES FOR HORSES
14 TAVERNS, NOT INCLUDING LIVE ENTERTAINMENT OR DANCING, WITH A
15 FIRE RATED CAPACITY OF 250 OR FEWER PEOPLE
16 TAVERNS, NOT INCLUDING LIVE ENTERTAINMENT OR DANCING, WITH A
17 FIRE RATED CAPACITY OVER 250 PEOPLE
18 TRAILERS: SALES AND RENTAL
19 WAREHOUSING AND WHOLESALE ESTABLISHMENTS AND STORAGE

20 B. IN THE AREA DESIGNATED “CENTRAL COMMERCIAL” IN THE LAND USE
21 PLAN, CONDITIONAL USES ARE LIMITED TO THOSE AUTHORIZED BY THE
22 BALTIMORE CITY ZONING CODE AS CONDITIONAL USES IN A B-5 DISTRICT.
23 HOWEVER, THE FOLLOWING USES THAT ARE CONDITIONAL USES IN THE
24 CITY’S B-5 ZONING DISTRICTS ARE PROHIBITED USES IN THIS PLAN:

25 ADULT-ENTERTAINMENT BUSINESSES, LOCATED AT LEAST 300 FEET FROM
26 ANY OTHER ADULT-ENTERTAINMENT BUSINESS
27 BOOK OR VIDEO STORES: ADULT, LOCATED AT LEAST 300 FEET FROM ANY
28 OTHER BOOK OR VIDEO STORE: ADULT, ANY ADULT-ENTERTAINMENT
29 BUSINESS AND ANY PEEP-SHOW ESTABLISHMENT
30 AFTER-HOURS ESTABLISHMENTS
31 AMUSEMENT PARKS AND PERMANENT CARNIVALS
32 AUTOMOBILE ACCESSORY STORES, INCLUDING RELATED REPAIR AND
33 INSTALLATION SERVICES
34 COMMUNITY CORRECTION CENTERS
35 DANCE HALLS
36 DRUG STORES AND PHARMACIES: DRIVE-IN, BUT NOT INCLUDING THE SALE
37 OF ALCOHOLIC BEVERAGES OR TOBACCO PRODUCTS
38 DRY-CLEANING ESTABLISHMENTS: DRIVE-IN
39 FIREARM SALES, AMMUNITION SALES, OR BOTH, WHEN IN A BUSINESS
40 ESTABLISHMENT THAT IS PERMITTED IN A BUSINESS DISTRICT AND
41 LOCATED AT LEAST 100 YARDS FROM THE BOUNDARY LINE OF A PARK,
42 RELIGIOUS INSTITUTION, EDUCATIONAL INSTITUTION, PUBLIC
43 BUILDING, OR OTHER PLACE OF PUBLIC ASSEMBLY
44 GARAGES, OTHER THAN ACCESSORY, FOR STORAGE, REPAIR, AND
45 SERVICING OF MOTOR VEHICLES NOT OVER 1½-TONS CAPACITY
46 INCLUDING BODY REPAIR, PAINTING, AND ENGINE BUILDING

1 GARAGES, OTHER THAN ACCESSORY, FOR STORAGE, REPAIR, AND
2 SERVICING OF MOTOR VEHICLES OVER 1½-TONS CAPACITY NOT
3 INCLUDING BODY REPAIR, PAINTING, AND ENGINE REBUILDING
4 GASOLINE SERVICE STATIONS
5 HELIPORTS
6 PAROLE AND PROBATION FIELD OFFICES
7 PAWNSHOPS
8 PEEP-SHOW ESTABLISHMENTS LOCATED AT LEAST 300 FEET FROM ANY
9 OTHER PEEP SHOW ESTABLISHMENT, ANY ADULT-ENTERTAINMENT
10 BUSINESS AND ANY BOOK OR VIDEO STORE: ADULT
11 PHOTOGRAPHIC PRINTING AND DEVELOPING ESTABLISHMENTS: DRIVE-IN
12 POULTRY- AND RABBIT-KILLING ESTABLISHMENTS
13 RACETRACKS
14 RESTAURANTS: DRIVE-IN, NOT INCLUDING PICK-UP DRIVES WITH WINDOW
15 SERVICE
16 STADIUMS
17 THEATERS: DRIVE-IN
18 TRAVEL TRAILERS, RECREATIONAL VEHICLES, AND SIMILAR CAMPING
19 EQUIPMENT: PARKING OR STORAGE

20 4. OFFICE-RESIDENTIAL (O-R-): ENCOURAGES A MIXTURE OF RESIDENTIAL AND
21 OFFICE USES IN BLOCKS OF EXISTING ROW HOUSE BUILDINGS (THE LARGER THE
22 NUMBER AFTER THE HYPHEN, THE HIGHER THE DENSITY THAT IS ALLOWED IN
23 THAT DISTRICT).

24 A. IN THE AREA DESIGNATED “OFFICE-RESIDENTIAL” IN THE LAND USE PLAN,
25 PERMITTED USES ARE LIMITED TO THOSE AUTHORIZED BY THE BALTIMORE
26 CITY ZONING CODE AS PERMITTED USES IN O-R DISTRICTS. HOWEVER,
27 THE FOLLOWING USES THAT ARE PERMITTED USES IN THE CITY’S O-R
28 ZONING DISTRICTS ARE PROHIBITED IN THIS PLAN:

29 RECREATIONAL FACILITIES, AS LISTED:
30 ATHLETIC FIELDS: NONPROFIT OR PUBLICLY OWNED
31 PARKS, PLAYGROUNDS: NONPROFIT OR PUBLICLY OWNED
32 RECREATION BUILDINGS AND COMMUNITY CENTERS: NONPROFIT OR
33 PUBLICLY OWNED
34 TENNIS AND LACROSSE CLUBS: PUBLIC OR PRIVATE

35 B. IN THE AREA DESIGNATED “OFFICE-RESIDENTIAL” ON THE LAND USE
36 PLAN, CONDITIONAL USES ARE LIMITED TO THOSE AUTHORIZED BY THE
37 BALTIMORE CITY ZONING CODE AS CONDITIONAL USES IN AN O-R
38 DISTRICT. HOWEVER, THE FOLLOWING USES THAT ARE CONDITIONAL USES
39 IN THE CITY’S O-R ZONING DISTRICTS ARE PROHIBITED USES IN THIS PLAN:

40 COMMUNITY CORRECTION CENTERS
41 FRATERNITY AND SORORITY HOUSES: OFF-CAMPUS
42 HELIPORTS
43 PAROLE AND PROBATION FIELD OFFICES
44 TRAVEL TRAILERS, RECREATIONAL VEHICLES, AND SIMILAR CAMPING
45 EQUIPMENT: PARKING OR STORAGE

1 C. THE FOLLOWING OFF-STREET PARKING REQUIREMENTS MUST BE PROVIDED
2 IN ALL OF THE OFFICE-RESIDENTIAL LAND USE DISTRICTS IN THIS PLAN: 1
3 OFF-STREET PARKING SPACE FOR EVERY 2 DWELLING UNITS

4 1 OFF-STREET SPACE FOR EVERY 2 EFFICIENCY UNITS IN MULTIPLE FAMILY
5 DWELLINGS AND APARTMENT HOTELS

6 1 OFF-STREET PARKING SPACE FOR EVERY 4 ROOMING UNITS

7 5. INDUSTRIAL (M-): ALLOWS STORAGE, MANUFACTURING, AND INDUSTRIAL
8 USES (THE LARGER THE NUMBER AFTER THE HYPHEN, THE HIGHER THE
9 INTENSITY THAT IS ALLOWED IN THAT DISTRICT); M-1 AND M-2 ZONING
10 DISTRICTS ALLOW INDUSTRIAL USES THAT ARE NOT AS “HEAVY” AS THOSE
11 ALLOWED IN THE CITY’S M-3 ZONING DISTRICT AND THOSE INDUSTRIAL USES
12 THAT ARE COMPATIBLE WITH ADJOINING BUSINESS OR RESIDENTIAL DISTRICTS.

13 A. IN THE AREA DESIGNATED “INDUSTRIAL” IN THE LAND USE PLAN,
14 PERMITTED USES ARE LIMITED TO THOSE AUTHORIZED BY THE BALTIMORE
15 CITY ZONING CODE AS PERMITTED USES FOR THAT PARTICULAR
16 INDUSTRIAL DISTRICT. HOWEVER, THE FOLLOWING USES THAT ARE
17 PERMITTED IN SOME OF THE CITY’S INDUSTRIAL ZONING DISTRICTS ARE
18 PROHIBITED IN THIS PLAN:

19 ADHESIVE PRODUCTS: MANUFACTURING

20 AUTOMOTIVE PARTS: MANUFACTURING

21 BEVERAGES: MANUFACTURING

22 BOTTLING WORKS

23 CARPET: MANUFACTURING

24 CLOTHING AND OTHER FINISHED PRODUCTS: MANUFACTURING

25 CONTRACTOR AND CONSTRUCTION SHOPS

26 COSMETICS: MANUFACTURING

27 COTTON PROCESSING

28 DIE CASTING

29 DYEING ESTABLISHMENTS

30 ELECTROPLATING

31 FENCES: MANUFACTURING

32 FERMENTED FRUITS AND VEGETABLE PRODUCTS: PROCESSING

33 FLAMMABLE LIQUIDS: MANUFACTURING AND STORAGE

34 FOOD PRODUCTS: MANUFACTURING AND PROCESSING

35 GALVANIZING

36 GASES, NONCOMBUSTIBLE AND NON-TOXIC: MANUFACTURING AND
37 STORAGE

38 GLASS PRODUCTS: MANUFACTURING FROM PREVIOUSLY PREPARED
39 MATERIALS

40 HARDWARE AND TOOLS: MANUFACTURING

41 ICE, NATURAL AND DRY: MANUFACTURING

42 INK: MANUFACTURING

43 INKED PRODUCTS: MANUFACTURING

44 LEATHER PRODUCTS: MANUFACTURING

45 LUGGAGE: MANUFACTURING

46 MACHINE TOOLS, LIGHT: MANUFACTURING

- 1 MACHINERY AND MACHINES, HOUSEHOLD, BUSINESS, AND OFFICE:
- 2 MANUFACTURING
- 3 MAIL-ORDER DISTRIBUTION CENTERS
- 4 MALTING
- 5 METAL PRODUCTS AND MACHINERY, MEDIUM AND LIGHT:
- 6 MANUFACTURING
- 7 MATCHES: MANUFACTURING
- 8 MATTRESSES: MANUFACTURING
- 9 METAL FINISHING
- 10 MILK AND DAIRY PRODUCTS: PROCESSING AND DISTRIBUTION
- 11 MIRRORS: MANUFACTURING
- 12 PAPER PRODUCTS: MANUFACTURING FROM PREVIOUSLY PREPARED
- 13 MATERIALS
- 14 PLASTIC PRODUCTS: MANUFACTURING FROM PREVIOUSLY PREPARED
- 15 MATERIALS
- 16 PERFUMES: MANUFACTURING
- 17 PHARMACEUTICALS: MANUFACTURING
- 18 PHOTOGRAPHY FILM: MANUFACTURING AND PROCESSING
- 19 POLISH: MANUFACTURING
- 20 PUBLIC TRANSPORTATION USES, AS FOLLOWS:
- 21 - GARAGES AND LOTS FOR BUS AND TRANSIT VEHICLES
- 22 PUBLIC UTILITY SERVICE CENTERS
- 23 RADIO AND TELEVISION ANTENNAS THAT ARE FREE-STANDING OR THAT
- 24 EXTEND MORE THAN 25 FEET ABOVE THE BUILDING ON WHICH THEY
- 25 ARE MOUNTED, NOT INCLUDING MICROWAVE ANTENNAS (SATELLITE
- 26 DISHES)
- 27 RECORDING STUDIOS
- 28 RUBBER PRODUCTS: MANUFACTURING OR PROCESSING FROM PREVIOUSLY
- 29 PREPARED MATERIALS
- 30 SERUMS, TOXINS AND VIRUSES: MANUFACTURING AND PROCESSING
- 31 SILVERWARE, PLATE AND STERLING: MANUFACTURING
- 32 SPICES: MANUFACTURING AND PROCESSING
- 33 STARCH: MANUFACTURING
- 34 TEXTILE MILL PRODUCTS: MANUFACTURING AND FABRICATION
- 35 TOBACCO PRODUCTS: MANUFACTURING
- 36 TOILETRIES: MANUFACTURING
- 37 TOOL, DIE OR PATTERN-MAKING SHOPS
- 38 WAREHOUSING AND STORAGE
- 39 WAX AND WAX PRODUCTS: MANUFACTURING
- 40 WIRE: MANUFACTURING

- 41 B. IN THE AREA DESIGNATED “INDUSTRIAL” IN THE LAND USE PLAN,
- 42 CONDITIONAL USES ARE LIMITED TO THOSE AUTHORIZED BY THE
- 43 BALTIMORE CITY ZONING CODE AS CONDITIONAL USES FOR THAT
- 44 PARTICULAR INDUSTRIAL DISTRICT. HOWEVER, THE FOLLOWING USES
- 45 THAT ARE CONDITIONAL IN SOME OF THE CITY’S INDUSTRIAL ZONING
- 46 DISTRICTS ARE PROHIBITED USES IN ALL OF THE INDUSTRIAL DISTRICTS IN
- 47 THIS PLAN:

1 ATOMIC REACTORS
2 COMMUNITY CORRECTION CENTERS
3 HELIPORTS
4 MARINAS: DRY STORAGE (BOATELS)
5 MARINAS: INDUSTRIAL (BOAT REPAIR FACILITIES)
6 MARINAS: RECREATIONAL
7 MINING, GRAVEL, SAND OR OTHER RAW MATERIALS
8 RECYCLING COLLECTION STATIONS
9 TEXTILE MILL PRODUCTS: PROCESSING AND SORTING

10 6. NONCONFORMING USE

11 A NONCONFORMING USE AS DEFINED IN THE BALTIMORE CITY ZONING CODE IS
12 ANY LAWFULLY EXISTING USE OF A STRUCTURE OR LAND THAT IS NOT
13 PERMITTED IN THE USE REGULATIONS OF THE DISTRICT IN WHICH THE
14 STRUCTURE OR LAND IS LOCATED. A NONCONFORMING USE CAN CONTINUE TO
15 OPERATE WITHIN AN URBAN RENEWAL AREA THAT PROHIBITS IT, BUT CANNOT
16 MOVE WITHIN THE LOT OR STRUCTURE OR EXPAND WITHOUT AUTHORIZATION
17 FROM THE BOARD OF MUNICIPAL AND ZONING APPEALS. IF A
18 NONCONFORMING USE HAS MOVED FROM A LOT OR STRUCTURE FOR LONGER
19 THAN 12 MONTHS IT CAN ONLY BE REPLACED BY A PERMITTED USE. IF A
20 NONCONFORMING USE HAS BEEN INACTIVE AND NOT IN CONTINUOUS
21 OPERATION FOR 12 MONTHS THAT USE MAY NOT BE REESTABLISHED AND CAN
22 ONLY BE REPLACED BY A PERMITTED USE. FOR MORE DETAILED INFORMATION
23 ABOUT NONCONFORMING USE REGULATIONS SEE TITLE 13 OF THE ZONING
24 CODE OF BALTIMORE CITY.

25 7. NONCOMPLYING STRUCTURE

26 A NONCOMPLYING STRUCTURE AS DEFINED IN THE BALTIMORE CITY ZONING
27 CODE IS ANY LAWFULLY EXISTING STRUCTURE THAT DOES NOT COMPLY WITH
28 THE BULK REGULATIONS OF THE DISTRICT IN WHICH THE STRUCTURE IS
29 LOCATED. A NONCOMPLYING STRUCTURE WILL BE PERMITTED TO CONTINUE
30 AFTER THE ORDINANCE IS PASSED. IT MAY BE MAINTAINED OR REPAIRED. IF A
31 NONCOMPLYING STRUCTURE IS DESTROYED OR DAMAGED BY FIRE, IT MAY BE
32 REPAIRED OR RECONSTRUCTED WITH THE SAME SQUARE FEET AS BEFORE IF A
33 BUILDING PERMIT FOR THE WORK IS OBTAINED AND THE WORK IS STARTED AND
34 DILIGENTLY PURSUED WITHIN 12 MONTHS OF THE DESTRUCTION OR DAMAGE.
35 FOR MORE DETAILED INFORMATION ABOUT NONCOMPLYING STRUCTURE
36 REGULATIONS SEE TITLE 13 OF THE ZONING CODE OF BALTIMORE CITY.

37 (3) In the Plan, after C.2.b.(1)(a)ii, insert new paragraph iii to read as follows:

38 III. IN ADDITION TO, AND NOT IN PLACE OF, THE REMEDY OF ACQUISITION BY
39 PURCHASE OR CONDEMNATION OF NONCOMPLYING PROPERTIES, THE DEPARTMENT
40 OF HOUSING AND COMMUNITY DEVELOPMENT MAY CORRECT CODE VIOLATIONS
41 AND PLACE A LIEN AGAINST THE PROPERTY IN ACCORDANCE WITH THE PROVISIONS
42 OF THE BUILDING, FIRE, AND RELATED CODES OF BALTIMORE CITY.

1 (4) In the Plan, after C.3., insert new section 4. to read as follows:

2 4. REMOVING DEVELOPMENT REWARDS FOR DEMOLISHING LANDMARKS OR
3 CONTRIBUTING STRUCTURES

4 IF NEW DEVELOPMENT IS CONSTRUCTED ON A SITE THAT INCLUDES A LANDMARK,
5 NOTABLE OR CONTRIBUTING STRUCTURE THAT HAS BEEN DEMOLISHED AFTER THE
6 DATE OF THE ADOPTION OF THIS URBAN RENEWAL ORDINANCE, THE FAR FOR
7 THAT PART OF THE NEW DEVELOPMENT THAT IS WITHIN THE BOUNDARIES OF THE
8 ORIGINAL LOT OF THE DEMOLISHED BUILDING IS REDUCED FROM THE FAR THAT IS
9 ALLOWED IN THE ZONING CODE OF BALTIMORE CITY FOR THAT PART OF THE NEW
10 DEVELOPMENT SITE TO THE ACTUAL FAR OF THE BUILDING THAT WAS
11 DEMOLISHED.

12 (5) In the Plan, amend the first paragraph of E. to read as follows:

13 E. PROPERTY REHABILITATION STANDARDS

14 Over and above the codes and ordinances of the City of Baltimore, the following
15 additional standards shall be applied to all non-residential properties within the
16 [project area] PROJECT AREA, whether occupied or vacant, AND ADDITIONAL
17 STANDARDS FOR THE PROJECT AREA ARE FOUND IN APPENDICES A THROUGH D.

18 (6) In the Plan, after F.2., insert new paragraph 3. to read as follows:

19 3. OTHER PROVISIONS

20 THE SIGN CONTROLS AND HEIGHT RESTRICTIONS CONTAINED IN THE RENEWAL
21 PLAN, AS WELL AS THE DESIGN STANDARDS AND MAINTENANCE STANDARDS
22 CONTAINED IN THE APPENDICES, ARE OVER AND ABOVE THE CODES AND
23 ORDINANCES OF THE CITY OF BALTIMORE.

24 (7) In the Plan, after I., insert new section J. to read as follows:

25 J. APPLICABILITY

26 IF A PLANNED UNIT DEVELOPMENT IS APPROVED WITHIN THE BOUNDARIES OF THIS
27 PLAN, THE PLANNED UNIT DEVELOPMENT SHALL BE THE LAND-USE GOVERNING
28 DOCUMENT.

29 IF A PROVISION OF THIS ORDINANCE IS IN CONFLICT WITH A PROVISION OF ANY
30 ZONING, BUILDING, ELECTRICAL, PLUMBING, HEALTH, FIRE OR SAFETY LAW OR
31 REGULATION, THE PROVISION THAT ESTABLISHES THE HIGHER STANDARD FOR THE
32 PROTECTION OF THE PUBLIC HEALTH AND SAFETY PREVAILS.

33 NOTHING IN THIS PLAN SHALL BE CONSTRUED TO SUPERSEDE THE REQUIREMENTS
34 OR PROCEDURES FOR PUBLIC NOTICE AND PUBLIC HEARINGS, COMMENTS, OR
35 PARTICIPATION OTHERWISE REQUIRED BY LAW.

1 (8) In the Plan, insert new Appendices A through D to read as follows:

2 **APPENDIX A**

3 **DESIGN GUIDELINES AND STANDARDS FOR**
4 **RENOVATION OF EXISTING CONTRIBUTING BUILDINGS**

5 CONTRIBUTING STRUCTURES ARE DEFINED AS STRUCTURES THAT MEET ONE OR MORE OF THE
6 FOLLOWING: CONTRIBUTES TO THE HERITAGE OF THE COMMUNITY; REPRESENTS ONE OR MORE
7 PERIODS OF STYLES OF ARCHITECTURE, LANDSCAPE ARCHITECTURE, BUILDING OR CONSTRUCTION
8 WHICH HAS SIGNIFICANT CHARACTER, INTEREST, OR VALUE AS PART OF THE DEVELOPMENT,
9 HERITAGE, OR CULTURE OF THE CITY OF BALTIMORE; OR PROVIDES CERTAIN HISTORIC OR SCENIC
10 VALUE SIGNIFICANT TO THE AREA.

11 ALL OF THE CONTRIBUTING STRUCTURES HAVE BEEN IDENTIFIED WITHIN THE CITY AND
12 NATIONAL DISTRICTS THAT ARE LOCATED WITHIN THE AREA OF THIS URBAN RENEWAL PLAN.
13 THE GOALS ARE AS FOLLOWS: RETAIN THE HISTORICAL AND ARCHITECTURAL INTEGRITY OF
14 EXISTING STRUCTURES; IF DEMOLITION IS NECESSARY FOR NEW DEVELOPMENT, ENCOURAGE THE
15 PRESERVATION OF THE FRONT SECTION, OR FRONT WALLS OF THE EXISTING BUILDINGS ON THE
16 SITE; AND ENSURE THAT THE REHABILITATION OF EXISTING CONTRIBUTING STRUCTURES IN THE
17 NEIGHBORHOOD IS CONSISTENT WITH THE SECRETARY OF THE INTERIOR STANDARDS.

18 **I. GUIDELINES AND STANDARDS FOR RENOVATIONS OF EXISTING CONTRIBUTING BUILDINGS**
19 **THAT ARE SPECIFIC TO THIS URBAN RENEWAL PLAN**

20 1. BUILDING WALLS

- 21 A. SIDE WALLS THAT FACE A PUBLIC STREET SHOULD BE TREATED AS FRONT WALLS.
- 22 B. REAR WALLS SHOULD PRESENT A NEAT AND UNIFORM APPEARANCE. IF OPENINGS ARE
23 FILLED IN, THE INFILL MATERIAL SHOULD MATCH THE EXISTING WALL MATERIAL. IF
24 EXISTING WALLS ARE COMPOSED OF NUMEROUS MATERIALS, PAINTING IS A
25 RECOMMENDED SOLUTION.
- 26 C. UNPAINTED BRICK OR STONE WALLS MUST NOT BE PAINTED, UNLESS IT IS
27 HISTORICALLY APPROPRIATE TO PAINT THEM OR THEY ARE LOCATED ON A BLOCK FACE
28 WHERE TWO-THIRDS OR MORE OF THE EXISTING MASONRY BUILDING FACES ARE
29 ALREADY PAINTED.
- 30 D. NEW BUILDING MATERIALS USED ON WALLS FACING PUBLIC STREETS MUST BE
31 COMPATIBLE WITH THOSE OF THE EXISTING STRUCTURES. THE MATERIALS MUST BE
32 BRICK, PRE-CAST CONCRETE, STONE, OR WOOD.
- 33 E. STUCCO (EXCEPT WHEN PART OF AN HISTORIC STRUCTURE) AND EXTERIOR
34 INSULATION AND FINISH SYSTEMS MAY NOT BE USED ON PUBLIC STREET FACADES
35 UNLESS THEY ARE PARTS OF ARCHITECTURAL ELEMENTS THAT DO NOT EXCEED 10%
36 OF THE AREA OF THE FAÇADE. THESE MATERIALS MAY BE USED ON THE BACKS OF
37 BUILDINGS AND ON THE SIDES THAT DO NOT FACE PUBLIC STREETS.

1 2. STOREFRONTS

2 THE USE OF APPROPRIATE, INTERESTING, AND DETAIL RICH STOREFRONTS IN THE
3 COMMERCIAL AND MIXED-USE PARTS OF THE NEIGHBORHOOD IS ENCOURAGED. STORE
4 FRONTS ARE VERY IMPORTANT PARTS OF THE NEIGHBORHOOD BECAUSE THEY ARE THE
5 PART OF THE BUILDINGS THAT ARE RIGHT ON THE SIDEWALK, NEXT TO THE PEDESTRIANS
6 AND DRIVERS. AND BECAUSE OF ALL THEIR GLASS AND OPENNESS THEY CONTRIBUTE
7 SIGNIFICANTLY TO THE SAFETY OF THE PEDESTRIANS IN THE STREETS AND THE OWNER,
8 EMPLOYEES, AND CUSTOMERS IN THE SHOPS. AND STOREFRONTS, BECAUSE OF THE
9 TRANSPARENCY BETWEEN THE SIDEWALK AND THE INTERIOR OF THE SHOPS AND THE
10 CHANGEABILITY OF DISPLAYS, CAN ADD AN EVER CHANGING RICHNESS TO THE
11 EXPERIENCES FOR THE PASSING PEDESTRIANS.

12 A. THE DESIGN FOR NEW STOREFRONTS MUST BE COMPATIBLE WITH THE DESIGN OF
13 ORIGINAL STOREFRONTS WITHIN THE NEIGHBORHOOD AND WITH THE DESIGN OF THE
14 UPPER PORTION OF THE BUILDING. DESIGN ELEMENTS THAT ARE PRESENT IN THE
15 UPPER FAÇADE MAY BE INCORPORATED IN THE STOREFRONT DESIGN.

16 B. MATERIALS THAT ARE NOT TYPICAL OF THE ORIGINAL MATERIALS USED ON
17 NEIGHBORHOOD STOREFRONTS, SUCH AS FORMSTONE, PIERCED CONCRETE BLOCK,
18 ALUMINUM SIDING, EXPOSED PLYWOOD, OR WOOD SHAKES MUST NOT BE USED.

19 C. REPLACEMENT DISPLAY WINDOWS, ENTRANCES, SIGNS, LIGHTING, AND SECURITY
20 PROTECTION MUST BE COMPATIBLE WITH THE DESIGN, CHARACTER, AND SCALE OF THE
21 EXISTING BUILDING. ALL SHOW WINDOW ELEMENTS MUST BE LOCATED BELOW THE
22 BUILDING'S SECOND FLOOR WINDOWS.

23 3. WINDOWS AND DOORS

24 A. WINDOWS FACING PUBLIC STREETS MUST NOT BE FILLED, BOARDED UP, OR COVERED
25 BY SIGNS.

26 B. WINDOWS ABOVE THE FIRST FLOOR THAT ARE IN AN UNUSED PART OF A BUILDING
27 MUST REMAIN INTACT, BUT MAY BE COVERED ON THE INTERIOR. THE COVERING MUST
28 CONSIST OF A SOLID SURFACE, SUCH AS PLYWOOD PAINTED A DARK COLOR OR
29 ANOTHER DARK PANEL MATERIAL.

30 C. WINDOWS NOT FACING PUBLIC STREETS MAY BE CLOSED UP ONLY IF PERMISSION IS
31 RECEIVED BY THE FIRE DEPARTMENT. WINDOWS THAT ARE APPROVED FOR CLOSING
32 MUST BE COMPLETELY REMOVED FROM THE BUILDING AND REPLACED WITH A
33 MATERIAL THAT HAS BEEN APPROVED BY THE DEPARTMENT OF PLANNING PRIOR TO
34 INSTALLATION.

35 D. WINDOWS THAT FACE PUBLIC STREETS OR ARE PART OF AN ENTRANCE MUST BE
36 GLAZED WITH CLEAR GLASS. THESE WINDOWS MAY NOT BE GLAZED WITH ANY TYPE
37 OF SHEET PLASTIC OR CONSTRUCTED OF GLASS BLOCK.

38 E. REPLACEMENT WINDOWS MUST BE SIZED TO FIT WITHIN THE EXISTING MASONRY
39 OPENINGS. THE USE OF INFILL PANELS TO MAKE REPLACEMENT WINDOWS LARGE
40 ENOUGH FOR EXISTING MASONRY OPENINGS WILL NOT BE PERMITTED. EXISTING
41 MASONRY OPENINGS MUST NOT BE ENLARGED TO FIT NEW WINDOWS. MAINTAIN THE

1 SAME STRONG HORIZONTAL AND VERTICAL ALIGNMENT FOR NEW WINDOW OPENINGS
2 THAT ARE FOUND IN THE EXISTING TRADITIONAL BUILDINGS IN THE NEIGHBORHOOD.
3 MAINTAIN HISTORIC PROPORTIONS OF THE INTERNAL DIVISIONS WITHIN THE WINDOWS
4 THEMSELVES.

5 F. IF WINDOWS FABRICATED FROM MATERIALS OTHER THAN WOOD ARE SELECTED, THE
6 SHAPE AND NUMBER OF THE GLASS PANES AND THE SCALE AND PROFILE OF THE
7 FRAME, SASH, MULLIONS, AND MUNTINS MUST BE COMPATIBLE WITH THE STYLE OF
8 THE BUILDING. ALSO, THE MATERIAL OR THE COATING ON THE MATERIAL OF THE
9 WINDOW PARTS MUST NOT BE A STARK OR BRIGHT WHITE, BUT A SOFTER WHITE,
10 CREAM, OR DARKER COLOR. SNAP-IN MUNTIN GRID INSERTS ARE NOT ACCEPTABLE.

11 G. WINDOWS THAT FACE PUBLIC STREETS OR ARE PART OF AN ENTRANCE MUST BE
12 GLAZED WITH CLEAR GLASS. THESE WINDOWS MAY NOT BE GLAZED WITH ANY TYPE
13 OF SHEET PLASTIC OR CONSTRUCTED OF GLASS BLOCK.

14 H. INAPPROPRIATE NEW WINDOW OR DOOR FEATURES ARE DISCOURAGED. THESE ALSO
15 INCLUDE THE INSTALLATION OF PLASTIC, CANVAS, OR METAL STRIP AWNINGS THAT
16 DETRACT FORM THE CHARACTER AND APPEARANCE OF THE BUILDING.

17 I. OUTSIDE VESTIBULE DOORS ON ROWHOUSES SHOULD BE RETAINED.

18 4. TRADITIONAL CANOPIES AND MARQUEES: TRADITIONAL CANOPIES AND MARQUEES ON
19 COMMERCIAL BUILDINGS SHOULD BE RETAINED WHENEVER POSSIBLE. RECONSTRUCTION
20 OF HISTORIC CANOPIES AND MARQUEES THAT HAVE BEEN REMOVED SHALL BE SUPPORTED
21 BY THE DEPARTMENT OF PLANNING WHEN THE ORIGINAL DESIGN IS DUPLICATED.

22 5. STRUCTURES AND SITE PLAN ELEMENTS: THE INTRODUCTION OF NEW STRUCTURES AND
23 SITE PLAN ELEMENTS INTO THE NEIGHBORHOOD THAT ARE INCOMPATIBLE WITH THE
24 CHARACTER OF THE DISTRICT BECAUSE OF SIZE, COLOR, AND MATERIALS WILL BE
25 DISCOURAGED.

26 II. COMPLIANCE

27 AN APPROVED BUILDING PERMIT, WITH A “NOTICE TO PROCEED”, IS REQUIRED BEFORE ANY
28 PROPOSED EXTERIOR WORK PROCEEDS ON ANY BUILDING LOCATED WITHIN THE BOUNDARIES OF
29 THIS PLAN. AFTER THE APPLICATION FOR THE PERMIT IS FILED, THE APPLICANT WILL WORK WITH
30 THE DEPARTMENT OF PLANNING TO BEGIN THE APPROVAL PROCESS. THE PROCESS WILL INVOLVE
31 WORKING WITH CITY STAFF AND REPRESENTATIVES OF THE NEIGHBORHOOD AND CIVIC
32 ASSOCIATIONS. THE PROCESS WILL REQUIRE FULFILLMENT OF THE, URBAN RENEWAL, DHCD
33 HOUSING, BUILDING, AND ZONING CODE REGULATIONS BEFORE THE BUILDING PERMIT WITH THE
34 “NOTICE TO PROCEED” IS APPROVED BY THE CITY.

35 NO WORK, ALTERATIONS, OR IMPROVEMENTS MAY BE UNDERTAKEN THAT DO NOT CONFORM
36 WITH THE REQUIREMENTS OF THIS PLAN. HOWEVER, THE COMMISSIONER MAY WAIVE
37 COMPLIANCE WITH ONE OR MORE OF THESE STANDARDS IF THE PLANNING COMMISSION
38 DETERMINES THAT THE WAIVER DOES NOT ADVERSELY AFFECT THE DESIGN GOALS CONTAINED IN
39 THIS PLAN.

1 NOTHING IN THIS RENEWAL PLAN MAY BE CONSTRUED TO PERMIT ANY SIGN, CONSTRUCTION,
2 ALTERATION, CHANGE, REPAIR, USE, OR ANY OTHER MATTER OTHERWISE FORBIDDEN OR
3 RESTRICTED OR CONTROLLED BY ANY OTHER PUBLIC LAW.

4 **APPENDIX B: DESIGN GUIDELINES AND STANDARDS**
5 **FOR ACCESSORY ELEMENTS THAT ARE ATTACHED TO BOTH**
6 **RENOVATED AND NEW BUILDINGS**

7 DIFFERENT, SPECIAL PURPOSE, ACCESSORY ELEMENTS ARE ATTACHED TO THE EXTERIOR OF MANY
8 BUILDINGS WITHIN THE DISTRICT. AWNINGS AND CANOPIES, SECURITY SCREENS AND GRILLS, AND
9 SIGNS ARE OFTEN ADDED TO NEW OR RENOVATED FACADES. LIGHTING FIXTURES ARE ADDED TO
10 THE EXTERIOR WALLS FOR DECORATIVE AND SECURITY PURPOSES AND TO ILLUMINATE SIGNS.
11 OFTEN ANTENNA, MECHANICAL EQUIPMENT, AND SOMETIMES DECKS ARE PLACED ON TOP OF THE
12 ROOFS. THESE DESIGN GUIDELINES AND STANDARDS MUST BE USED BY THE DEPARTMENT OF
13 PLANNING TO DETERMINE THE SUITABILITY OF THESE ACCESSORY ELEMENTS.

14 I. GUIDELINES AND STANDARDS

15 A. SHUTTERS

16 SHUTTERS MAY BE USED ON BUILDINGS ONLY IF ARCHITECTURALLY APPROPRIATE.
17 SHUTTERS MUST BE MOUNTED USING ONE OF TWO TECHNIQUES: MOUNTED WITH
18 HINGES AND A METAL LATCH OR FASTENED DIRECTLY TO THE WALL AS IF THEY WERE
19 PERMANENTLY OPENED. THE DEPARTMENT OF PLANNING WILL MAKE THE FINAL
20 DETERMINATION ON THE APPROPRIATENESS OF SHUTTER MATERIAL, DESIGN, SIZE,
21 PLACEMENT, AND MOUNTING SYSTEM.

22 B. FABRIC AWNINGS AND CANOPIES

23 AWNINGS ARE CLASSIC ELEMENTS FOR COMMERCIAL STOREFRONTS, PROVIDING
24 OPPORTUNITIES FOR SIGNAGE, IDENTIFYING CHARACTER, AND PROTECTION FROM THE
25 ELEMENTS FOR PEDESTRIANS. THROUGHOUT THE NINETEENTH CENTURY, AWNINGS
26 WERE PART OF VIRTUALLY EVERY STOREFRONT IN THE CITY. THEIR USE WAS
27 PRIMARILY FUNCTIONAL, KEEPING OUT UNWANTED SUNLIGHT AND PROVIDING
28 SHELTER FOR CUSTOMERS ON THE SIDEWALK. IN ADDITION TO PREVENTING WINDOW
29 DISPLAYS FROM FADING, AWNINGS, IN REDUCING THE AMOUNT OF DIRECT SUNLIGHT IN
30 THE STORE, ARE ENERGY SAVING. THEY ARE ALSO USEFUL FOR HIDING SECURITY
31 GRILLE HOUSING AND AIR CONDITIONERS. TODAY, AWNINGS ARE CONSIDERED FOR
32 DECORATIVE AS WELL AS FUNCTIONAL PURPOSES.

33 1. FABRIC AWNINGS AND CANOPIES

34 ALL APPLICATIONS FOR AWNINGS WILL BE CONSIDERED BY THE PLANNING
35 DEPARTMENT ON A CASE BY CASE BASIS.

36 THE DEPARTMENT OF PLANNING WILL CONSIDER THE FOLLOWING GUIDELINES IN
37 MAKING ITS DECISION:

- 38 (1) THE PARTICULAR BUILDING TYPE MUST HAVE HISTORICALLY FEATURED THE
39 PROPOSED TYPE OF AWNING.

1 (2) THE PROPOSED AWNINGS MUST COMPLEMENT THE BUILDING FAÇADE'S
2 DETAILING, COLOR, MATERIALS, SCALE, PROPORTION, AND FORM. THE COLOR
3 AND PATTERNS MUST HARMONIZE WITH THE BUILDINGS FAÇADE, NOT
4 OVERWHELM IT. AWNINGS ORNAMENTATION, INCLUDING THE VALANCE EDGE
5 DETAILS, MUST SUIT THE CHARACTER OF THE BUILDING. THE AWNINGS MUST
6 FIT WITHIN THE FRAME OF THE WINDOWS AND DOOR OPENINGS.

7 (3) AWNINGS ON STORE FRONTS MUST BE DESIGNED IN THE TRADITION OF
8 COMMERCIAL AWNINGS. THE DEPARTMENT OF PLANNING WILL CONSIDER
9 PERMANENT AWNINGS FOR USE ON COMMERCIAL BUILDINGS IF THEY MEET THE
10 OTHER DESIGN GUIDELINES AND ARE PART OF A TRADITIONAL COMMERCIAL
11 WINDOW DISPLAY.

12 (4) AWNINGS ON RESIDENTIAL STRUCTURES MUST BE DESIGNED IN THE TRADITION
13 OF RESIDENTIAL AWNINGS. BECAUSE RESIDENTIAL AWNINGS WERE DESIGNED
14 TO PROVIDE SHADE AND COOLING ONLY IN THE SUMMER, THE DEPARTMENT OF
15 PLANNING WILL APPROVE THEM FOR RESIDENTIAL USE ONLY IF THE FABRIC IS
16 REMOVABLE OR RETRACTABLE. THE DEPARTMENT OF PLANNING WILL NOT
17 CONSIDER YEAR ROUND, PERMANENT, WINDOW AWNING INSTALLATIONS FOR
18 RESIDENTIAL PROPERTIES.

19 (5) BECAUSE ALL AWNING FABRICS (COTTON DUCK, VINYL-COATED COTTON
20 DUCK, VINYL-LAMINATED POLYESTER, AND WOVEN ACRYLIC) HAVE LIFE
21 SPANS THAT VARY FROM 5 TO 7 YEARS, THE AWNING PROPOSAL MUST INCLUDE
22 A MAINTENANCE/REPLACEMENT PLAN FOR THE CANOPY AND ITS FABRIC.

23 (6) THE INSTALLATION MUST BE THE LEAST DESTRUCTIVE TO THE BUILDING AND
24 MOST STABLE POSSIBLE.

25 2. ADDITIONAL GUIDELINES FOR ALL AWNINGS AND CANOPIES

26 (1) AWNINGS MADE FROM METAL STRIPS, SHINY PLASTIC, PLASTIC COATED, OR
27 PLASTIC APPEARING MATERIALS ARE PROHIBITED. METAL OR RIGID AWNINGS
28 ARE NOT ALLOWED EXCEPT FOR MARQUEES FOR HOTELS AND THEATRES.

29 (2) AWNING FABRIC MUST BE FLAMEPROOF.

30 (3) AWNINGS MAY NOT PROJECT MORE THAN 7 FEET FROM THE WALL OF A
31 BUILDING. THE MAXIMUM HEIGHT FOR ANY PART OF AN AWNING IS 13 FEET
32 ABOVE THE SIDEWALK. THE TOP OF THE AWNING MUST ALSO BE AT LEAST 1
33 INCH BELOW THE WINDOWS OF THE FLOOR ABOVE. THE BOTTOM OF THE
34 AWNING MUST HAVE A CLEARANCE OF AT LEAST 8 FEET ABOVE THE SIDEWALK.

35 (4) THE BOTTOM OF THE AWNING MAY NOT BE COVERED WITH FABRIC OR ANY
36 OTHER MATERIAL TO CREATE AN ENCLOSED VOLUME.

37 3. SIGNS ON AWNINGS AND CANOPIES

38 SIGNS PAINTED ON, APPLIED TO, OR SEWN INTO AWNINGS ARE PERMITTED. THE
39 AREAS OF THESE SIGNS ADDED TOGETHER WITH THE AREAS OF THE OTHER SIGNS

1 ON THE BUILDING MUST BE LESS THAN THE MAXIMUM AREA OF SIGNS THAT ARE
2 ALLOWED ON THE BUILDING.

3 C. SECURITY SCREENS AND GRILLES

4 1. SECURITY SCREENS AND GRILLES MAY BE USED ONLY:

5 A. WHEN WINDOWS ARE ACCESSIBLE FROM THE GROUND (LESS THAN 9 FEET
6 ABOVE THE GROUND);

7 B. WHEN WINDOWS ARE ACCESSIBLE FROM FIRE ESCAPES;

8 C. WHEN WINDOWS ARE ACCESSIBLE FROM ADJACENT ROOFS; OR

9 D. WHEN WINDOWS CANNOT BE SEEN FROM A PUBLIC STREET.

10 2. ENCLOSURES AND COVERINGS FOR SECURITY GRILLES AND SCREENS MUST BE AS
11 INCONSPICUOUS AS POSSIBLE AND DESIGNED TO BLEND IN WITH THE REST OF THE
12 BUILDING.

13 3. SECURITY SCREENS AND GRILLES MUST BE MADE OF A DARK MATERIAL OR
14 PAINTED A DARK COLOR.

15 4. SECURITY SCREENS AND GRILLES IN FRONT OF SHOW WINDOWS MUST BE OPENED
16 OR REMOVED WHEN A BUSINESS IS OPEN.

17 5. NEW FIXED SECURITY GRILLES AND SCREENS FOR STOREFRONT WINDOWS MUST BE
18 LOCATED ON THE INSIDE OF THE WINDOWS.

19 6. EXTERIOR COMPONENTS OF SECURITY SYSTEMS SHOULD BE AS INCONSPICUOUS AS
20 POSSIBLE.

21 D. STANDARDS FOR SIGNS

22 ALL NEW SIGNS MUST BE IN ACCORDANCE WITH THE ZONING CODE OF BALTIMORE
23 CITY AND, AS APPROPRIATE, SUBJECT TO MINOR PRIVILEGE REQUIREMENTS. IN
24 ADDITION, THE FOLLOWING REGULATIONS ARE INCLUDED IN THIS ORDINANCE TO HELP
25 ENSURE THAT NEW SIGNS ARE WELL DESIGNED AND ADD TO THE QUALITY AND
26 CHARACTER OF NEIGHBORHOOD:

27 1. MAXIMUM NUMBER AND SIZES ALLOWED IN EACH ZONING DISTRICT

28 A. IN BUSINESS AND MANUFACTURING ZONING DISTRICTS THE MAXIMUM AREA
29 OF ALL THE SIGNS ON THE FRONT OF A BUILDING IN SQUARE FEET MUST BE LESS
30 THAN THE WIDTH OF THE FRONT FAÇADE IN LINEAR FEET TIMES 1.5. FOR
31 EXAMPLE, IF THE FRONT OF A BUILDING IS 20 FEET WIDE, THE TOTAL AREA OF
32 ALL THE SIGNS ON THE FRONT OF THE BUILDING MAY NOT EXCEED 30 SQUARE
33 FEET. THE FRONT WALL AND THE SIDE WALL OF CORNER PROPERTIES MAY
34 HAVE SIGNS ON EACH WALL. THE MAXIMUM AREA OF THE SIGNS IN SQUARE
35 FEET ON EACH WALL MUST BE LESS THAN THE LENGTH OF THAT WALL IN
36 LINEAR FEET.

1 B. IN THE R-8 ZONING DISTRICT, ONLY ONE IDENTIFICATION SIGN OF UP TO 18
2 SQUARE FEET IN AREA IS ALLOWED IF IT IS NOT ILLUMINATED OR ONE
3 IDENTIFICATION SIGN OF UP TO 12 SQUARE FEET IS ALLOWED IF IT IS DIRECTLY
4 ILLUMINATED. THIS IS THE SAME MAXIMUM NUMBER AND AREA OF SIGNS
5 THAT IS ALLOWED IN THE ZONING CODE.

6 C. IN THE OFFICE-RESIDENTIAL ZONING DISTRICTS, ONLY ONE IDENTIFICATION
7 SIGN OF UP TO 36 SQUARE FEET IN AREA IS ALLOWED IF IT IS NOT ILLUMINATED
8 OR ONE IDENTIFICATION SIGN OF UP TO 24 SQUARE FEET IS ALLOWED IF IT IS
9 DIRECTLY ILLUMINATED. THIS IS THE SAME MAXIMUM NUMBER AND AREA OF
10 SIGNS THAT IS ALLOWED IN THE ZONING CODE.

11 2. GENERAL

12 A. THE TYPE OF THE SIGN, ITS LOCATION, AND THE DESIGN OF ITS BRACKETS MUST
13 BE HARMONIOUS IN SCALE, COLOR, AND STYLE WITH THE BUILDING IT IS PART
14 OF.

15 B. SIGNS MAY NOT COVER ARCHITECTURAL DETAILS, WINDOWS, OR CORNICES OF
16 BUILDINGS.

17 C. THE INFORMATION INCLUDED ON A SIGN SHOULD BE KEPT TO A MINIMUM.
18 EXCESSIVE LANGUAGE MAKES THE SIGN HARDER TO READ, ESPECIALLY FOR
19 PEOPLE IN CARS. WORDING SHOULD BE LIMITED TO THE NAME OF THE
20 BUSINESS AND PERHAPS THE TYPE OF SERVICE PROVIDED.

21 D. THE USE OF LOGOS, GRAPHIC SYMBOLS, OR FREESTANDING LETTERS IS
22 ENCOURAGED.

23 E. SIGNS SHOULD BE DESIGNED TO BE PART OF THE OVERALL STOREFRONT
24 DESIGN. COLORS SHOULD BE COORDINATED AND COMPATIBLE WITH THE REST
25 OF THE BUILDING FAÇADE. MULTI-COLOR SIGNS MUST BE DESIGNED
26 CAREFULLY AS THEY CAN EASILY BECOME TOO BUSY AND CHAOTIC.
27 LETTERING STYLES ON THE SIGNS CAN BE SELECTED TO REFLECT THE BUSINESS
28 OR THE STYLE OF THE BUILDING. IN ALL CASES, SIGNS SHOULD BE LAID OUT,
29 CONSTRUCTED, AND INSTALLED BY SIGN FABRICATORS TO INSURE
30 PROFESSIONALS RESULTS.

31 F. WOOD, METAL, OR PLASTIC SIGNS THAT ARE COATED OR PAINTED ARE
32 PERMITTED.

33 G. INTERNALLY LIT BOX SIGNS ARE NOT PERMITTED.

34 H. INTERNALLY LIT OR BACK LIT INDIVIDUAL LETTER SIGNS ARE PERMITTED.

35 I. THE DESIGN FOR ALL PERMANENT SIGNS MUST BE SUBMITTED TO THE
36 DEPARTMENT OF PLANNING FOR APPROVAL. THE SUBMISSION MUST INCLUDE
37 A SCALE DRAWING SHOWING THE SIGN AND ITS LOCATION, SIZE, MATERIAL,
38 AND METHODS FOR MOUNTING AND LIGHTING.

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3. FLAT SIGNS

- A. THE SIGN MUST BE PLACED PARALLEL TO THE BUILDING AND MAY NOT EXTEND MORE THAN 8 INCHES FROM THE BUILDING’S WALL. THE BOTTOM OF THE SIGN MUST BE 8 FEET OR HIGHER ABOVE THE GROUND.
- B. FOR MULTI-STORY BUILDINGS, THE TOP OF THE SIGN FOR FIRST-FLOOR TENANTS MUST BE BELOW THE BOTTOM OF THE SECOND-STORY WINDOWS.
- C. FLAT SIGNS MAY NOT COVER ARCHITECTURAL DETAILS, WINDOWS, OR CORNICES OF BUILDINGS.

4. PROJECTING SIGNS

- A. ONE PROJECTING SIGN IS PERMITTED FOR EACH STREET LEVEL BUSINESS WITHIN THE URBAN RENEWAL BOUNDARIES. ALSO, AN ADDITIONAL PROJECTING SIGN IS PERMITTED FOR EACH BUILDING IN THE DISTRICT TO LIST UPPER FLOOR BUSINESSES IN THAT BUILDING.
- B. SIGNS MAY BE DOUBLE FACED.
- C. SIGNS MUST BE MOUNTED PERPENDICULAR TO THE BUILDING AND MUST NOT EXTEND MORE THAN 4 FEET FROM THE WALL. THE BOTTOM OF THE SIGN MUST HAVE A CLEARANCE OF AT LEAST 9 FEET ABOVE THE SIDEWALK. THE TOP OF THE SIGN MUST NOT EXTEND ABOVE THE BOTTOM OF THE SECOND FLOOR WINDOW SILLS OR BE MORE THAN 14 FEET ABOVE THE GROUND, WHICHEVER IS LOWER.
- D. THE MAXIMUM AREA OF ANY PROJECTING SIGN IS 12 SQUARE FEET ON EACH SIDE. THE AREAS OF THESE SIGNS ADDED TOGETHER WITH THE AREAS OF THE OTHER SIGNS ON THE BUILDING MUST BE LESS THAN THE MAXIMUM AREA OF SIGNS THAT ARE ALLOWED ON THE BUILDING.

5. FREESTANDING SIGNS

- A. ONE FREESTANDING SIGN IS ALLOWED IN AN OPEN SIDE OR FRONT YARD FOR EACH LOT LINE OF A PARCEL THAT FACES A PUBLIC STREET. THE MAXIMUM HEIGHT OF A FREESTANDING SIGN IS 5 FEET; THE MAXIMUM AREA FOR EACH SIDE OF THE SIGN IS 16 SQUARE FEET.
- B. INTERNALLY LIT, FREESTANDING BOX SIGNS ARE NOT PERMITTED.
- C. THE FREESTANDING SIGN PANEL MAY:
 - (1) EXTEND DIRECTLY TO THE GROUND;
 - (2) BE SUPPORTED BY A THIN SLAB OR WALL THAT EXTENDS TO THE GROUND, WITH BOTH ENDS OF THE SLAB OR WALL EXTENDING AT LEAST TO THE ENDS OF THE SIGN PANEL; OR

1 (3) BE SUPPORTED BY DARK COLORED POLES OR POSTS THAT EXTEND TO THE
2 GROUND, AND THE OUTSIDE EDGE OF THE POLES OR POSTS MUST BE
3 ALIGNED WITH THE ENDS OF THE SIGN PANEL.

4 6. OTHER SIGNS

5 A. SIGNS FOR UPPER STORY TENANTS:

6 (1) EACH COMMERCIAL TENANT THAT OCCUPIES AN UPPER FLOOR OF A
7 BUILDING MAY HAVE A LISTING ON THE BUILDING'S DIRECTORY SIGN OR, IF
8 THE DIRECTORY SIGN DOES NOT EXIST, MAY HAVE A FLAT OR PAINTED
9 SIGN.

10 (2) FLAT OR PAINTED SIGNS FOR UPPER STORY TENANTS ARE LIMITED TO A
11 MAXIMUM OF 5 SQUARE FEET EACH AND MAY NOT PROJECT MORE THAN 4
12 INCHES FROM THE BUILDING. THE AREAS OF THESE SIGNS ADDED
13 TOGETHER WITH THE AREAS OF THE OTHER SIGNS ON THE BUILDING MUST
14 BE LESS THAN THE MAXIMUM AREA OF SIGNS THAT ARE ALLOWED ON THE
15 BUILDING.

16 (3) SIGNS FOR BUSINESSES ON UPPER FLOORS OF BUILDINGS SHOULD BE
17 LIMITED TO A MAXIMUM OF 8" HIGH LETTERING PAINTED ON THE INSIDE OF
18 THE UPPER FLOOR WINDOW OR ON THE ENTRY LEVEL DOOR.

19 B. NEW ROOFTOP SIGNS, BILLBOARDS, AND OTHER GENERAL ADVERTISING SIGNS
20 ARE NOT PERMITTED.

21 C. SIGNS THAT ARE PAINTED ON A BUILDING AND SIGNS THAT ARE MADE OF
22 INDIVIDUALLY CUT-OUT LETTERS ATTACHED DIRECTLY TO A BUILDING ARE
23 PERMITTED. THE AREAS OF THESE SIGNS ADDED TOGETHER WITH THE AREAS
24 OF THE OTHER SIGNS ON THE BUILDING MUST BE LESS THAN THE MAXIMUM
25 AREA OF SIGNS THAT ARE ALLOWED ON THE BUILDING.

26 D. SIGNS PAINTED ON, APPLIED TO, OR SEWN INTO AWNINGS ARE PERMITTED. THE
27 AREAS OF THESE SIGNS ADDED TOGETHER WITH THE AREAS OF THE OTHER
28 SIGNS ON THE BUILDING MUST BE LESS THAN THE MAXIMUM AREA OF SIGNS
29 THAT ARE ALLOWED ON THE BUILDING.

30 E. SIGNS PAINTED OR ETCHED ON DISPLAY WINDOWS ARE PERMITTED. NON-
31 FLASHING NEON SIGNS LOCATED INSIDE STORE WINDOWS ARE PERMITTED. THE
32 AREAS OF THESE SIGNS ADDED TOGETHER WITH THE AREAS OF THE OTHER
33 SIGNS ON THE BUILDING MUST BE LESS THAN THE MAXIMUM AREA OF SIGNS
34 THAT ARE ALLOWED ON THE BUILDING.

35 F. THE TOTAL AREA OF ALL THE SIGNS, POSTERS, PLACARDS, AND GRAPHIC
36 DISPLAYS LOCATED IN A DISPLAY WINDOW MUST NOT TAKE UP MORE THAN
37 25% OF THE AREA OF THAT WINDOW.

38 G. "TEMPORARY" SIGNS MAY BE DISPLAYED WITHIN STOREFRONT WINDOWS
39 PROVIDED THAT THE SIGNS DO NOT COVER MORE THAN 20% OF THE WINDOW
40 AREA AND ARE NOT ON DISPLAY FOR MORE THAN 30 DAYS.

1 H. FLASHING, BLINKING, FLUCTUATING, OR OTHERWISE ANIMATED SIGNS OTHER
2 THAN BARBER POLES, TIME AND TEMPERATURE SIGNS LESS THAN 4 SQUARE
3 FEET IN AREA, SIGNS ON THEATER MARQUEES, OR EXISTING FLASHING NEON
4 SIGNS ARE NOT PERMITTED.

5 I. BANNERS ARE NOT PERMITTED IN ANY ZONING DISTRICT WITHIN BALTIMORE
6 CITY UNLESS THEY ARE SPECIFICALLY APPROVED ON APPEAL BY THE BOARD
7 OF MUNICIPAL AND ZONING APPEALS. FLAGS AND BANNERS THAT ARE
8 DECORATIVE, COMPATIBLE WITH THE BUILDING, ITS USE, AND THE
9 ARCHITECTURAL DESIGN OF ADJACENT BUILDINGS WILL BE CONSIDERED FOR
10 APPROVAL BY THE DEPARTMENT OF PLANNING IF THEY ARE APPROVED BY THE
11 BMZA.

12 E. LIGHTING

13 1. LIGHT FIXTURE STYLES SHOULD BE COMPATIBLE WITH THE DESIGN OF THE
14 BUILDING.

15 2. LIGHT FIXTURES WITH EXPOSED FLUORESCENT, QUARTZ, MERCURY VAPOR, OR
16 REGULAR INCANDESCENT LIGHT BULBS ARE NOT PERMITTED ON THE FRONTS OR
17 SIDES OF BUILDINGS FACING PUBLIC STREETS. LIGHT FIXTURES WITH EXPOSED
18 LOW-WATTAGE, DECORATIVE LIGHT BULBS ARE PERMITTED.

19 3. THE FOLLOWING TYPES OF LIGHTING FIXTURES ON THE FRONTS OR SIDES OF
20 BUILDINGS FACING PUBLIC STREETS ARE PERMITTED:

21 A. RECESSED DOWN LIGHTS THAT ARE INSTALLED IN A BOX-LIKE STRUCTURE.
22 THE FIXTURE MUST BE THE SAME LENGTH AS THE ARCHITECTURAL ELEMENT
23 OR SIGN THAT IT LIGHTS. THE BOX MAY ALSO BE DESIGNED TO ANGLE THE
24 LIGHT TOWARDS A DISPLAY WINDOW OR ADJACENT WALL.

25 B. LIGHT BOXES WITH FLUORESCENT LIGHTS THAT ARE HIDDEN BEHIND A PLASTIC
26 OR METAL GRILLE.

27 C. GOOSENECK INCANDESCENT FIXTURES— FIXTURES WITH PORCELAIN ENAMEL
28 REFLECTORS ON BENT METAL ARMS THAT ARE DESIGNED TO PREVENT GLARE
29 AT THE PEDESTRIAN LEVEL.

30 4. INTERNALLY LIT OR BACK LIT INDIVIDUAL LETTER SIGNS ARE PERMITTED.

31 5. INTERNALLY LIT BOX SIGNS ARE NOT PERMITTED.

32 6. SECURITY LIGHTING SHOULD BE PROVIDED, WHENEVER POSSIBLE, TO SERVE BOTH
33 PEDESTRIANS AND VEHICLES.

34 7. UNSHIELDED, SPECIALIZED SECURITY LIGHTING FIXTURES ARE NOT ALLOWED ON
35 THE FRONTS OF BUILDINGS. OTHER SHIELDED, ARCHITECTURALLY APPROPRIATE
36 FIXTURES ON THE FRONTS OF BUILDINGS THAT INCREASE PEDESTRIAN SECURITY
37 ARE ENCOURAGED.

1 8. SECURITY LIGHTING SHOULD BE PROVIDED, WHENEVER POSSIBLE, ALONG THE
2 SIDES OF BUILDINGS NOT FACING STREETS, IN THE REAR OF BUILDINGS, AND IN
3 ADJACENT LOADING AND PARKING AREAS. THIS LIGHTING MAY BE PROVIDED BY
4 SPECIALIZED SECURITY LIGHTING FIXTURES.

5 9. ALL LIGHTING MUST BE ORIENTED OR SHIELDED SO THAT RESIDENCES ARE NOT
6 DIRECTLY EXPOSED TO THE SOURCE OF THE GLARE.

7 F. ANTENNAS AND ROOF MOUNTED EQUIPMENT

8 1. ACCESSORY ROOFTOP STRUCTURES SUCH AS ANTENNAS, SATELLITE DISHES, OTHER
9 COMMUNICATIONS EQUIPMENT, HVAC, OR OTHER OPERATING EQUIPMENT MUST
10 BE PLACED AS INCONSPICUOUSLY AS POSSIBLE AND MUST BE PROPERLY SCREENED.

11 2. DESIGN STANDARDS FOR ANTENNAS ARE AS FOLLOWS:

12 A. ANTENNAS MAY NOT EXCEED 15 FEET IN HEIGHT BY 6 FEET IN WIDTH.

13 B. HEIGHT IS MEASURED FROM THE ROOF OR THE GROUND TO THE TOP OF THE
14 ANTENNA.

15 C. APPROPRIATE SCREENING MUST BE PROVIDED TO PREVENT VISIBILITY FROM
16 ADJACENT PROPERTIES.

17 D. ANTENNAS MUST BE DESIGNED TO ACCOMMODATE CO-LOCATION.

18 G. ROOF DECKS

19 ROOF DECKS AND RAILINGS MUST BE PLACED SO THAT THEY ARE NOT VISIBLE FROM
20 PUBLIC STREETS THAT FACE THE FRONTS OF BUILDINGS

21 II. COMPLIANCE

22 AN APPROVED BUILDING PERMIT, WITH A “NOTICE TO PROCEED”, IS REQUIRED BEFORE
23 ANY PROPOSED EXTERIOR WORK PROCEEDS ON ANY BUILDING LOCATED WITHIN THE
24 BOUNDARIES OF THIS PLAN. AFTER THE APPLICATION FOR THE PERMIT IS FILED, THE
25 APPLICANT WILL WORK WITH THE DEPARTMENT OF PLANNING TO BEGIN THE APPROVAL
26 PROCESS. THE PROCESS WILL INVOLVE WORKING WITH CITY STAFF AND
27 REPRESENTATIVES OF THE NEIGHBORHOOD AND CIVIC ASSOCIATIONS. THE PROCESS WILL
28 REQUIRE FULFILLMENT OF THE URBAN RENEWAL, DHCD HOUSING, BUILDING, AND
29 ZONING CODE REGULATIONS BEFORE THE BUILDING PERMIT WITH THE “NOTICE TO
30 PROCEED” IS APPROVED BY THE CITY.

31 NO WORK, ALTERATIONS, OR IMPROVEMENTS MAY BE UNDERTAKEN THAT DO NOT
32 CONFORM WITH THE REQUIREMENTS OF THIS PLAN. HOWEVER, THE COMMISSIONER OF
33 THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT MAY WAIVE
34 COMPLIANCE WITH ONE OR MORE OF THESE STANDARDS IF THE COMMISSIONER
35 DETERMINES THAT THE WAIVER DOES NOT ADVERSELY AFFECT THE DESIGN GOALS
36 CONTAINED IN THIS PLAN.

1 NOTHING IN THIS RENEWAL PLAN MAY BE CONSTRUED TO PERMIT ANY SIGN,
2 CONSTRUCTION, ALTERATION, CHANGE, REPAIR, USE, OR ANY OTHER MATTER OTHERWISE
3 FORBIDDEN OR RESTRICTED OR CONTROLLED BY ANY OTHER PUBLIC LAW.

4 **APPENDIX C: DESIGN GUIDELINES AND STANDARDS FOR SITE PLANS**

5 I. GUIDELINES AND STANDARDS

6 SITE PLANS ARE REVIEWED BY THE CITY OF BALTIMORE'S SITE PLAN REVIEW
7 COMMITTEE, A COMMITTEE OF CITY AGENCIES CONVENED BY THE CITY'S DEPARTMENT
8 OF PLANNING. THE FOLLOWING GUIDELINES ARE TO BE USED BY THE COMMITTEE IN
9 ADDITION TO THE COMMITTEE'S GENERAL GUIDELINES.

10 A. GENERAL

- 11 1. IN COMMERCIAL PARTS OF THE NEIGHBORHOOD, SIDEWALKS SHOULD BE AT LEAST
12 10 FEET IN CLEAR WIDTH TO ENCOURAGE PEDESTRIAN USE. THE USE OF EVEN
13 WIDER SIDEWALKS IN COMMERCIAL AREAS FOR OUTDOOR TABLE SERVICE, AS
14 ALLOWED BY THE ZONING CODE, IS ENCOURAGED.
- 15 2. VENDING MACHINES SET UP OUTSIDE OF BUILDINGS MUST BE LOCATED SO THEY
16 ARE NOT VISIBLE FROM PUBLIC STREETS.
- 17 3. NO NEW OUTDOOR PUBLIC PAY PHONES ARE PERMITTED. EXISTING, LEGALLY
18 ESTABLISHED OUTDOOR PUBLIC PAY PHONES MAY REMAIN.
- 19 4. LOADING DOCKS AND SERVICE AREAS MUST BE LOCATED SO THEY DO NOT FACE
20 PUBLIC STREETS.
- 21 5. DUMPSTERS OR OTHER PRIVATE TRASH CONTAINERS MUST BE SCREENED BY A
22 MASONRY WALL OR A WOOD FENCE WITH OPAQUE GATES AT LEAST SIX FEET IN
23 HEIGHT, DESIGNED TO BE COMPLEMENTARY TO THE BUILDING SERVED. PROVIDE
24 READY ACCESS FOR ALL TENANTS. THE DUMPSTERS OR TRASH CONTAINERS MUST
25 NOT BE LOCATED IN THE FRONT OR SIDES OF BUILDINGS FACING PUBLIC STREETS.
- 26 6. BARBED OR RAZOR WIRE FENCING IS NOT ALLOWED ANYWHERE WITHIN THE
27 DISTRICT.

28 B. LANDSCAPING

29 THE FOLLOWING REGULATIONS ARE INCLUDED IN THIS ORDINANCE TO HELP TO
30 INCREASE THE AMOUNT AND QUALITY OF TREES AND LANDSCAPED GREEN SPACE
31 THROUGHOUT THE NEIGHBORHOOD:

- 32 1. WHEN BUILDINGS ARE SET BACK FROM THE PROPERTY LINES ALONG MAJOR
33 STREETS, THE LAND AREA BETWEEN THE EDGE OF THE SIDEWALK AND THE
34 BUILDING MUST BE WELL LANDSCAPED.
- 35 2. OTHER APPROPRIATE SIDEWALK LANDSCAPING MAY INCLUDE PLANTING IN
36 PROPERLY LOCATED CONTAINERS PROVIDED THAT THEY ARE MAINTAINED AND
37 REPLANTED SEASONALLY.

- 1 3. STREET TREES ARE A CRITICAL COMPONENT FOR SOFTENING AND CELEBRATING
2 THE NEIGHBORHOOD’S URBAN QUALITIES. WITH THE SAME TREE SPECIES PLANTED
3 AT RELATIVELY REGULAR INTERVALS ALONG BOTH SIDES OF THE BLOCK, STREET
4 TREES PROVIDE A CONTRAST TO THE HARD MATERIALS OF THE CITY AND CREATE A
5 PATTERN AND PRESENCE THAT ADDS A SENSE OF UNITY TO THE STREET. FOR
6 THESE REASONS, STREET TREES MUST BE INCLUDED ALONG ALL CITY STREETS
7 WHEREVER POSSIBLE.

8 THE HEALTH OF THE TREES AND CAREFUL PRUNING ARE ALSO CRITICAL ISSUES.
9 THE SELECTION OF THE SPECIES, THE SIZE OF THE TREE PITS, THE QUALITY OF THE
10 SOIL, AND THE PREVENTION OF COMPACTION OF THE TREE PIT SOIL ARE ESSENTIAL
11 FOR INSURING THAT TREES REMAIN HEALTHY. TREE PITS MUST BE A MINIMUM OF 4
12 FEET BY 6 FEET, OR 4 FEET BY 8 FEET IN SIZE IF POSSIBLE. IF SIDEWALKS ARE WIDE
13 ENOUGH, TREE PITS MAY BE WIDER THAN 4 FEET AND SET BACK FROM THE STREET
14 CURB. LOOSE SET COBBLESTONES MAY BE SET WITHIN THE TREE PIT TO HELP
15 PREVENT COMPACTION OF THE SOIL, ALLOW THE PENETRATION OF WATER, AND
16 PROVIDE A SURFACE FOR GETTING IN AND OUT OF CARS PARKED NEXT TO THE
17 CURB.

- 18 4. PARKING LOTS WITH MORE THAN 8 SPACES MUST INCORPORATE ONE DECIDUOUS
19 TREE WITHIN THE AREA OF THE LOT DESIGN FOR EVERY 2,500 SQUARE FEET OF
20 PARKING LOT PAVEMENT.

- 21 5. CHAIN LINK FENCES ARE NOT ALLOWED ALONG EDGES OF BUILDING LOTS FACING
22 PUBLIC STREETS UNLESS THEY ARE BLACK COATED AND INCORPORATED WITHIN A
23 HEDGE. WOOD, PAINTED OR COATED ALUMINUM, CAST IRON, AND STEEL FENCES
24 ARE ACCEPTABLE.

- 25 6. METAL OR PLASTIC SLATS THREADED THROUGH CHAIN LINK FENCES OR FABRIC
26 ATTACHED TO CHAIN LINK FENCES ARE NOT ALLOWED.

27 C. PARKING LOTS

- 28 1. PARKING LOTS MAY NOT BE PLACED IN THE FRONT OF A BUILDING. THEY ARE,
29 HOWEVER, ACCEPTABLE ON THE SIDE OF A BUILDING PROVIDED THERE IS
30 ADEQUATE SCREENING SO THAT THE VIEW OF CARS IS SHIELDED FROM PUBLIC
31 STREETS.

- 32 2. THE EDGES OF THE PARKING LOT SCREENING SHOULD EXTEND OUT TO THE
33 SIDEWALK PROPERTY LINE TO MAINTAIN THE CONTINUOUS LINE OF BUILDING
34 FACES ALONG THE STREET.

- 35 3. ALL PARKING LOTS FACING PUBLIC STREETS MUST BE SCREENED ALONG THE
36 STREETS WITH WALLS, SCREEN FENCES, OR SCREENING LANDSCAPING.

37 A. SOLID MASONRY OR WOOD WALLS THAT ARE USED TO SCREEN PARKING LOTS
38 ALONG PUBLIC STREETS MUST BE BETWEEN 2 FEET 6 INCHES AND 3 FEET 6
39 INCHES HIGH.

1 B. FENCES THAT DO NOT COMPLETELY BLOCK VIEWS THAT ARE USED TO SCREEN
2 PARKING LOTS MUST BE A MINIMUM OF 4 FEET HIGH AND MAXIMUM OF 5 FEET
3 HIGH, WITH 20-40% OF THE FENCE BEING SOLID MATERIAL.

4 C. HEDGES ARE ALLOWED FOR SCREENING PARKING LOTS, BUT THEY MUST HAVE
5 A BLACK COATED CHAIN LINK OR METAL PICKET FENCE BEHIND OR INSIDE
6 THEM. THE HEDGE MUST HIDE THE FENCE FROM THE PUBLIC SIDEWALK. THE
7 HEDGE MUST BE MAINTAINED AT A MINIMUM OF 2 FEET 6 INCHES AND AT A
8 MAXIMUM OF 3 FEET 6 INCHES HIGH.

9 4. CHAIN LINK FENCES ARE NOT ALLOWED ALONG EDGES OF PARKING LOTS FACING
10 PUBLIC STREETS UNLESS THEY ARE BLACK COATED AND INCORPORATED WITHIN A
11 HEDGE. WOOD, PAINTED ALUMINUM, CAST IRON, AND STEEL FENCES ARE
12 ACCEPTABLE.

13 5. CHAIN LINK FENCES ARE ALLOWED ALONG EDGES OF PARKING LOTS THAT DO NOT
14 FACE PUBLIC STREETS.

15 6. WHEEL BLOCKS OR CURBS SET BACK TO STOP FRONT TIRES MUST BE PROVIDED IN
16 PARKING LOTS TO PROTECT ADJACENT WALLS AND FENCES FROM DAMAGE.

17 7. A MINIMUM OF 20 FOOT CANDLES OF LIGHTING MUST BE PROVIDED FOR ALL
18 PARKING LOTS. THE LIGHTING MUST BE ORIENTED OR SHIELDED SO THAT
19 RESIDENCES ARE NOT DIRECTLY EXPOSED TO THE SOURCE OF THE GLARE.

20 II. COMPLIANCE

21 AN APPROVED BUILDING PERMIT, WITH A “NOTICE TO PROCEED”, IS REQUIRED BEFORE
22 ANY PROPOSED EXTERIOR WORK PROCEEDS ON ANY BUILDING LOCATED WITHIN THE
23 BOUNDARIES OF THIS PLAN. AFTER THE APPLICATION FOR THE PERMIT IS FILED, THE
24 APPLICANT WILL WORK WITH THE DEPARTMENT OF PLANNING TO BEGIN THE APPROVAL
25 PROCESS. THE PROCESS WILL INVOLVE WORKING WITH CITY STAFF AND
26 REPRESENTATIVES OF THE NEIGHBORHOOD AND CIVIC ASSOCIATIONS. THE PROCESS WILL
27 REQUIRE FULFILLMENT OF THE URBAN RENEWAL, DHCD HOUSING, BUILDING, AND
28 ZONING CODE REGULATIONS BEFORE THE BUILDING PERMIT WITH THE “NOTICE TO
29 PROCEED” IS APPROVED BY THE CITY.

30 NO WORK, ALTERATIONS, OR IMPROVEMENTS MAY BE UNDERTAKEN THAT DO NOT
31 CONFORM WITH THE REQUIREMENTS OF THIS PLAN. HOWEVER, THE COMMISSIONER OF
32 THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT MAY WAIVE
33 COMPLIANCE WITH ONE OR MORE OF THESE STANDARDS IF THE COMMISSIONER
34 DETERMINES THAT THE WAIVER DOES NOT ADVERSELY AFFECT THE DESIGN GOALS
35 CONTAINED IN THIS PLAN.

36 NOTHING IN THIS RENEWAL PLAN MAY BE CONSTRUED TO PERMIT ANY SIGN,
37 CONSTRUCTION, ALTERATION, CHANGE, REPAIR, USE, OR ANY OTHER MATTER OTHERWISE
38 FORBIDDEN OR RESTRICTED OR CONTROLLED BY ANY OTHER PUBLIC LAW.

1 **APPENDIX D: MAINTENANCE STANDARDS FOR PRIVATE PROPERTIES**

2 I. PROVISIONS

3 A. JUSTIFICATION

4 THESE MAINTENANCE GOALS AND STANDARDS WILL BE USED BY THE DEPARTMENT OF
5 HOUSING AND COMMUNITY DEVELOPMENT TO REDUCE AND PREVENT THE
6 RECURRENCE OF DETERIORATED CONDITIONS WITHIN THE DISTRICT. THESE
7 STANDARDS APPLY TO ALL LAND USE CATEGORIES. THESE MAINTENANCE STANDARDS
8 INCLUDE EXISTING MAINTENANCE STANDARDS THAT ARE IN THE CODES AND
9 ORDINANCES OF THE CITY OF BALTIMORE AND ADDITIONAL HIGHER STANDARDS THAT
10 ARE ESTABLISHED AS PART OF THIS ORDINANCE.

11 B. STANDARDS FOR THE MAINTENANCE OF OCCUPIED STRUCTURES

- 12 1. BUSINESSES AND RESIDENTS MUST KEEP THEIR PROPERTIES FREE OF TRASH.
- 13 2. SUPPORT MECHANISMS FOR SIGNS AND EXTERIOR ELECTRICAL, PLUMBING, AND
14 MECHANICAL EQUIPMENT MUST BE KEPT IN GOOD REPAIR.
- 15 3. ALL WINDOWS MUST BE TIGHT FITTING AND HAVE SASH OF PROPER SIZE AND
16 DESIGN. SASH WITH ROTTEN WOOD, BROKEN JOINTS, OR LOOSE MULLIONS OR
17 MUNTINS MUST BE REPLACED. ALL BROKEN AND MISSING WINDOWS AND GLASS
18 BLOCK MUST BE REPLACED WITH GLASS, REPLICATING THE ORIGINAL. ALL
19 EXPOSED WOOD MUST BE REPAIRED OR PAINTED.
- 20 4. ALL TRASH MUST BE PLACED IN COVERED RECEPTACLES.
- 21 5. PROPERTIES WITH FLAKING PAINT MUST BE REPAINTED OR REPAIRED WITHIN 30
22 DAYS OF BEING CITED.
- 23 6. GRAFFITI MUST BE REMOVED WITHIN 60 DAYS OF BEING CITED.
- 24 7. ALL FENCES AND BARRIERS MUST BE MAINTAINED ON A REGULAR BASIS. OWNERS
25 MUST REPAIR OR REMOVE DAMAGED FENCES WITHIN 90 DAYS. LANDSCAPE
26 BARRIERS MUST BE TRIMMED ON A REGULAR BASIS, AND DEAD OR DAMAGED
27 SHRUBBERY MUST BE REPLACED AS NEEDED.
- 28 8. DEFECTIVE STRUCTURAL AND DECORATIVE ELEMENTS ON BUILDING WALLS THAT
29 FACE PRIMARY AND SIDE STREETS MUST BE REPAIRED IN KIND SO THAT THEY
30 CLOSELY RESEMBLE THE ORIGINAL MATERIALS AND DESIGN OF THE BUILDING.
31 DAMAGED, SAGGING, OR OTHERWISE DETERIORATED STOREFRONTS, SHOW
32 WINDOWS, OR ENTRANCES MUST BE REPAIRED OR REPLACED.
- 33 9. CORNICES AND WINDOWS ABOVE THE FIRST FLOOR MUST BE KEPT STRUCTURALLY
34 SOUND AND IN GOOD CONDITION. WOOD THAT IS ROTTEN OR WEAK MUST BE
35 REPAIRED OR REPLACED IN A WAY THAT MATCHES THE ORIGINAL DESIGN AND
36 CONSTRUCTION AS CLOSELY AS POSSIBLE. ALL EXPOSED WOOD MUST BE PAINTED
37 OR STAINED OR PROTECTED THROUGH OTHER ACCEPTABLE METHODS.

1 10. UNUSED ELEMENTS ON THE FRONT OF A BUILDING, SUCH AS ABANDONED SIGN
2 BRACKETS, UNUSED MECHANICAL EQUIPMENT, OR EMPTY ELECTRICAL CONDUITS,
3 MUST BE REMOVED.

4 11. REAR AND INTERIOR SIDE WALLS MUST BE KEPT NEAT AND REPAIRED.

5 12. REAR WALLS MUST BE PAINTED OR STUCCOED TO COVER UP EXISTING PATCHED
6 AND IN-FILLED AREAS.

7 13. CHIMNEYS, ELEVATOR HOUSING, AND OTHER ROOF-TOP STRUCTURES MUST BE
8 KEPT CLEAN AND REPAIRED. ROOFS MUST BE KEPT CLEAN AND FREE OF TRASH
9 AND DEBRIS.

10 C. STANDARDS FOR THE MAINTENANCE OF VACANT STRUCTURES AND PROPERTIES

11 1. GRASS AND WEEDS MUST NOT EXCEED 8 INCHES IN HEIGHT. ALL OTHER
12 LANDSCAPING AND SHRUBBERY MUST BE MAINTAINED ON A REGULAR BASIS.

13 2. ALL WINDOWS MUST BE TIGHT FITTING AND HAVE SASH OF PROPER SIZE AND
14 DESIGN. SASHES WITH ROTTEN WOOD, BROKEN JOINTS, OR LOOSE MULLIONS OR
15 MUNTINS MUST BE REPLACED. ALL BROKEN AND MISSING WINDOWS AND GLASS
16 BLOCK MUST BE REPLACED WITH GLASS OR APPROVED PLASTIC GLAZING. ALL
17 EXPOSED WOOD MUST BE REPAIRED OR PAINTED.

18 3. BROKEN WINDOWS OR OTHER FORMS OF VANDALISM MUST BE REPAIRED WITHIN A
19 5-DAY PERIOD.

20 4. TRASH MUST BE REMOVED ON A WEEKLY BASIS AND MUST BE KEPT IN A SECURED
21 RECEPTACLE.

22 5. TRASH MUST BE MADE AVAILABLE FOR REGULAR PICK-UPS.

23 6. BUILDINGS MUST BE MAINTAINED TO GIVE THE APPEARANCE THAT THEY ARE
24 OCCUPIED.

25 II. COMPLIANCE

26 A. THESE MAINTENANCE STANDARDS ARE ENFORCED BY THE DEPARTMENT OF HOUSING
27 AND COMMUNITY DEVELOPMENT. COMPLAINTS ABOUT VIOLATIONS OF THESE
28 STANDARDS MAY BE MADE TO THE DEPARTMENT BY ANY INDIVIDUAL OR
29 ORGANIZATION.

30 B. STRUCTURAL REPAIRS MUST BE MADE WITHIN 60 DAYS FROM THE RECEIPT OF A
31 VIOLATION NOTICE FROM THE DEPARTMENT OF HOUSING AND COMMUNITY
32 DEVELOPMENT.

33 C. ALL MAINTENANCE AND NON-STRUCTURAL REPAIRS MUST BE MADE WITHIN 45 DAYS
34 FROM THE RECEIPT OF A VIOLATION NOTICE FROM THE DEPARTMENT OF HOUSING AND
35 COMMUNITY DEVELOPMENT.

1 D. VANDALIZED PROPERTIES MUST BE SECURED WITHIN A 5-DAY PERIOD. PROPERTY
2 OWNERS WHO REQUIRE ADDITIONAL TIME TO MAKE A REPAIR MUST NOTIFY THE
3 DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT EITHER IN WRITING OR
4 BY TELEPHONE AND PROVIDE AN EXTENSION OF THE COMPLETION DATE.

5 (9) Amend Exhibit 4, "Zoning Districts" and add new Exhibit 5, "Contributing Structures",
6 and new Exhibit 6, "Potential Landmark Structures", to the Plan.

7 **SECTION 2. AND BE IT FURTHER ORDAINED**, That the Urban Renewal Plan for
8 Charles/North Revitalization Area, as amended by this Ordinance and identified as "Urban
9 Renewal Plan, Charles/North Revitalization Area, revised to include Amendment __, dated
10 January 23, 2006", is approved. The Department of Planning shall file a copy of the amended
11 Urban Renewal Plan with the Department of Legislative Reference as a permanent public record,
12 available for public inspection and information.

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

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

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

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