

**CITY OF BALTIMORE
COUNCIL BILL 15-0485
(First Reader)**

Introduced by: The Council President
At the request of: The Administration (Department of Housing and Community Development)
Introduced and read first time: March 2, 2015
Assigned to: Urban Affairs and Aging Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Sharp-Leadenhall –**
3 **Amendment _**

4 FOR the purpose of amending the Urban Renewal Plan for Sharp-Leadenhall to modify certain
5 permitted land uses, to delete certain provisions that allow property acquisition and the
6 creation of disposition lots in the Renewal Plan, to modify certain provisions regarding
7 community review and the process for amending the Renewal Plan, to clarify, conform, and
8 correct certain language and references, to delete from the Plan certain provisions relating to
9 inclusionary housing that have been superseded by an Ordinance of the Mayor and City
10 Council, to delete Appendix A in its entirety, to reletter Appendix B to be Appendix A and to
11 modifying certain of its provisions, to delete certain exhibits from the Renewal Plan, to
12 revise, renumber, and rename certain exhibits, and to add a new exhibit to the Plan; waiving
13 certain content and procedural requirements; making the provisions of this Ordinance
14 severable; providing for the application of this Ordinance in conjunction with certain other
15 ordinances; and providing for a special effective 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 Sharp-Leadenhall was originally approved by the Mayor and
23 City Council of Baltimore by Ordinance 74-581 and last amended by Ordinance 06-228.

24 An amendment to the Urban Renewal Plan for Sharp-Leadenhall is necessary to modify
25 certain permitted land uses, to delete certain provisions that allow property acquisition and the
26 creation of disposition lots in the Renewal Plan, to modify certain provisions regarding
27 community review and the process for amending the Renewal Plan, to clarify, conform, and

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

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1 correct certain language and references, to delete from the Plan certain provisions relating to
2 inclusionary housing that have been superseded by an Ordinance of the Mayor and City Council,
3 to delete Appendix A in its entirety, to reletter Appendix B to be Appendix A and to modifying
4 certain of its provisions, to delete certain Exhibits from the Renewal Plan, to revise, renumber,
5 and rename certain exhibits, and to add a new exhibit to the Plan.

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

11 1. In the Plan, revise B.1.a., c., e., and f. to read as follows:

12 B. Land Use Plan

13 1. Permitted Land Uses

14

15 a. Residential

16 RESIDENTIAL USES ARE LIMITED TO THOSE USES PERMITTED UNDER THE
17 ZONING CODE OF BALTIMORE CITY.

18 [(1) The permitted types of residential uses are: flat or garden apartment,
19 rowhouse, and multistory (walk-up or elevator).]

20 [(2) Retail commercial facilities customarily accessory to multistory
21 residential.]

22 [(3) Landscaping, off-street parking, and off-street loading related to the
23 Above are permitted as accessory uses.]

24 b. Public

25

26 c. Industrial

27 INDUSTRIAL USES ARE LIMITED TO THOSE USES PERMITTED UNDER THE
28 ZONING CODE OF BALTIMORE CITY.

29 [The permitted light and heavy industry uses are established within the
30 Project Area under the M-2-2 Industrial Zoning District.]

31 d. Community Commercial

32

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1 e. Community Business

2 Community Business uses are limited to those uses permitted under the
3 B-2 category of the Zoning Code of Baltimore City. However, the
4 following B-2 permitted uses are prohibited in this Renewal Plan:

5 Athletic fields

6 [Bus passenger shelters]

7 [Bus and transit turnarounds]

8 [Clothes pressing establishments]

9 Fraternity and sorority houses: off-campus

10 [Hotels and motels]

11 [Laboratories]

12 Liquor stores

13 Newspaper distribution agencies: for home delivery and retail trade

14 [Pet shops]

15 [Radio antennae]

16 Rooming houses

17 Taverns

18 Taxidermist shops

19 Telephone exchanges

20 Tobacco shops

21 In addition the following B-2 accessory and conditional uses are prohibited
22 in this Renewal Plan:

23 [Accessory microwave antennas]

24 Amusement arcades

25 [Animal facilities]

26 [Animal hospitals that are odor proofed and sound-proofed]

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1 Automobile accessory stores - NOT including related repairs 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 servicing of motor
6 vehicles not over 1½ tons capacity - but not including body repair,
7 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 [the O-R-
16 3 category of] the Zoning Code of Baltimore City.

17 2. In the Plan, delete B.1.g. and B.1.h. in their entirety.

18 3. In the Plan, delete B.2.a. in its entirety and amend B.2.b.(1) to read as follows:

19 B. Land Use Plan

20 2. Regulations, Controls, and Restrictions

21 A [b]. Provisions Applicable to ALL [all] Land [Not to be Acquired or
22 Disposed]

23 (1) The provisions of B.1. (Permitted Uses) above apply to all properties
24 [not to be acquired or disposed] within the Project Area. [The
25 provisions of Section B.2.a. apply as appropriate to properties not
26 currently proposed to be acquired by this Plan if the owners of them
27 acquire adjacent project land made available by the Department of
28 Housing and Community Development under the provisions of the
29 Plan.]

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- 1 4. In the Plan, delete C.1., C.3., C.5., and C.7., in their entirety and amend C.2., C4., and
2 C.6., to read as follows:

3 C. Techniques Used to Achieve Plan Objectives

4 1 [2]. Rehabilitation

5 Property rehabilitation must comply with the codes and ordinances of the
6 City of Baltimore and Design Guidelines provided in Appendix [B] A of
7 this document. Cleaning of masonry facades by means of sandblasting is
8 not permitted.

9 2 [4]. Review of Development

10 a. Department of Housing and Community Development Review

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

12 [The Department of Housing and Community Development
13 specifically reserves the right to review and approve the
14 Redeveloper's plans and specifications for development or
15 rehabilitation with their respect to conformance with the provisions
16 of the Renewal Plan and in order to achieve harmonious
17 development of the Project Area. The Department also reserves
18 the right to refuse to approve any drawings, plans or specifications
19 that are not suitable or desirable, in its opinion, for aesthetic or
20 functional reasons; and in so passing upon such drawings, plans
21 and specifications, it shall have the right to take into consideration,
22 but shall not be limited to, the suitability of the site plan,
23 architectural treatment, building plans, elevations, materials and
24 color, construction details, access, parking, loading, landscaping,
25 identification signs, exterior light, refuse collection details, streets,
26 sidewalks and the harmony of the plans with the surroundings.]

27 (1)[(2)] ALL Land [Not to be Acquired]

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

36 b. Community Review

37 The Department of Housing and Community Development may submit
38 to [the Sharp-Leadenhall Project Area Committee, or its successor]
39 ALL ASSOCIATIONS THAT CONTAIN THE SUBJECT PROPERTY WITHIN

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1 THEIR BOUNDARIES AND WHICH ARE LISTED IN THE PUBLIC COMMUNITY
2 ASSOCIATION DIRECTORY MAINTAINED BY THE DEPARTMENT OF
3 PLANNING, for public review and comment, the form and content of
4 proposals to redevelop land. [to be disposed of and the Preliminary and
5 proposed Final Construction Plans for each disposition lot designated
6 in this Plan. The Commissioner of the Department of Housing and
7 Community Development may also present for public review and
8 comment, the plans for redevelopment or rehabilitation on any
9 property not being acquired.] The [Sharp-Leadenhall Project Area
10 Committee, or its successor,] RELEVANT ASSOCIATIONS shall advise the
11 Department of Housing and Community Development of [its] THEIR
12 recommendations regarding the acceptability and/or priority of all
13 plans and proposals. Any comments regarding the plans must be
14 written and transmitted to the Department of Housing and Community
15 Development no later than 4 weeks after the proposal and/or plans
16 have been presented for consideration; OTHERWISE, IT IS PRESUMED
17 THE PROPOSAL IS SATISFACTORY. The Commissioner of the
18 Department of Housing and Community Development retains final
19 authority to approve or disapprove all plans and to grant or withhold
20 development rights [and shall dispose of Disposition Lots through
21 procedures established by the Department of Housing and Community
22 Development].

23 3 [6]. Zoning

24 All appropriate provisions of the Zoning Code of Baltimore City apply to
25 properties in the Project Area. In order to execute the Urban Renewal
26 Plan, Zoning District changes as designated on the Zoning Districts Map,
27 Exhibit 5, will be required. These changes will require amendments to the
28 Zoning Code. Action to this effect will be initiated during the execution
29 of the Plan.

30 5. In the Plan, amend E. to read as follows:

31 E. Procedures for Changes in Approved Plan

32 The Department of Housing and Community Development shall submit to ALL
33 ASSOCIATIONS THAT CONTAIN THE SUBJECT PROPERTY WITHIN THEIR BOUNDARIES
34 AND WHICH ARE LISTED IN THE PUBLIC COMMUNITY ASSOCIATION DIRECTORY
35 MAINTAINED BY THE DEPARTMENT OF PLANNING [the Sharp-Leadenhall Project
36 Area Committee, or its successor], for [its] THEIR review and comments, all
37 proposed amendments to the Urban Renewal Plan [no later than at the time the
38 proposed amendments are submitted to the Director of the Department of
39 Planning by the Department of Housing and Community Development]. The
40 written comments and recommendations for this review shall be transmitted to the
41 Department of Housing and Community Development no later than 3 weeks after
42 they have been submitted to the [Sharp-Leadenhall Project Area Committee, or its
43 successor,] RELEVANT ASSOCIATIONS; otherwise, it is presumed the proposed
44 changes are satisfactory. Prior to passage of any ordinance amending the Urban
45 Renewal Plan, a public hearing [shall] MUST be held, and the [Sharp-Leadenhall

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Project Area Committee or its successor,] RELEVANT ASSOCIATIONS [shall] MUST receive, at least 10 days prior to the hearing, written notice of the time and place of the hearing. [With respect to any land in the Project Area previously disposed of by the Department of Housing and Community Development for use in accordance with the Urban Renewal Plan the then owner of the land whose interests therein are materially affected by the Plan changes shall receive, at least 10 days prior to the hearing, written notice of the time and date of the hearing and information as to where a copy of the proposed amendments may be inspected.]

- 6. In the Plan, delete Appendix A in its entirety and reletter Appendix B to be Appendix A and amend it to read as follows:

Appendix A [B]
[Residential] Design Guidelines

THE FOLLOWING DESIGN GUIDELINES APPLY TO ALL PROPERTIES WITHIN THE URBAN RENEWAL PLAN AREA; HOWEVER, IF A PROPERTY IS WITHIN THE SHARP-LEADENHALL COMMISSION FOR HISTORICAL AND ARCHITECTURAL PRESERVATION’S LOCAL HISTORIC DISTRICT, THE BALTIMORE CITY HISTORIC PRESERVATION PROCEDURES AND DESIGN GUIDELINES SHALL GOVERN AND ARE EXEMPT FROM THE DESIGN GUIDELINES OF THE URBAN RENEWAL PLAN.

THE COMMISSIONER OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT MAY WAIVE COMPLIANCE WITH ONE OR MORE OF THESE DESIGN GUIDELINES, PROVIDED THAT THE PROPOSED IMPROVEMENTS ARE CONSISTENT WITH OBJECTIVES FOR THE SHARP-LEADENHALL URBAN RENEWAL PLAN (A.2) AND THE DESIGN PRINCIPLES (BELOW). IN THE EVENT THAT A REQUEST FOR A WAIVER IS RECEIVED, THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT SHALL SUBMIT IT TO ALL ASSOCIATIONS THAT CONTAIN THE SUBJECT PROPERTY WITHIN THEIR BOUNDARIES AND WHICH ARE LISTED IN THE PUBLIC COMMUNITY ASSOCIATION DIRECTORY MAINTAINED BY THE DEPARTMENT OF PLANNING, FOR THEIR REVIEW AND COMMENTS. THE WRITTEN COMMENTS AND RECOMMENDATIONS FOR THIS REVIEW SHALL BE TRANSMITTED TO THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT NO LATER THAN 3 WEEKS AFTER THE REQUEST FOR THE WAIVER HAS BEEN SUBMITTED TO THE RELEVANT ASSOCIATIONS; OTHERWISE, IT IS PRESUMED THE PROPOSED WAIVER IS SATISFACTORY.

NOTHING HEREIN SHALL BE CONSTRUED TO PERMIT ANY SIGN, CONSTRUCTION, ALTERATION, CHANGE, REPAIR, USE OR ANY OTHER MATTER OTHERWISE FORBIDDEN OR RESTRICTED OR CONTROLLED BY ANY OTHER PUBLIC LAW.

GENERAL DESIGN GUIDELINES

DESIGN PRINCIPLES

The creation of a high quality environment for a new [residential] development is based on the following principles:

- Buildings should enclose each block reinforcing the traditional Baltimore block pattern and enhancing the urban character of the streets and open spaces.

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- 1 • Buildings must be designed to enhance the public realm, with emphasis on
2 well-defined and properly oriented pedestrian entrances, [and composed and]
3 articulated AND VISUALLY-PERMEABLE facades, AND ELEMENTS THAT
4 REINFORCE PEDESTRIAN SCALE. [Separate auto access to any interior parking
5 should be provided through the alleys.]
- 6 • Alleys should be intimate well designed spaces for service needs, reinforcing
7 the primary public role of the streets.

8 **Building Form and Placement:**

- 9 • All [residential] buildings are to face the street.
- 10 • Building setbacks shall be provided as necessary to allow adequate space for
11 an individual stoop, steps, and [planting as well as street trees] STREETSCAPE.
- 12 • Buildings [must] SHOULD maintain a consistent setback along block faces.
- 13 • Mid-group gaps are not permitted within a row of townhouses.
- 14 • Roof top equipment should be shielded from street views with screening that
15 is integral to the building facade and does not appear to be roof top screening.

16 **Building Height:**

17 [The maximum height for all single-family houses is 45 feet.]

- 18 • IN RESIDENTIAL ZONING DISTRICTS, THE MAXIMUM HEIGHT OF SINGLE-FAMILY
19 HOUSES IS 35’.
- 20 • IN NON-RESIDENTIAL ZONING DISTRICTS, THE MAXIMUM HEIGHT OF SINGLE-
21 FAMILY HOUSES IS 45’.
- 22 • IN THE COMMUNITY BUSINESS LAND USE AREA, THE MAXIMUM HEIGHTS ARE
23 AS FOLLOWS:
 - 24 ○ FOR NEW AND INFILL DEVELOPMENT ALONG RACE STREET AND WEST
25 STREET, A 20’ SETBACK FROM THE FACE OF THE BUILDING IS REQUIRED
26 ABOVE 85’. BEYOND 20’ FROM THE BUILDING FACE, THE MAXIMUM
27 HEIGHT IS PER FAR OF THE UNDERLYING ZONING.
 - 28 ○ FOR THE BLOCK BOUNDED BY RACE STREET, WEST STREET,
29 LEADENHALL STREET AND CROSS STREET, THE MAXIMUM HEIGHT IS
30 85’.

31 **Building Wall and Street Frontage:**

32 BUILDING WALL GUIDELINES ENSURE THAT STREETS ARE LINED WITH BUILDINGS THAT
33 HAVE SUFFICIENT TRANSPARENCY WITH THE INCORPORATION OF WINDOWS AND DOORS
34 TO CREATE A SAFE AND ANIMATED PUBLIC REALM.

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- 1 • VERTICAL ARTICULATION [Articulation] of the building [façade] MASS with
2 FACADE elements, SUCH AS BAYS, PROJECTIONS, REVEALS, AND RECESSES that
3 create depth and shadow lines, is highly encouraged.
- 4 • WINDOWS AND OTHER OPENINGS SHOULD HAVE AN ORDERED ARRANGEMENT.
- 5 [• Building wall guidelines ensure that streets are lined with buildings that have
6 sufficient transparency with the incorporation of windows and doors to create
7 a safe and animated public realm.]
- 8 • [Front entry doors] PRIMARY BUILDING ENTRANCES should face the street or
9 public open [space] SPACES. [Front door entries] FRAMING STRUCTURES,
10 AWNINGS, LIGHTING, WINDOWS, AND SIMILAR ELEMENTS SHOULD BE
11 INCORPORATED TO MAKE ENTRANCES [should be made] MORE PRONOUNCED
12 AND distinctive [to enhance] WITHIN THE building [façades] FACADE.
- 13 • A minimum of 30% of the lineal horizontal dimension of the facade of each
14 floor FACING A STREET OR PUBLIC OPEN SPACE shall be windows or openings.
- 15 [• Recessed windows with mullions are encouraged to develop shadow lines.]
- 16 [• Openings: If a traditional style is followed for the design of a residential
17 building, openings must be vertical in proportion and consistent with historic
18 traditional styles.]
- 19 • Use of special bays, boxes, and dormers is encouraged.
- 20 • MATERIALS SUCH AS FORMSTONE, WOOD SHAKES, SIMULATED WOOD SHAKES,
21 WOOD CLAPBOARD, PLYWOOD, ALUMINUM SIDING, VINYL SIDING, ASPHALT
22 SHINGLES, OR SIMILAR MATERIALS ARE NOT PERMITTED. STUCCO AND EIFS ON
23 FIRST FLOOR FRONT FACADES ARE NOT PERMITTED.

[Building Materials:]

- 25 [• These guidelines are designed to ensure that new residential buildings will
26 contribute to the overall quality of the area.]
- 27 [• Materials and colors: Brick colors should be consistent with Baltimore
28 traditions in a standard modular size and may vary from building to building
29 to create variety. Facades interior to the block that are readily visible from the
30 street may be stucco or fiber cement board.]
- 31 [• Alternate exterior materials are encouraged as long as they are materials that
32 are compatible with the urban context and have similar durability
33 characteristics to standard modular clay brick.]
- 34 [• Materials such as formstone, wood shakes, simulated wood shakes, wood
35 clapboard, plywood, aluminum siding, vinyl siding, asphalt shingles, or
36 similar materials are not permitted.]

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1 CURB CUTS [Curb-cut] and Servicing:

- 2 • All curb cuts shall be designed to minimize impact on the pedestrian
3 environment.
- 4 • VEHICULAR INGRESS AND EGRESS FOR STRUCTURED GARAGES SHOULD BE
5 LIMITED IN SIZE TO ONE LANE IN EACH DIRECTION WHEN FEASIBLE.
- 6 • Servicing areas AND TRASH COLLECTION[, such as dumpsters, must] SHOULD
7 be internal to the blocks [and] OR accessed through alleys[, and not through
8 the neighborhood streets. Trash collection should be accommodated on
9 alleys] where possible.
- 10 • Alleys, providing rear access to single family duplex houses, shall be screened
11 from the pedestrian view as much as possible, with building facades and/or
12 site walls and landscaping.
- 13 • TRASH COLLECTIONS FOR NON-SINGLE FAMILY HOMES MUST BE INTERNAL TO
14 THE STRUCTURE WHEREVER POSSIBLE OR FULLY ENCLOSED AND SCREENED
15 FROM VIEW.

16 [Parking:]

- 17 [• For all townhouse residential units, off-street parking should be accessed from
18 rear alleys.]

19 [Front, Side, and Rear Yard Fencing:]

- 20 [• Front and side yard fencing is recommended, especially on corner lots
21 adjacent to the sidewalk. These fences should be black metal and shall not
22 exceed 36 inches to 42 inches in height. Brick, stone, or metal piers are
23 encouraged at 90-degree transitions and at street and sidewalk intersections.]
- 24 [• Front yard railings at building entries should match fencing in material and
25 color.]
- 26 [• Front and side yard fencing is recommended to extend between a building and
27 an alley and garage and between adjacent buildings.]
- 28 [• Rear yard fencing facing an alley: for privacy or screening is permitted in rear
29 yards to a maximum height of 72 inches. It may be opaque to a maximum
30 height of 48 inches. The top 24 inches must incorporate a change in
31 articulation and have a transparency of 30% or greater when facing public
32 spaces. Acceptable materials include high quality wood, vinyl, plastic wood
33 composite (i.e. Trex) and masonry compatible with the architectural guidelines
34 contained herein. Stockade fencing is not permitted.]
- 35 [• Paint or stain colors for rear yard fencing should be compatible with the color
36 of the building to which it is attached as well as with surrounding buildings
37 and fences.]

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Ancillary STRUCTURES [structure]:

- Ancillary structures, such as trash enclosures, [are to] SHALL be integrated into the landscape and screened from public view with shrubs, hedges, fences, walls or a combination of those elements. Trash enclosures and screening should blend in with the landscape and surrounding environment. Trash enclosures are not allowed in front or side yards.
- Mechanical units: Air conditioning units and similar other mechanical equipment [should] SHALL also be screened from public view using similar methods.
- [• Mobility Impaired Ramps: When mobility impaired ramps are necessary, they should be attached to the back or side of a residence. Side ramps that are visible from the street should incorporate the same architectural vocabulary as front porches. Two sets of rails should be provided – a grab rail parallel to the ramp to assist the user and a level handrail to relate the addition to its context.]

[Additions or garages:]

- [• Additions or garages visible from any street must be designed to be compatible with the architecture of the existing residence through the same or similar incorporation of materials. Garages shall be accessed from the rear alley.]

Parking: [Design Guidelines]

It is important to minimize the impact of parking structures on the character of pedestrian spaces and streets; while providing for sufficient and convenient parking for residences and businesses.

Structured Parking: [If visible from any street, the parking structure must respond to the urban context and adhere to the following guidelines:]

- The materials palette for parking garage facades [may include a variety of different materials: granite, brick, masonry, limestone, other naturally occurring stone or cast stone, glass curtain wall, metal, and pre-cast concrete or poured in place concrete of high architectural quality] SHOULD BE INTEGRATED INTO THE LARGER DEVELOPMENT, AND STAND-ALONE GARAGES SHOULD RESPOND TO THE URBAN CONTEXT.
- Lighting of parking structures[: Lighting] should be enough to provide adequate security, but should be screened and controlled not to disturb surrounding residences.
- [Openings:] Garage facades should be designed with a modulated system of vertical openings [and pilasters]. [False fronts pretending to enclose other uses are not encouraged. However, design] DESIGN attention to an overall building facade that fits comfortably and compatibly into the pattern, articulation, scale, and massing of surrounding structures is needed. As such, the size and pattern

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1 of openings is of particular concern and should be of a scale related to the
2 systems of fenestration in the neighborhood. No continuous horizontal
3 openings are allowed.

- 4 • [Louvers and Grills:] Openings should [have] INCORPORATE [some form of
5 screening material] SCREENING THAT [to block] MINIMIZES views of
6 HEADLIGHTS, GARAGE LIGHTING, AND cars [on upper levels and to screen]
7 FROM surrounding properties. THE SCREENING DESIGN SHALL BE COMPATIBLE
8 TO THE DESIGN OF THE OVERALL BUILDING [form garage lighting as it is
9 usually brighter than adjacent buildings and street lights] AND HEADLIGHTS.
10 [Louvers for the upper floors and vertical grills for the ground floor are
11 suggested. For public safety there should be a view into the garage at grade,
12 but a combination of a low wall and/or landscaping should screen the
13 bumpers, tires, and headlight of cars.]

14 Surface Parking:

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

16 SIGNS [Sign Design Guidelines]:

17 All signs must be in accordance with the Zoning Code of Baltimore City. In addition,
18 the following provisions apply:

- 19 • All signs shall be designed to be compatible with the surrounding
20 neighborhoods and with the signage system and templates developed for each
21 individual building design.
- 22 [• When existing signs are removed, any holes or other damage shall be patched
23 and painted as necessary to match the existing wall surface, and all unused
24 brackets and conduits shall be removed.]
- 25 • All lighting and electrical elements such as wires, conduits, junction boxes,
26 transformers, ballasts, switches and panel boxes must be concealed from view.
- 27 • Flashing or moving signs are not permitted.

28 Size/Placement

- 29 [• The total area of signs for a building façade may not exceed 2 square feet per
30 linear foot of building frontage. This total area includes window signs,
31 awning signs, logos, product signs, temporary signs, or any other signage.
32 However, no sign identifying a building occupied by a single user may exceed
33 100 square feet; no sign identifying individual tenants in a multi-tenant
34 building may exceed 25 square feet. A building sign must be mounted flat
35 against the surface of the building to which it is attached.]
- 36 • SIGNS SHALL BE PLACED AT BUILDING ENTRANCES.

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- 1 • Signs shall not be placed so as to obstruct windows, storefronts, or cornices,
2 ALTHOUGH LIMITED USAGE OF SIGNAGE DECALS APPLIED TO STOREFRONT
3 GLASS IS PERMITTED.
- 4 • In no case shall a sign extend above the roof line.
- 5 • Any sign placed above the second floor of a building AND NOT AT A BUILDING
6 ENTRANCE will be subject to the approval of the Director of Planning.

7 Flat signs[:]

- 8 • Flat signs shall be placed parallel to the building face and shall not project
9 more than 12 inches from the surface of the building.
- 10 • INTERNALLY ILLUMINATED BOX SIGNS ARE NOT PERMITTED; HOWEVER,
11 INTERNALLY ILLUMINATED INDIVIDUAL LETTERS ARE PERMITTED.

12 [Painted signs and cutout letters:]

- 13 [• Painted signs on building surfaces or use of separate cutout letters shall be
14 permitted in accordance with the above limits for slat signs.]

15 [Projecting] BLADE signs[:]

- 16 • [Projecting] BLADE signs shall not be extended more than [5] 3 feet beyond
17 the building surface.
- 18 • [All signs shall be double-faced with a maximum thickness of 12 inches.]
19 INTERNALLY ILLUMINATED PROJECTING SIGNS ARE NOT PERMITTED.

20 [Flags and banners:]

- 21 [• Flags and banners may be displayed on a temporary and permanent basis,
22 subject to obtaining the necessary minor privilege permit, so long as the
23 banner material is not faded, torn, or frayed, and the poles are well maintained.
24 Banners may be displayed only from buildings at least 2 stories high and may
25 not be less than 10 feet above the sidewalk. All banner poles along one street
26 should be set at the same angle from the horizontal plane. Banners may
27 project up to one-third the width of the sidewalk, but not more than 5 feet,
28 whichever is greater. Provision for flags and banners must otherwise conform
29 to the provisions of City Ordinances.]

30 IN ADDITION TO THE DESIGN GUIDELINES, ABOVE, THE FOLLOWING DESIGN
31 GUIDELINES EXIST FOR PROPERTIES WITHIN THE RESIDENTIAL AND COMMUNITY
32 BUSINESS LAND USE AREAS DESIGNATED WITHIN THE URBAN RENEWAL PLAN:

33 RESIDENTIAL LAND USE

34 THE FOLLOWING DESIGN GUIDELINES APPLY TO ALL PROPERTIES WITHIN THE
35 RESIDENTIAL LAND USE OF THE URBAN RENEWAL PLAN AREA:

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- 1 • ONLY STANDARD MODULAR BRICKS ARE PERMITTED IN THE RESIDENTIAL
2 LAND USE.
- 3 • ADDITIONS OR GARAGES VISIBLE FROM ANY STREET MUST BE DESIGNED TO BE
4 COMPATIBLE WITH THE ARCHITECTURE OF THE EXISTING RESIDENCE THROUGH
5 THE SAME OR SIMILAR INCORPORATION OF MATERIALS. GARAGES SHALL BE
6 ACCESSED FROM THE REAR ALLEY.
- 7 • FOR ALL TOWNHOUSE RESIDENTIAL UNITS, OFF-STREET PARKING SHOULD BE
8 ACCESSED FROM REAR ALLEYS.

COMMUNITY BUSINESS LAND USE

10 THE FOLLOWING DESIGN GUIDELINES APPLY TO ALL NEW CONSTRUCTION WITHIN THE
11 COMMUNITY BUSINESS LAND USE OF THE URBAN RENEWAL PLAN AREA:

- 12 • CURB CUTS FOR SERVICING AND GARAGE ENTRANCES THAT MUST BE ACCESSED
13 FROM THE STREET SHOULD ALIGN WITH EXISTING ALLEYS OR CURB CUTS
14 ACROSS THE STREET TO REINFORCE THE NEIGHBORHOOD'S STREET GRID.
- 15 • ALL TRASH AND SERVICING MUST BE INTERNALLY LOCATED TO THE
16 STRUCTURE.
- 17 • A MINIMUM OF 50% OF THE LINEAL HORIZONTAL DIMENSION OF THE GROUND-
18 FLOOR FACADE SHALL BE WINDOWS OR OPENINGS.
- 19 • FOR NEW DEVELOPMENT SPANNING AN ENTIRE BLOCK FACE, SIDEWALKS MUST
20 PROVIDE ADEQUATE WIDTH FOR ACCESSIBLE PEDESTRIAN TRAFFIC AND A
21 LANDSCAPE ZONE. ADDITIONAL WIDTH SHALL BE ADDED BEYOND THE
22 PEDESTRIAN AND LANDSCAPE ZONES TO ACCOMMODATE OUTDOOR SEATING,
23 WITH OUTDOOR SEATING NOT ENCROACHING INTO THE DESIGNATED ZONES FOR
24 PEDESTRIAN TRAFFIC OR LANDSCAPE. THE LANDSCAPE ZONE SHALL INCLUDE
25 STREET TREES ALONG ALL FRONTAGES, UNLESS PROHIBITED BY UNDERGROUND
26 UTILITIES.

- 27 7. Delete Exhibit 3, "Property Acquisition", and delete Exhibit 4, "Land Disposition"
28 from the Plan.
- 29 8. Revise Exhibit 2, "Land Use", to reflect the changes in the Plan.
- 30 9. Renumber Exhibit 5 to be Exhibit 3, and rename that Exhibit from "Zoning", to
31 "Recommended Zoning".
- 32 10. Renumber Exhibit 6, "Historic District", to be Exhibit 4.
- 33 11. Add new Exhibit 5, "Illustrative Plan", to the Renewal Plan.

34 **SECTION 2. AND BE IT FURTHER ORDAINED**, That the Urban Renewal Plan for Sharp-
35 Leadenhall, as amended by this Ordinance and identified as "Urban Renewal Plan, Sharp-
36 Leadenhall, revised to include Amendment __, dated March 2, 2015", is approved. The

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1 Department of Planning shall file a copy of the amended Urban Renewal Plan with the
2 Department of Legislative Reference as a permanent public record, available for public
3 inspection and information.

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

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

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

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