

**CITY OF BALTIMORE  
COUNCIL BILL 05-0226  
(First Reader)**

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Introduced by: The Council President  
At the request of: The Administration (Department of Housing and Urban Renewal)  
Introduced and read first time: July 11, 2005  
Assigned to: Urban Affairs Committee

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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, Department of Transportation, Commission for Historical and Architectural Preservation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Mount Vernon –**  
3 **Renewal Area Designation and Urban Renewal Plan**

4 FOR the purpose of designating as a “Renewal Area” an area situated in Baltimore City,  
5 Maryland known as Mount Vernon, bounded generally by Centre Street on the south,  
6 Howard Street on the west, I-83 on the north, and Guilford Avenue on the east; approving a  
7 Renewal Plan for Mount Vernon; establishing permitted land uses; providing for review of  
8 all plans for new construction, exterior rehabilitation, or change in use of properties in Mount  
9 Vernon; establishing procedures for the issuance and denial of demolition permits;  
10 establishing certain property rehabilitation and development standards; authorizing the  
11 acquisition of certain property by purchase or condemnation for urban renewal purposes;  
12 establishing certain requirements for land acquired; creating disposition lots with appropriate  
13 standards and controls; approving certain regulations, controls, and restrictions applicable to  
14 all land and property within Mt. Vernon; establishing procedures for amending the Plan;  
15 approving certain exhibits and appendices to the Plan; providing certain definitions;  
16 providing for the term of the Plan; repealing the Mount Vernon Area and the Mount Vernon  
17 Area Urban Renewal Plan and repealing the Mid-Town Belvedere Area and the Mid-Town  
18 Belvedere Area Urban Renewal Plan; waiving such requirements, if any, as to content or  
19 procedure for the preparation, adoption, and approval of Renewal Plans as set forth in Article  
20 13 of the Baltimore City Code that the Renewal Plan for Mount Vernon may not meet;  
21 providing for the severability of the various parts and applications of this Ordinance; and  
22 providing that where the provisions of this Ordinance may conflict with any other ordinance,  
23 code, or regulation, the provision that establishes the higher standard shall prevail.

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

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



- 1 • help maintain and protect the existing architectural and historic fabric of the  
2 community;
- 3 • use the historic architecture of the neighborhood as a theme to attract growth  
4 and development;
- 5 • ensure an active, pedestrian-friendly environment that encourages pedestrian  
6 activity;
- 7 • encourage urban accessibility by providing sufficient parking while  
8 encouraging the shared use of parking spaces and promoting transit;
- 9 • develop mechanisms that ensure the improved maintenance of structures and  
10 properties within the district; and
- 11 • assure that the residential and business associations participate in the  
12 conceptual process for future development in their area.

13 In this document:

- 14 • the Mt. Vernon Urban Renewal Plan will be referred to as the “Plan”, or the  
15 “Urban Renewal Plan”;
- 16 • the Mayor and City Council of Baltimore will be referred to as the “City”;
- 17 • the Baltimore City Department of Housing and Community Development will  
18 be referred to as “DHCD”;
- 19 • the Commissioner of the Baltimore City Department of Housing and  
20 Community Development will be referred to as the “Commissioner”;
- 21 • the “Baltimore City Commission for Historical and Architectural  
22 Preservation” will be referred to as “CHAP”;
- 23 • the “Baltimore City Department of Planning Commission” will be referred to  
24 as the “Planning Commission”;
- 25 • the staff of the CHAP and the Planning Commission will be referred to as the  
26 “Planning Department Staff”; and
- 27 • the “residential and business associations” will be referred to as the  
28 “Associations”.

29 3. Plan Objectives

30 The objectives of this Urban Renewal Plan are:

- 31 • To remove blight and promote the development of underutilized parcels.

- 1 • To set standards to ensure that the design of new structures and the  
2 rehabilitation of existing structures will be consistent with the scale and  
3 architectural design of the neighborhood’s collection of historic buildings.
- 4 • To establish a process that incorporates a design review panel to review the  
5 designs for new development and the renovation of existing structures so that  
6 the new and rehabilitated buildings enhance the character of the neighborhood  
7 and are compatible with the surrounding architecture. The design review  
8 process must be as clear and straightforward as possible and must include  
9 participation from all segments of the community.
- 10 • To create a demolition review process that encourages the retention of  
11 significant existing structures (1) by allowing time for the exploration of  
12 options other than demolition and (2) by linking the final approval of the  
13 demolition permit to the quality of the new building that is proposed to be  
14 built in its place. As part of the process, CHAP will review and recommend  
15 to the Commissioner the approval or denial of demolition permits to ensure  
16 that the demolition is in conformance with the goals and objectives of this  
17 Plan.
- 18 • To discourage the demolition of significant existing structures by prohibiting  
19 the construction of a larger and/or taller building on the site of the demolished  
20 building.
- 21 • To develop use controls and design, parking and landscape standards that help  
22 maintain a pedestrian scale throughout the neighborhood; and
- 23 • To develop standards that help increase the quality of public spaces.

24 B. Land Use and Off-street Parking Provisions

25 Only the use categories shown in the Land Use Plan/Zoning Exhibits 1 and 4 are  
26 permitted within the project area. These are Neighborhood Business, Community  
27 Business, Community Commercial, Central Business, Central Commercial, Office-  
28 Residential, Residential, and Industrial districts that are located within the area of this  
29 Plan. In addition, certain existing uses will be permitted to continue, subject to the  
30 provisions governing nonconforming uses in this Plan.

31 note: In this document all land use categories use the same descriptive terms and  
32 that are used for the land use categories in the Zoning Code of Baltimore City.

- 33 1. Community Business (B-2): accommodates the needs of a larger consumer  
34 population than a Neighborhood Business District
  - 35 a. In the area designated “Community Business” on the Land Use Plan,  
36 permitted uses are limited to those authorized by the Baltimore City Zoning  
37 Code as permitted uses in a B-2 District. However, the following uses that are  
38 permitted uses in the City’s B-2 Zoning Districts are conditional uses that  
39 require Board of Municipal and Zoning Appeals approval in this Plan:

1 Clinics: medical and dental  
2 Clubs and lodges: private nonprofit  
3 Physical culture and health services: gymnasiums, reducing salons, public  
4 baths  
5 Radio and television antennas that are free-standing or that extend more  
6 than 25 feet above the building on which they are mounted but not  
7 including microwave antennas (satellite dishes)  
8 Rooming houses, up to 10 units  
9 Skating rinks  
10 Taverns, but not including live entertainment or dancing, with a fire-rated  
11 capacity of 250 or fewer people

12 Additionally, the following uses that are permitted uses in the City's B-2  
13 Zoning districts are prohibited uses in this Plan:

14 Check-cashing agencies  
15 Fraternity and sorority houses: off-campus  
16 Liquor stores: package goods  
17 Rooming houses with 11 or more units  
18 Taverns, but not including live entertainment or dancing, with a fire rated  
19 capacity over 250 people

20 b. In the area designated "Community Business" on the Land Use Plan,  
21 accessory uses are limited to those authorized by the Baltimore City Zoning  
22 Code as accessory uses in a B-2 District. However, the following uses that  
23 are accessory uses in the City's B-2 Zoning Districts are conditional uses that  
24 require Board of Municipal and Zoning Appeals approval in this Plan:

25 Animal facilities as follows:

- 26 - dog and cat kennels: private, operated and maintained in
- 27 conformance with the Health Code of Baltimore City
- 28 - facilities that house pets and wild animals, as permitted under the
- 29 Health Code of Baltimore City

30 Radio and television antennas that are free-standing or that extend more  
31 than 25 feet above the building on which they are mounted, but not  
32 including microwave antennas (satellite dishes)

33 c. In the area designated "Community Business" on the Land Use Plan,  
34 conditional uses are limited to those authorized by the Baltimore City Zoning  
35 Code as conditional uses in a B-2 District. However, the following uses that  
36 are conditional uses in the City's B-2 Zoning Districts are prohibited uses in  
37 this Plan:

38 Amusement arcades in shopping or commercial recreation centers over  
39 20,000 square feet  
40 Automobile accessory stores, including related repair and installation  
41 services  
42 Community correction centers  
43 Drug stores and pharmacies: drive-in, but not including the sale of  
44 alcoholic beverages or tobacco products  
45 Dry cleaning establishments: drive-in

1 Firearm sales, ammunition sales or both, when in a business establishment  
2 that is permitted in a Business District and located at least 100 yards  
3 from the boundary line of a park, religious institution, educational  
4 institution, public building, or other place of public assembly  
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 Heliports  
10 Massage salons  
11 Parole and probation field offices  
12 Pawnshops  
13 Photographic printing and developing establishments: drive-in  
14 Poultry- and rabbit-killing establishments  
15 Restaurants: drive-in, including pick-up drives with window service  
16 Restaurants: drive-in, no pick-up drives with window service  
17 Travel trailers, recreational vehicles, and similar camping equipment:  
18 parking or storage

19 2. Community Commercial (B-3): accommodates more intensive, sometimes  
20 highway-oriented, commercial uses

- 21 a. In the area designated “Community Commercial” on the Land Use Plan,  
22 permitted uses are limited to those authorized by the Baltimore City Zoning  
23 Code as permitted uses in a B-3 District. However, the following uses that are  
24 permitted uses in the City’s B-3 Zoning Districts are conditional uses that  
25 require Board of Municipal and Zoning Appeals approval in this Plan:

26 Animal hospitals  
27 Auto-painting shops  
28 Building and lumber material sales establishments without shops and  
29 yards  
30 Carpets and rug: cleaning establishments  
31 Clinics: medical and dental  
32 Clubs and lodges: private nonprofit  
33 Contractor and construction shops without yards  
34 Hospitals  
35 Meat markets, including sale of meats and meat products to restaurants,  
36 hotels, clubs and similar establishments  
37 Palmists  
38 Physical culture and health services: gymnasiums, reducing salons, public  
39 baths  
40 Radio and television antennas that are free-standing or that extend more  
41 than 25 feet above the building on which they are mounted, but not  
42 including microwave antennas (satellite dishes)  
43 Recycling collection stations  
44 Repeater, transformer, pumping, booster, switching, conditioning, and  
45 regulating stations, and similar installations  
46 Restaurants and lunch rooms, including live entertainment and dancing  
47 Rooming houses, with a maximum of 10 units  
48 Skating rinks

- 1 Taverns, but not including live entertainment or dancing, with a fire rated
- 2 capacity of 250 or fewer people
- 3 Taverns, but not including live entertainment or dancing, with a fire rated
- 4 capacity over 250 people
- 5 Trailers: sales and rental
- 6 Warehousing and wholesale establishments and storage

7 Additionally, the following uses that are permitted uses in the City's B-3  
8 zoning districts are prohibited uses in this Plan:

- 9 Check-cashing agencies
- 10 Fraternity and sorority houses: off-campus
- 11 Highway maintenance shops and yards
- 12 Liquor stores: package goods
- 13 Milk and dairy products: processing and distribution
- 14 Mobile home: sales
- 15 Model home and garage displays
- 16 Moving and storage establishments
- 17 Motels
- 18 Rooming houses with 11 or more units
- 19 Stables for horses

20 b. In the area designated "Community Commercial" on the Land Use Plan,  
21 conditional uses are limited to those authorized by the Baltimore City Zoning  
22 Code as conditional uses in a B-3 District. However, the following uses that  
23 are conditional uses in the City's B-3 Zoning Districts are prohibited uses in  
24 this Plan:

- 25 After-hours establishments
- 26 Amusement arcades
- 27 Amusement parks and permanent carnivals
- 28 Automobile accessory stores, including related repair and installation
- 29 services
- 30 Community correction centers
- 31 Drug stores and pharmacies: drive-in but not including the sale of
- 32 alcoholic beverages or tobacco products
- 33 Dry cleaning establishments: drive-in
- 34 Firearm sales, ammunition sales, or both when in a business establishment
- 35 that is permitted in a Business District and located at least 100 yards
- 36 from the boundary line of a park, religious institution, educational
- 37 institution, public building, or other place of public assembly
- 38 Garages, other than accessory, for storage, repair, and servicing of motor
- 39 vehicles not over 1½-tons capacity including body repair, painting and
- 40 engine building
- 41 Garages, other than accessory, for storage, repair, and servicing of motor
- 42 vehicles over 1½-tons capacity, not including body repair, painting
- 43 and engine rebuilding
- 44 Gasoline service stations
- 45 Heliports
- 46 Massage salons
- 47 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– but not including pick-up drives with window
- 5 service
- 6 Travel trailers, recreational vehicles, and similar camping equipment:
- 7 parking or storage

8 3. Central Business (B-4): provides for the great variety of retail stores, offices and  
9 related activities that are characteristic of the major business streets in the  
10 downtown area and serve the entire metropolitan region

11 a. In the area designated “Central Business” on the Land Use Plan, permitted  
12 uses are limited to those authorized by the Baltimore City Zoning Code as  
13 permitted uses in a B-4 District. However, the following uses that are  
14 permitted uses in the City’s B-4 Zoning Districts are conditional uses that  
15 require Board of Municipal and Zoning Appeals approval in this Plan:

- 16 Auto-painting shops
- 17 Clinics: medical and dental
- 18 Clubs and lodges: private nonprofit
- 19 Meeting and banquet halls
- 20 Motor vehicles: rental
- 21 Physical culture and health services: gymnasiums, reducing salons, public
- 22 baths
- 23 Radio and television antennas that are free-standing or that extend more
- 24 than 25 feet above the building on which they are mounted but not
- 25 including microwave antennas (satellite dishes)
- 26 Recycling collection stations
- 27 Repeater, transformer, pumping, booster, switching, conditioning, and
- 28 regulating stations, and similar installations
- 29 Restaurants and lunch rooms — including live entertainment and dancing
- 30 Rooming houses– with a maximum of 10 units
- 31 Skating rinks
- 32 Taverns but not including live entertainment or dancing, with a fire rated
- 33 capacity of 250 or fewer people
- 34 Taverns but not including live entertainment or dancing, with a fire rated
- 35 capacity over 250 people
- 36 Trailers: sales and rental
- 37 Warehousing and wholesale establishments and storage

38 Additionally, the following uses that are permitted uses in the City’s B-4  
39 Zoning Districts are prohibited uses in this Plan:

- 40 Check-cashing agencies
- 41 Fraternity and sorority houses: off-campus
- 42 Liquor stores: package goods
- 43 Motels
- 44 Rooming houses with 11 or more units



1 b. In the area designated “Central Business” on the Land Use Plan, conditional  
2 uses are limited to those authorized by the Baltimore City Zoning Code as  
3 conditional uses in a B-4 District. However, the following uses that are  
4 conditional uses in the City’s B-4 Zoning Districts are prohibited uses in this  
5 Plan:

- 6 After-hour establishments
- 7 Automobile accessory stores including related repair and installation
- 8 services
- 9 Community correction centers
- 10 Drug stores and pharmacies: drive-in but not including the sale of
- 11 alcoholic beverages or tobacco products
- 12 Dry cleaning establishments: drive-in
- 13 Firearm sales, ammunition sales, or both when in a business establishment
- 14 that is permitted in a Business District and located at least 100 yards
- 15 from the boundary line of a park, religious institution, educational
- 16 institution, public building, or other place of public assembly.
- 17 Gasoline service stations
- 18 Heliports
- 19 Massage salons
- 20 Parole and probation field offices
- 21 Pawnshops
- 22 Photographic printing and developing establishments: drive-in
- 23 Poultry- and rabbit-killing establishments
- 24 Restaurants: drive-in but not including pick-up drives with window
- 25 service
- 26 Travel trailers, recreational vehicles and similar camping equipment:
- 27 parking or storage

28 4. Central Commercial (B-5): provides for those uses and activities that are  
29 generally associated with and support downtown uses. This district permits  
30 business, service and intensive, sometimes commercial, highway-oriented uses as  
31 well as all of the uses permitted in the downtown Central Business district.

32 a. In the area designated “Central Commercial” on the Land Use Plan, permitted  
33 uses are limited to those authorized by the Baltimore City Zoning Code as  
34 permitted uses in a B-5 District. However, the following uses that are  
35 permitted uses in the City’s B-5 Zoning Districts are conditional uses that  
36 require Board of Municipal and Zoning Appeals approval in this Plan:

- 37 Amusement arcades located at least 500 feet from the boundary line of a
- 38 church or school
- 39 Animal hospitals
- 40 Auto-painting shops
- 41 Building and lumber material sales establishments without shops and
- 42 yards
- 43 Carpets and rug: cleaning establishments
  
- 44 Clinics: medical and dental
- 45 Clubs and lodges: private nonprofit
- 46 Contractor and construction shops without yards

- 1 Hospitals
- 2 Meat markets including sale of meats and meat products to restaurants,
- 3 hotels, clubs, and similar establishments
- 4 Meeting and banquet halls
- 5 Motor vehicles: rental
- 6 Palmists
- 7 Physical culture and health services: gymnasiums, reducing salons, public
- 8 baths
- 9 Pool halls and billiard parlors
- 10 Radio and television antennas that are free-standing or that extend more
- 11 than 25 feet above the building on which they are mounted but not
- 12 including microwave antennas (satellite dishes)
- 13 Rescue missions
- 14 Recycling collection stations
- 15 Repeater, transformer, pumping, booster, switching, conditioning, and
- 16 regulating stations, and similar installations
- 17 Restaurants and lunch rooms — including live entertainment and dancing
- 18 Rooming houses with a maximum of 10 units
- 19 Skating rinks
- 20 Taverns but not including live entertainment or dancing, with a fire rated
- 21 capacity of 250 or fewer people
- 22 Taverns but not including live entertainment or dancing, with a fire rated
- 23 capacity over 250 people
- 24 Trailers: sales and rental
- 25 Warehousing and wholesale establishments and storage

26 Additionally, the following uses that are permitted uses in the City’s B-5  
27 Zoning Districts are prohibited uses in this Plan:

- 28 Check-cashing agencies
- 29 Fraternity and sorority houses: off-campus
- 30 Highway maintenance shops and yards
- 31 Liquor stores: package goods
- 32 Marine terminals: freight
- 33 Marine terminals: passenger
- 34 Milk and dairy products: processing and distribution
- 35 Mobile home: sales
- 36 Model home and garage displays
- 37 Moving and storage establishments
- 38 Motels
- 39 Rooming houses with more than 10 units
- 40 Stables for horses

41 b. In the area designated “Central Commercial” on the Land Use Plan,  
42 conditional uses are limited to those authorized by the Baltimore City Zoning  
43 Code as conditional uses in a B-5 District. However, the following uses that  
44 are conditional uses in the City’s B-5 Zoning Districts are prohibited uses in  
45 this Plan:

- 46 Adult-entertainment businesses located at least 300 feet from any other  
47 adult-entertainment business

- 1 Book or video stores: adult located at least 300 feet from any other book
- 2 or video store: adult, any adult-entertainment business
- 3 After-hours establishments
- 4 Amusement arcades
- 5 Amusement parks and permanent carnivals
- 6 Automobile accessory stores– including related repair and installation
- 7 services
- 8 Community correction centers
- 9 Dance halls
- 10 Drug stores and pharmacies: drive-in but not including the sale of
- 11 alcoholic beverages or tobacco products
- 12 Dry cleaning establishments: drive-in
- 13 Firearm sales, ammunition sales or both when in a business establishment
- 14 that is permitted in a Business District and located at least 100 yards
- 15 from the boundary line of a park, religious institution, educational
- 16 institution, public building, or other place of public assembly
- 17 Garages, other than accessory, for storage, repair, and servicing of motor
- 18 vehicles not over 1½-tons capacity including body repair, painting,
- 19 and engine building
- 20 Garages, other than accessory, for storage, repair, and servicing of motor
- 21 vehicles over 1½-tons capacity not including body repair, painting and
- 22 engine rebuilding
- 23 Gasoline service stations
- 24 Heliports
- 25 Massage salons
- 26 Parole and probation field offices
- 27 Pawnshops
- 28 Peep show establishments located at least 300 feet from any other peep
- 29 show establishment, any adult-entertainment business, and any book
- 30 or video store: adult
- 31 Photographic printing and developing establishments: drive-in
- 32 Poultry and rabbit-killing establishments
- 33 Racetracks
- 34 Restaurants: drive-in but not including pick-up drives with window
- 35 service
- 36 Stadiums
- 37 Theaters: drive-in
- 38 Travel trailers, recreational vehicles, and similar camping equipment:
- 39 parking or storage

40 5. Office-Residential (O-R-): encourages a mixture of residential and office uses in  
41 blocks of existing row house buildings (the larger the number after the hyphen,  
42 the higher the density that is allowed in that district)

43 a. In the area designated “Office-Residential” on the Land Use Plan, permitted  
44 uses are limited to those authorized by the Baltimore City Zoning Code as  
45 permitted uses in O-R Districts. However, the following uses that are  
46 permitted uses in the City’s O-R Zoning Districts are conditional uses that  
47 require Board of Municipal and Zoning Appeals approval in this Plan:

48 Recreational facilities, as listed:

1 Athletic fields: nonprofit or publicly owned  
2 Parks, playgrounds: nonprofit or publicly owned  
3 Recreation buildings and community centers: nonprofit or publicly  
4 owned  
5 Tennis and lacrosse clubs: public or private  
6 Rooming houses with a maximum of 10 units

- 7 b. In the area designated “Office-Residential” on the Land Use Plan, permitted  
8 uses are limited to those authorized by the Baltimore City Zoning Code as  
9 permitted uses in a O-R Districts. However, the following uses that are  
10 permitted uses in the City’s O-R Zoning Districts are conditional uses that  
11 require City Council approval in this Plan:

12 Rooming houses with a maximum of 10 units

- 13 c. In the area designated “Office-Residential” on the Land Use Plan, accessory  
14 uses are limited to those authorized by the Baltimore City Zoning Code as  
15 accessory uses in an O-R District. However, the following uses that are  
16 accessory uses in the City’s O-R Zoning Districts are conditional uses that  
17 require Board of Municipal and Zoning Appeals approval in this Plan:

18 Animal facilities as follows:

- 19 - dog and cat kennels: private, operated and maintained in  
20 conformance with the Health Code of Baltimore City  
21 - facilities that house pets and wild animals, as permitted under the  
22 Health Code of Baltimore City

- 23 d. In the area designated “Office-Residential” on the Land Use Plan, conditional  
24 uses are limited to those authorized by the Baltimore City Zoning Code as  
25 conditional uses in an O-R District. However, the following uses that are  
26 conditional uses in the City’s O-R Zoning Districts are prohibited uses in this  
27 Plan:

28 Community correction centers  
29 Fraternity and sorority houses: off-campus  
30 Heliports  
31 Parole and probation field offices  
32 Rooming houses, with 11 or more units  
33 Travel trailers, recreational vehicles, and similar camping equipment:  
34 parking or storage

- 35 e. The following off-street parking requirements must be provided in all of the  
36 Office-Residential Land Use districts in this Plan:

37 1 off-street parking space for every 2 dwelling units  
38 1 off-street space for every 2 efficiency units in multiple-family dwellings  
39 and apartment hotels  
40 1 off-street parking space for every 4 rooming units

- 41 6. Residential (R-): allows for a broad range of housing types (the larger the number  
42 after the hyphen, the higher the density that is allowed in that district)- residential

1 districts also allow for community facilities and open land uses that serve  
2 residents and are customarily located in residential neighborhoods

- 3 a. In the area designated Residential on the Land Use Plan, permitted uses are  
4 limited to those authorized by the Baltimore City Zoning Code as permitted  
5 uses for that particular Residential District. However, the following uses that  
6 are permitted in some of the City’s Residential Zoning Districts are  
7 conditional uses that require Board of Municipal and Zoning Appeals  
8 approval in all of the residential districts in this Plan:

9 Clubs and lodges: nonprofit

10 Hospitals

11 Recreational Facilities as listed:

12 Athletic fields: nonprofit or publicly owned

13 Golf courses but no driving ranges or miniature golf

14 Parks, playgrounds: nonprofit or publicly owned

15 Recreation buildings and community centers: nonprofit or publicly  
16 owned

17 Tennis and lacrosse clubs: public or private

18 Rooming houses with a maximum of 10 rooming units

- 19 b. In the area designated “Residential” on the Land Use Plan, permitted uses are  
20 limited to those authorized by the Baltimore City Zoning Code as permitted  
21 uses for that particular Residential District. However, the following uses that  
22 are accessory uses in some of the City’s Residential Zoning Districts are  
23 conditional uses that require Board of Municipal and Zoning Appeals  
24 approval in all of the residential districts in this Plan:

25 Animal facilities as follows:

26 - dog and cat kennels: private, operated and maintained in  
27 conformance with the Health Code of Baltimore City

28 - facilities that house pets and wild animals, as permitted under the  
29 Health Code of Baltimore City

- 30 c. In the area designated “Residential” on the Land Use Plan, conditional uses  
31 are limited to those authorized by the Baltimore City Zoning Code as  
32 conditional uses for that particular Residential District. However, the  
33 following uses that are conditional in some of the City’s Residential Zoning  
34 Districts are prohibited uses in all of the residential districts in this Plan:

35 Boats and boat trailers: parking or storage

36 Cemeteries, including accessory crematoriums and mausoleums

37 Community corrections centers

38 Fraternity and sorority houses: off-campus

39 Heliports

40 Rooming houses with a maximum of 10 units would require a conditional  
41 use, by ordinance, and those with 11 or more units are prohibited

42 Travel trailers, recreational vehicles, and similar camping equipment:  
43 parking or storage

1 7. Industrial (M-): allows storage, manufacturing, and industrial uses (the larger the  
2 number after the dash, the higher the intensity that is allowed in that district); M-1  
3 and M-2 districts allow industrial uses that are not as “heavy” as those allowed in  
4 the City’s M-3 Zone and those industrial uses that are compatible with adjoining  
5 business or residential districts.

6 a. In the area designated Industrial on the Land Use Plan, permitted uses are  
7 limited to those authorized by the Baltimore City Zoning Code as permitted  
8 uses for that particular Industrial District. However, the following uses that  
9 are permitted in some of the City’s Industrial Zoning Districts are conditional  
10 uses that require Board of Municipal and Zoning Appeals approval in all of  
11 the industrial districts in this Plan:

- 12 Beverages: manufacturing
- 13 Bottling works
- 14 Clothing and other finished products: manufacturing
- 15 Contractor and construction shops
- 16 Cosmetics: manufacturing
- 17 Die casting
- 18 Fences: manufacturing
- 19 Fermented fruits and vegetable products: processing
- 20 Food products: manufacturing and processing
- 21 Ink: manufacturing
- 22 Inked products: manufacturing
- 23 Leather products: manufacturing
- 24 Luggage: manufacturing
- 25 Machine tools, light: manufacturing
- 26 Machinery and machines, household, business, and office: manufacturing
- 27 Mail-order distribution centers
- 28 Metal products and machinery, medium and light: manufacturing
- 29 Milk and dairy products: processing and distribution
- 30 Paper products: manufacturing from previously prepared materials
- 31 Plastic products: manufacturing from previously prepared materials
- 32 Perfumes: manufacturing
- 33 Pharmaceuticals: manufacturing
- 34 Photography film: manufacturing and processing
- 35 Radio and television antennas that are free-standing or that extend more  
36 than 25 feet above the building on which they are mounted but not  
37 including microwave antennas (satellite dishes)
- 38 Recording studios
- 39 Silverware, plate and sterling: manufacturing
- 40 Spices: manufacturing and processing
- 41 Tobacco products: manufacturing
- 42 Toiletries: manufacturing
- 43 Tool, die, or pattern-making shops
- 44 Warehousing and storage

45 Additionally, the following uses that are permitted uses in some of the City’s  
46 Industrial Zoning Districts are prohibited uses in this Plan:

- 1 Adhesive products: manufacturing
- 2 Automotive parts: manufacturing
- 3 Carpets: manufacturing
- 4 Cotton processing
- 5 Dyeing establishments
- 6 Electroplating
- 7 Flammable liquids: manufacturing and storage
- 8 Galvanizing
- 9 Gases, noncombustible and non-toxic: manufacturing and storage
- 10 Glass products: manufacturing from previously-prepared materials
- 11 Hardware and tools: manufacturing
- 12 Ice, natural and dry: manufacturing
- 13 Malting
- 14 Matches: manufacturing
- 15 Mattresses: manufacturing
- 16 Metal finishing
- 17 Mirrors: manufacturing
- 18 Polish: manufacturing
- 19 Public transportation uses, as follows: Garages and lots for bus and transit
- 20 vehicles
- 21 Public-utility service centers
- 22 Rubber products: manufacturing or processing from previously-prepared
- 23 materials
- 24 Serums, toxins, and viruses: manufacturing and processing
- 25 Starch: manufacturing
- 26 Textile mill products: manufacturing and fabrication
- 27 Wax and wax products: manufacturing
- 28 Wire: manufacturing

29 b. In the area designated “Industrial” on the Land Use Plan, accessory uses are  
30 limited to those authorized by the Baltimore City Zoning Code as accessory  
31 uses for that particular Industrial District. However, the following uses that  
32 are accessory uses in some of the City’s Industrial Zoning Districts are  
33 conditional uses that require Board of Municipal and Zoning Appeals  
34 approval in all of the industrial districts in this Plan:

- 35 Animal facilities as follows:
- 36 - dog and cat kennels: private, operated and maintained in
  - 37 conformance with the Health Code of Baltimore City
  - 38 - facilities that house pets and wild animals, as permitted under the
  - 39 Health Code of Baltimore City

40 c. In the area designated “Industrial” on the Land Use Plan, conditional uses are  
41 limited to those authorized by the Baltimore City Zoning Code as conditional  
42 uses for that particular Industrial District. However, the following uses that  
43 are conditional in some of the City’s Industrial Zoning Districts are prohibited  
44 uses in all of the industrial districts in this Plan:

- 45 Atomic reactors
- 46 Community correction centers
- 47 Heliports

- 1 Marinas: dry storage (boatels)
- 2 Marinas: industrial (boat repair facilities)
- 3 Marinas: recreational
- 4 Mining, gravel, sand or other raw materials
- 5 Recycling collection stations
- 6 Textile mill products: processing and sorting

7 8. Nonconforming Use

8 A nonconforming use as defined in the Baltimore City Zoning Code is any  
9 lawfully existing use of a structure or land that is not permitted in the use  
10 regulations of the district in which the structure or land is located. A  
11 nonconforming use can continue to operate within an urban renewal area that  
12 prohibits it, but cannot move within the lot or structure or expand without  
13 authorization from the Board of Municipal and Zoning Appeals. If a  
14 nonconforming use has moved from a lot or structure for longer than 12 months,  
15 it can only be replaced by a permitted use. If a nonconforming use has been  
16 inactive and not in continuous operation for 12 months, that use may not be  
17 reestablished and can only be replaced by a permitted use. For more detailed  
18 information about nonconforming use regulations see Title 13 of the Zoning Code  
19 of Baltimore City.

20 9. Noncomplying Structure

21 A noncomplying structure as defined in the Baltimore City Zoning Code is any  
22 lawfully existing structure that does not comply with the bulk regulations of the  
23 district in which the structure is located. A noncomplying structure will be  
24 permitted to continue after the ordinance is passed. It may be maintained or  
25 repaired. If a noncomplying structure is destroyed or damaged by fire, it may be  
26 repaired or reconstructed with the same square footage as before if a building  
27 permit for the work is obtained and the work is started and diligently pursued  
28 within 12 months of the destruction or damage. For more detailed information  
29 about noncomplying structure regulations see Title 13 of the Zoning Code of  
30 Baltimore City.

31 C. Types of Renewal Actions that will be Used to Achieve the Plan Objectives

32 1. Demolition Review for Structures within CHAP City Historic Districts

33 The regulations for the approval or denial of the application for the demolition of  
34 a building within a CHAP Historic District are found in the Baltimore City  
35 Commission for Historical and Architectural Preservation’s document  
36 “Demolition Application Procedure”. These are the rules and regulations used by  
37 CHAP in making their decisions whether to approve or disapprove the issuance of  
38 a demolition permit for a building located within one of their City Historic  
39 districts. The document is available from Planning Department staff.



1                   2. Removing Development Rewards for Partially or Totally Demolishing Landmarks  
2                   or Contributing Structures

3                   If new development is constructed on a site that includes a Landmark, Notable, or  
4                   Contributing Structure that has been demolished after the date of the adoption of  
5                   this urban renewal ordinance, the FAR and height for that part of the new  
6                   development that is within the boundaries of the original lot of the building is  
7                   reduced from the FAR and height that is allowed in the Zoning Code of Baltimore  
8                   City for that part of the new development site to the actual FAR and height of the  
9                   building.

10                  3. Design Review Process

11                  All renovation, alteration/addition to existing contributing structures and all new  
12                  construction located within the boundaries of this Plan are subject to the  
13                  Development Design Review Panel and CHAP Review.

14                  a. The Development Design Review Panel shall be composed of 9 members.

15                       (1) It shall be chaired by the 11<sup>th</sup> City Council District Council Member.

16                       (2) It shall have 1 representative from:

17                           A. Mount Vernon Cultural District;

18                           B. Historic Charles Street Association;

19                           C. University of Baltimore; and

20                           D. Charles Street Development Corporation.

21                       (3) It shall have 2 representatives from:

22                           A. Mount Vernon Belvedere Association; and

23                           B. Mid-Town Community Benefits District.

24                  b. Representatives shall be selected by the Boards of the respective  
25                  organizations.

26                  4. Acquisition of Properties

27                  a. Properties designated for acquisition are shown in Exhibit 2, Property  
28                  Acquisition. They may be acquired for any of the following purposes:

29                       (1) To allow the Department of Housing and Community Development to  
30                       purchase properties so that they can be offered for redevelopment that  
31                       meets the objectives of this Plan;

1 (2) To purchase a group of properties to create a consolidated development  
2 parcel so that it can be offered for redevelopment that meets the objectives  
3 of the Plan;

4 (3) To facilitate rehabilitation of especially blighted properties; and/or

5 (4) To be used for public facilities.

6 b. Structures on the properties that are acquired may be demolished for  
7 redevelopment in accordance with the demolition review procedures outlined  
8 in this Plan or retained to be rehabilitated.

9 c. Two sites (Cathedral St, St. Paul St) have been identified as potential sites for  
10 shared parking structures, with opportunities for housing above. If necessary,  
11 these parcels could be acquired for the Parking Authority of Baltimore City.

12 5. Disposition of Properties

13 a. Properties designated for disposition are shown in Exhibit 3, Property  
14 Disposition. After DHCD has acquired a property, the agency is required to  
15 take one of the following steps within 12 months:

16 (1) Offer the land for redevelopment of projects that meet the objectives of  
17 this Plan;

18 (2) Sell or lease the property;

19 (3) Rehabilitate the structure for sale; or

20 (4) Land bank the property for development to occur within 24 months.

21 b. Prior to the disposition of any property, DHCD must notify the Associations  
22 whose boundaries include the property and provide as much nonproprietary  
23 information as possible regarding the disposition and its impact on the Urban  
24 Renewal Plan. The notified Associations will then be given the opportunity to  
25 make recommendations to DHCD concerning the appropriate disposition and  
26 restrictions to be placed on the property.

27 6. Other Remedies for Noncompliance

28 In addition to, and not in place of, the remedy of acquisition by purchase or  
29 condemnation of noncomplying properties, DHCD may correct code violations  
30 and place a lien against the property in accordance with the provisions of the  
31 Building, Fire, and Related Codes of Baltimore City.

32 D. General Development and Redevelopment Controls

33 1. Design Guidelines

34 Design guidelines only apply to new construction on properties located in the  
35 CHAP Local Historic District, and for properties located within the boundaries of

1 this Urban Renewal Plan, but outside of the CHAP Local Historic District, new  
2 construction must be approved by the Department of Planning. New construction  
3 that has been approved by CHAP prior to the enactment of the Design Guidelines  
4 and/or the Urban Renewal Plan into law will be “grandfathered” in and shall not  
5 be subject to new approval.

6 The guidelines are located in Appendix B. (See separate document.)

7 2. Height limits

8 The height limits are intended to protect view corridors of historic landmarks such  
9 as the Washington Monument and the Belvedere Hotel, and to increase density  
10 along the Charles corridor and near transit areas.

11 Four zones have been established to regulate height for new construction within  
12 the boundaries of the Plan. (See Height Limits map in Exhibit 5 and in Design  
13 Guidelines)

- 14 -Monument Zone: 70’ height limit (governed by Maryland law)
- 15 -Historic Zone: 70’ height limit, with opportunity for 30’ “density height  
16 bonus”
- 17 -Midtown Zone: 100’-150’ height restriction with opportunity for 20’-30’  
18 “density height bonus”
- 19 -Mixed-Used Transit Zone: Height governed by zoning

20 (a) Density Height Bonus criteria:

21 “Density Height Bonus” means an increase in the allowable height of a  
22 project as depicted on the appropriate zone of the Height Limits map  
23 (see Exhibit 5). Opportunities for bonuses are available only in the  
24 Midtown Zone.

25 (b) Eligibility criteria are:

26 -Active participation of the developer of the project in a pre-petition  
27 conference planning process.

28 Note: A pre-petition conference planning process is proposed to  
29 maximize opportunity for design that is reflective of the  
30 character of Mount Vernon. The proposed process is  
31 similar to that currently used for Planned Unit  
32 Developments and would be in addition to the required  
33 review by the Commission for Historical and Architectural  
34 Preservation.

35 -Construction permit issued prior to December 31, 2015

36 -Project rating of 40 points or more as determined by the following  
37 criteria:

- 1 (i) For projects with a residential component, a commitment that  
2 10% or more units are sold or rented to households at a rent or  
3 sales price affordable to 0 to 80% of adjusted mean income and  
4 a certain percentage of units are sold or rented to households at  
5 market rate (35 points);
- 6 (ii) Projects that incorporate LEED certified design for an energy  
7 efficient “green building” (30 points);
- 8 (iii) Projects that provide all on-site parking underground or off-  
9 site through an agreement with a parking district (20 points);
- 10 (iv) Projects that provide significantly less parking on site than  
11 required through contributions to a Parking District that  
12 provides shared off-site parking or through providing routine  
13 shuttle connections to local public transit stops (10 points);  
14 and
- 15 (v) Projects that establish or significantly enhance Park or Open  
16 Space in the Plan area (10 points).

17 In addition to the proposed height bonuses, CHAP and the  
18 Planning Commission may grant a variance, up to an additional  
19 50’, allowing projects to exceed the height allowed by the bonus,  
20 for projects that (a) are located outside of the Monument Zone, (b)  
21 add to the character and historic fabric of Mount Vernon through  
22 significant architecture and urban design, (c) achieve a Platinum  
23 LEED rating, and (d) is mixed income and provide at least 10% of  
24 its units at 0-80% adjusted mean income. The 2 Commissions  
25 must unanimously agree for such a variance to be granted.

26 Rooftop mechanicals, HVAC equipments, etc will be subject to  
27 applicable height limits.

28 3. Parking provisions

29 For all new construction within the boundaries of the Plan, 1 space  
30 maximum per unit of on-site parking is permitted, unless parking is  
31 provided underground. That provision can be increased to 2 spaces  
32 maximum through a variance procedure through the Planning  
33 Commission.

34 4. Maintenance Standards

35 Maintenance standards apply to all of the properties located in the area of  
36 the Plan.

37 The maintenance standards for this Plan are located in Appendix E of this  
38 document.

1 E. Interpretation

2 In the event of any question regarding the meaning of these standards and controls or  
3 other provisions of the Urban Renewal Plan, the interpretation by the Department of  
4 Planning is final and binding, provided that the interpretation is not unreasonable or  
5 arbitrary.

6 F. Term of the Plan

7 This Urban Renewal Plan becomes effective 30 days after it is signed into law. The  
8 Renewal Plan, as it may be amended from time to time, will remain in full force and  
9 effect for a period of 10 years from the date of original adoption of this Plan by  
10 Ordinance of the Mayor and City Council of Baltimore.

11 G. Procedures for Amending the Plan

12 1. This Urban Renewal Plan may be amended from time to time. Proposed  
13 amendments received or recommended by the Department of Housing and  
14 Community Development must be submitted by DHCD to each of the  
15 Associations whose boundaries include any part of the area of this Plan for their  
16 review and comment.

17 Any written comments and recommendations by the Associations must be  
18 submitted to the Department of Housing and Community Development within 30  
19 days from the date the proposed amendments were received by the associations.

20 Each of the neighborhood associations affected by the Plan must receive written  
21 notices of the time and place of the Planning Commission and City Council  
22 hearings at least 10 days before each hearing is scheduled.

23 2. No change may be made to this Renewal Plan unless that change is included in an  
24 ordinance that is approved and adopted by the Planning Commission, the City  
25 Council, and signed by the Mayor.

26 H. Other Provisions Necessary to Meet Requirements of State and Local Laws

27 1. All appropriate provisions of the Zoning Code of Baltimore City apply to  
28 properties within the Project Area.

29 2. The sign controls and height restrictions contained in the Renewal Plan, as well as  
30 the Design Standards and Maintenance Standards contained in the Appendix,  
31 supersede all previous and conflicting codes and ordinances of the City of  
32 Baltimore.

33 I. Waivers

34 The Planning Commission may waive any specific requirements of this Plan that are  
35 more restrictive than the requirements of the Zoning Ordinance of Baltimore City.

36 Before issuing a waiver however, the Planning Commission must request a letter  
37 from each of the Associations whose boundaries include the location of the property

1 affected by the waiver requesting that organization’s position on the issuance of the  
2 waiver. The Associations must return the letter describing their position on the  
3 waiver within 10 days of receiving the request from the Planning Commission.

4 Any person seeking a waiver must first exhaust all applicable administrative remedies  
5 or procedures incorporated in this Plan or otherwise required by law, before seeking a  
6 waiver.

7 The Planning Commission retains the final right to approve or disapprove all  
8 proposed waivers. The Planning Commission shall grant no waiver that does not, by  
9 clear and convincing evidence, further the goals of the Plan. In the letter  
10 documenting the approval or disapproval of the proposed waiver, the Planning  
11 Commission shall include a statement of the reasons for its final decision.

12 J. Severability

13 If any provision of this Ordinance or the application of this Ordinance to any person  
14 or circumstance is held invalid for any reason, the invalidity does not affect any other  
15 provision or any other application of this Ordinance, and for this purpose the  
16 provisions of this Ordinance are declared severable.

17 K. Applicability

18 If a Planned Unit Development is approved within the boundaries of this Plan, the  
19 Planned Unit Development shall be the land use governing document.

20 If a provision of this Ordinance is in conflict with a provision of any zoning, building,  
21 electrical, plumbing, health, fire, or safety law or regulation, the provision that  
22 establishes the higher standard for the protection of the public health and safety  
23 prevails.

24 Nothing in this Plan shall be construed to supersede the requirements or procedures  
25 for public notice and public hearings, comments, or participation otherwise required  
26 by law.

27 **Appendix A: Design Guidelines for Alteration/addition**  
28 **to Existing Contributing Structures**

29 A Contributing Structure is defined as a structure that meets one or more of the following  
30 characteristics– The structure:

- 31 1. contributes to the heritage of the community;
- 32 2. represents one or more periods of styles of architecture, landscape architecture,  
33 building or construction which has significant character, interest, or value as part of  
34 the development, heritage, or culture of the City of Baltimore; or
- 35 3. provides certain historic or scenic value significant to the area.

36 All of the Contributing Structures have been identified within the City and National Districts  
37 that are located within the area of this Urban Renewal Plan

38 Goals:

- 39 • Retain the historical and architectural integrity of existing structures.

- 1 • If demolition is necessary for new development, encourage the preservation of the
- 2 front section, or front walls of the existing buildings on the site.
- 3 • Ensure that the rehabilitation of existing Contributing Structures in the
- 4 neighborhood is consistent with the Secretary of the Interior Standards.

5 I. CHAP Guidelines for Renovation of Existing Contributing Structures

6 The Baltimore City Commission for Historical and Architectural Preservation’s  
7 document “Historic Preservation Guidelines” contains the guidelines that are to be used  
8 for guiding the renovation of Contributing buildings located within the boundaries of this  
9 Plan. These are the guidelines used by CHAP in making their decisions about the  
10 appropriateness of the proposals for renovating Contributing Structures within all of their  
11 Historic districts. The document is available from the Department of Planning.

12 II. Additional Guidelines for Renovation of Existing Contributing Structures Specific to this  
13 Urban Renewal Plan

14 1. Building Walls

- 15 a. Rear walls should present a neat and uniform appearance. If openings are filled
- 16 in, the infill material should match the existing wall material. If existing walls are
- 17 composed of numerous materials, painting is a recommended solution.
- 18 b. Unpainted brick or stone walls must not be painted, unless it is historically
- 19 appropriate to paint them or they are located on a block face where two-thirds or
- 20 more of the existing masonry building faces are already painted.

21 2. Storefronts

- 22 a. The design for new storefronts must be compatible with the design of original
- 23 storefronts within the neighborhood and with the design of the upper portion of
- 24 the building. Design elements that are present in the upper façade may be
- 25 incorporated in the storefront design.
- 26 b. Materials that are not typical of the original materials used on neighborhood
- 27 storefronts, such as formstone, pierced concrete block, aluminum siding, exposed
- 28 plywood, or wood shakes must not be used.
- 29 c. Replacement display windows, entrances, signs, lighting, and security protection
- 30 must be compatible with the design, character, and scale of the existing building.
- 31 All show window elements must be located below the building’s second floor
- 32 windows.

33 3. Windows and Doors

- 34 a. Windows facing public streets must not be filled, boarded up, or covered by signs.
- 35 b. Windows not facing public streets may be closed up only if permission is received
- 36 by CHAP and the Fire Department. Windows that are approved for closing must

1 be completely removed from the building and replaced with a material that has  
2 been approved by CHAP prior to installation.

- 3 c. Windows that face public streets or are part of an entrance must be glazed with  
4 clear glass. These windows may not be glazed with any type of sheet plastic or  
5 constructed of glass block.
- 6 d. Replacement windows must be sized to fit within the existing masonry openings.  
7 The use of infill panels to make replacement windows large enough for existing  
8 masonry openings will not be permitted. Existing masonry openings must not be  
9 enlarged to fit new windows. Maintain the same strong horizontal and vertical  
10 alignment for new window openings that are found in the existing traditional  
11 buildings in the neighborhood. Maintain historic proportions of the internal  
12 divisions within the windows themselves.
- 13 e. If windows fabricated from materials other than wood are selected, the shape and  
14 number of the glass panes and the scale and profile of the frame, sash, mullions,  
15 and muntins must be compatible with the style of the building. Also, the material  
16 or the coating on the material of the window parts must not be a stark or bright  
17 white, but a softer white, cream, or darker color. Snap-in muntin grid inserts are  
18 not acceptable.
- 19 f. Inappropriate new window or door features are discouraged. These also include  
20 the installation of plastic, canvas, or metal strip awnings that detract from the  
21 character and appearance of the building.
- 22 g. Outside vestibule doors on rowhouses shall be retained.

23 4. Traditional Canopies and Marquees

24 Traditional canopies and marquees on commercial buildings shall be retained  
25 whenever possible. Reconstruction of historic canopies and marquees that have been  
26 removed shall be supported by CHAP when the original design is duplicated.

27 5. Structures and Site Plan Elements:

28 The introduction of new structures and site plan elements into the neighborhood that  
29 are incompatible with the character of the district because of size, color, and materials  
30 will be discouraged.

31 III. Review of Plans

32 The procedure for the review of plans for the renovation of existing Contributing  
33 Buildings located within the boundaries of this Plan is described in Section C part 3 of  
34 the Plan.

35 IV. Compliance

36 An approved building permit, with a “Notice to Proceed”, is required before any  
37 proposed exterior work proceeds on any building located within the boundaries of this  
38 Plan. After the application for the permit is filed, the applicant will work with the



1 Department of Planning to begin the approval process. The process will involve working  
2 with City staff and the Development Design Review Panel. The process will require  
3 fulfillment of the CHAP, Urban Renewal, DHCD Housing, Building, and Zoning Code  
4 regulations before the building permit with the “Notice to Proceed” is approved by the  
5 City.

6 No work, alterations, or improvements may be undertaken that do not conform with the  
7 requirements of this Plan. However, the Planning Commission may waive compliance  
8 with one or more of these standards if the Planning Commission determines that the  
9 waiver does not adversely affect the Design Goals contained in this Plan.

10 Nothing in this Renewal Plan may be construed to permit any sign, construction,  
11 alteration, change, repair, use, or any other matter otherwise forbidden or restricted or  
12 controlled by any other public law.

### 13 **Appendix B: Design Guidelines for New Construction**

14 The Design Guidelines are contained in a separate CHAP document titled “Mount Vernon  
15 Historic District - Design Standards for New Construction”.

### 16 **Appendix C: Additional Design Guidelines and Standards for Accessory** 17 **Elements That Are Attached to Both Renovated and New Buildings**

18 Different, special purpose, accessory elements are attached to the exterior of many  
19 buildings within the district. Awnings and canopies, security screens and grills, and  
20 signs are often added to new or renovated facades. Lighting fixtures are added to the  
21 exterior walls for decorative and security purposes and to illuminate signs. These design  
22 guidelines and standards must be used by the Department of Housing and Community  
23 Development and the Development Design Review Panel to determine the suitability of  
24 these accessory elements.

#### 25 I. Guidelines and Standards

##### 26 A. Shutters

27 Shutters may be used on buildings only if architecturally appropriate. Shutters must  
28 be mounted using one of two techniques: mounted with hinges and a metal latch or  
29 fastened directly to the wall as if they were permanently opened. CHAP will make  
30 the final determination on the appropriateness of shutter material, design, size,  
31 placement, and mounting system.

##### 32 B. Fabric Awnings and Canopies

33 \_\_\_\_\_ Awnings are classic elements for commercial storefronts, providing opportunities for  
34 signage, identifying character, and protection from the elements for pedestrians.

#### 35 1. Fabric Awnings and Canopies on Contributing Structures

36 \_\_\_\_\_ Because awnings and canopies are not appropriate for every Contributing  
37 Structure in the neighborhood and because the particular awning design and  
38 location must be appropriate to the style and design of the building, all

1 applications for awnings will be considered by the CHAP Commission on a case  
2 by case basis.

3 CHAP will forward the information to the Development Design Review Panel to  
4 determine if the colors and design are compatible with the building façade and  
5 other nearby awnings and architectural elements. The Development Design  
6 Review Panel and CHAP will consider the following guidelines in making their  
7 decision:

8 (1) The particular building type must have historically featured the proposed  
9 type of awning.

10 (2) The proposed awnings must complement the building façade’s detailing,  
11 color, materials, scale, proportion, and form. The color and patterns must  
12 harmonize with the buildings façade, not overwhelm it. Awnings  
13 ornamentation, including the valance edge details, must suit the character  
14 of the building. The awnings must fit within the frame of the windows  
15 and door openings.

16 (3) Awnings on store fronts must be designed in the tradition of commercial  
17 awnings. CHAP will consider permanent awnings for use on commercial  
18 buildings if they meet the other design guidelines and are part of a  
19 traditional commercial window display.

20 (4) Awnings on residential structures must be designed in the tradition of  
21 residential awnings. Because residential awnings were designed to  
22 provide shade and cooling only in the summer, CHAP will approve them  
23 for residential use only if the fabric is removable or retractable. CHAP  
24 will not consider year round, permanent, window awning installations for  
25 residential properties.

26 (5) Because, all awning fabrics (cotton duck, vinyl-coated cotton duck, vinyl-  
27 laminated polyester, and woven acrylic) have life spans that vary from 5 to  
28 7 years, the awning proposal must include a maintenance/replacement  
29 plan for the canopy and its fabric.

30 (6) The installation must be the least destructive to the building and most  
31 stable possible.

32 2. Additional Guidelines for All Awnings and Canopies

33 (1) Awnings made from metal strips, shiny plastic, plastic coated, or plastic  
34 appearing materials are prohibited. Metal or rigid awnings are not  
35 allowed except for marquees for hotels and theatres.

36 (2) Awning fabric must be flameproof.

37 (3) Awnings may not project more than 7 feet from the wall of a building.  
38 The maximum height for any part of an awning is 13 feet above the  
39 sidewalk. The top of the awning must also be at least 1 inch below the

1 windows of the floor above. The bottom of the awning must have a  
2 clearance of at least 8 feet above the sidewalk.

3 (4) The bottom of the awning may not be covered with fabric or any other  
4 material to create an enclosed volume.

5 3. Signs on Awnings and Canopies

6 Signs painted on, applied to, or sewn into awnings are permitted. The areas of  
7 these signs added together with the areas of the other signs on the building must  
8 be less than the maximum area of signs that are allowed on the building.

9 C. Security Grilles and Bars

10 1. Security grilles and bars may be used only:

11 a. when windows are accessible from the ground (less than 9 feet above the  
12 ground);

13 b. when windows are accessible from fire escapes;

14 c. when windows are accessible from adjacent roofs; or

15 d. when windows cannot be seen from a public street.

16 2. Enclosures and coverings for security grilles and screens must be as  
17 inconspicuous as possible and designed to blend in with the rest of the building.

18 3. Security grilles and bars must be made of a dark material or painted a dark color.

19 4. Security grilles and bars in front of show windows must be opened or removed  
20 when a business is open.

21 5. New fixed security grilles and bars for storefront windows must be located on the  
22 inside of the windows.

23 6. Exterior components of security systems should be as inconspicuous as possible.

24 D. Standards for Signs

25 All new signs must be in accordance with the Zoning Code of Baltimore City and, as  
26 appropriate, subject to minor privilege requirements. In addition the following  
27 regulations are included in this ordinance to help ensure that new signs are well  
28 designed and add to the quality and character of neighborhood:

29 1. Maximum Number and Sizes allowed in each Zoning District

30 a. In Business and Manufacturing Zoning Districts the maximum area of all the  
31 signs on the front of a building in square feet must be less than the width of  
32 the front façade in linear feet times 1.5. For example, if the front of a building  
33 is 20 feet wide, the total area of all the signs on the front of the building may

1 not exceed 30 square feet. The front wall and the side wall of corner  
2 properties may have signs on each wall. The maximum area of the signs in  
3 square feet on each wall must be less than the length of that wall in linear feet.

4 b. In the R-8 Zoning District, only one identification sign of up to 18 square feet  
5 in area is allowed if it is not illuminated or one identification sign of up to 12  
6 square feet is allowed if it is directly illuminated. This is the same maximum  
7 number and area of signs that is allowed in the Zoning Code.

8 c. In the Office-Residential Zoning Districts, only one identification sign of up  
9 to 36 square feet in area is allowed if it is not illuminated or one identification  
10 sign of up to 24 square feet is allowed if it is directly illuminated. This is the  
11 same maximum number and area of signs that is allowed in the Zoning Code.

12 2. General

13 a. The type of the sign, its location, and the design of its brackets must be  
14 harmonious in scale, color, and style with the building it is part of.

15 b. Signs may not cover architectural details, windows, or cornices of buildings.

16 c. The information included on a sign should be kept to a minimum. Excessive  
17 language makes the sign harder to read, especially for people in cars.  
18 Wording should be limited to the name of the business and perhaps the type of  
19 service provided.

20 d. The use of logos, graphic symbols, or freestanding letters is encouraged.

21 e. Signs should be designed to be part of the overall storefront design. Colors  
22 should be coordinated and compatible with the rest of the building façade.  
23 Multi-color signs must be designed carefully as they can easily become too  
24 busy and chaotic. Lettering styles on the signs can be selected to reflect the  
25 business or the style of the building. In all cases, signs should be laid out,  
26 constructed, and installed by sign fabricators to ensure professional results.

27 f. Wood, metal, or plastic signs that are coated or painted are permitted.

28 g. Internally lit box signs are not permitted.

29 h. Internally lit or back lit individual letter signs are permitted.

30 i. The design for all permanent signs must be submitted to the Department of  
31 Housing and Community Development for approval. The submission must  
32 include a scale drawing showing the sign and its location, size, material, and  
33 methods for mounting and lighting. The Department will forward the  
34 information to the Department of Planning to determine if the designs for the  
35 signs are compatible with the objectives of this Urban Renewal Ordinance.

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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
  - (3) be supported by dark colored poles or posts that extend to the ground, and the outside edge of the poles or posts must be aligned with the ends of the sign panel.

1           6. Other Signs

2           a. Signs for Upper Story Tenants

3                   (1) Each commercial tenant that occupies an upper floor of a building may  
4                   have a listing on the building's directory sign or, if the directory sign does  
5                   not exist, may have a flat or painted sign.

6                   (2) Flat or painted signs for upper story tenants are limited to a maximum of 5  
7                   square feet each and may not project more than 4 inches from the  
8                   building. The areas of these signs added together with the areas of the  
9                   other signs on the building must be less than the maximum area of signs  
10                  that are allowed on the building.

11                  (3) Signs for businesses on upper floors of buildings should be limited to a  
12                  maximum of 8" high lettering painted on the inside of the upper floor  
13                  window or on the entry level door.

14           b. New rooftop signs, billboards, and other general advertising signs are not  
15           permitted.

16           c. Signs that are painted on a building and signs that are made of individually  
17           cut-out letters attached directly to a building are permitted. The areas of these  
18           signs added together with the areas of the other signs on the building must be  
19           less than the maximum area of signs that are allowed on the building.

20           d. Signs painted on, applied to, or sewn into awnings are permitted. The areas of  
21           these signs added together with the areas of the other signs on the building  
22           must be less than the maximum area of signs that are allowed on the building.

23           e. Signs painted or etched on display windows are permitted. Non-flashing neon  
24           signs located inside store windows are permitted. The areas of these signs  
25           added together with the areas of the other signs on the building must be less  
26           than the maximum area of signs that are allowed on the building.

27           f. The total area of all the signs, posters, placards, and graphic displays located  
28           in a display window must not take up more than 25% of the area of that  
29           window.

30           g. "Temporary" signs may be displayed within storefront windows provided that  
31           the signs do not cover more than 20% of the window area and are not on  
32           display for more than 30 days.

33           g. Flashing, blinking, fluctuating, or otherwise animated signs other than barber  
34           poles, time and temperature signs less than 4 square feet in area, signs on  
35           theater marquees, or existing flashing neon signs are not permitted.

36           h. Banners are not permitted in any zoning district within Baltimore City unless  
37           they are specifically approved on appeal by the Board of Municipal and  
38           Zoning Appeals. Flags and banners that are decorative, compatible with the  
39           building, its use, and the architectural design of adjacent buildings will be

1 considered for approval by the CHAP if they are approved by the BMZA.  
2 Banners located in predominantly residential areas will not be approved by  
3 CHAP.

4 E. Lighting

- 5 1. Light fixture styles should be compatible with the design of the building.
- 6 2. Light fixtures with exposed fluorescent, quartz, mercury vapor, or regular  
7 incandescent light bulbs are not permitted on the fronts or sides of buildings  
8 facing public streets. Light fixtures with exposed low-wattage, decorative light  
9 bulbs are permitted.
- 10 3. The following types of lighting fixtures on the fronts or sides of buildings facing  
11 public streets are permitted:
- 12 a. Recessed down lights that are installed in a box-like structure. The fixture  
13 must be the same length as the architectural element or sign that it lights. The  
14 box may also be designed to angle the light towards a display window or  
15 adjacent wall.
- 16 b. Light boxes with fluorescent lights that are hidden behind a plastic or metal  
17 grille.
- 18 c. Gooseneck incandescent fixtures— fixtures with porcelain enamel reflectors on  
19 bent metal arms that are designed to prevent glare at the pedestrian level.
- 20 4. Internally lit or back lit individual letter signs are permitted.
- 21 5. Internally lit box signs are not permitted.
- 22 6. Security lighting should be provided, whenever possible, to serve both pedestrians  
23 and vehicles.
- 24 7. Unshielded, specialized security lighting fixtures are not allowed on the fronts of  
25 buildings. Other shielded, architecturally appropriate fixtures on the fronts of  
26 buildings that increase pedestrian security are encouraged.
- 27 8. Security lighting should be provided, whenever possible, along the sides of  
28 buildings not facing streets, in the rear of buildings, and in adjacent loading and  
29 parking areas. This lighting may be provided by specialized security lighting  
30 fixtures.
- 31 9. All lighting must be oriented or shielded so that residences are not directly  
32 exposed to the source of the glare.

33 F. Antennas and roof mounted equipment

- 34 1. Accessory rooftop structures such as antennas, satellite dishes, other  
35 communications equipment, HVAC, or other operating equipment must be placed  
36 as inconspicuously as possible and must be properly screened.





- 1 a. In commercial parts of the neighborhood, sidewalks should be at least 10 feet in  
2 clear width to encourage pedestrian use. The use of even wider sidewalks in  
3 commercial areas for outdoor table service, as allowed by the Zoning Code, is  
4 encouraged.
- 5 b. Vending machines set up outside of buildings must be located so they are not  
6 visible from public streets.
- 7 c. Loading docks and service areas must be located so they do not face public  
8 streets.
- 9 d. Dumpsters or other private trash containers must be screened by a masonry wall  
10 or a wood fence with opaque gates at least six feet in height, designed to be  
11 complementary to the building served. Provide ready access for all tenants.

12 The dumpsters or trash containers must not be located in the front or sides of  
13 buildings facing public streets.

- 14 e. Barbed or razor wire fencing is not allowed anywhere within the district.

15 B. Landscaping

16 The following regulations are included in this ordinance to help to increase the  
17 amount and quality of trees and landscaped green space throughout the  
18 neighborhood:

- 19 a. When buildings are set back from the property lines along major streets, the land  
20 area between the edge of the sidewalk and the building must be well landscaped.
- 21 b. Other appropriate sidewalk landscaping may include planting in properly located  
22 containers provided that they are maintained and replanted seasonally.
- 23 c. Street trees are an critical component for softening and celebrating the  
24 neighborhood's urban qualities. With the same tree species planted at relatively  
25 regular intervals along both sides of the block, street trees provide a contrast to  
26 the hard materials of the city, and create a pattern and presence that adds a sense  
27 of unity to the street. For these reasons, street trees must be included along all  
28 City streets wherever possible.

29 The health of the trees and careful pruning are also critical issues. The selection  
30 of the species, the size of the tree pits, the quality of the soil, and the prevention  
31 of compaction of the tree pit soil are the essential for insuring that trees remain  
32 healthy. Tree pits must be a minimum of 4 feet by 6 feet, or 4 feet by 8 feet in  
33 size if possible. If sidewalks are wide enough, tree pits may be wider than 4 feet  
34 and set back from the street curb. Loose set cobblestones may be set within the  
35 tree pit to help prevent compaction of the soil, allow the penetration of water, and  
36 provide a surface for getting in and out of cars parked next to the curb.

- 37 d. Parking lots with more than 8 spaces must incorporate one deciduous tree within  
38 the area of the lot design for every 1,200 square feet of parking lot pavement.

- e. Chain link fences are not allowed along edges of building lots facing public streets unless they are black coated and incorporated within a hedge. Wood, painted or coated aluminum, cast iron, and steel fences are acceptable.
- f. Metal or plastic slats threaded through chain link fences or fabric attached to chain link fences are not allowed, except during construction of a new or rehabilitated structure.
- g. Media boxes shall be limited to 5 for any block-face and limited to 10 within any 500 foot radius. All media boxes on any block-face shall be co-located and shall be installed in a media box corral.

C. Parking Lots

- a. Parking lots may not be placed in the front of a building. They are, however, acceptable on the side of a building provided there is adequate screening so that the view of cars is shielded from public streets.
- b. The edges of the parking lot screening should extend out to the sidewalk property line to maintain the continuous line of building faces along the street.
- c. All parking lots facing public streets must be screened along the streets with walls, screen fences, or screening landscaping.
  - (1) Solid masonry or wood walls that are used to screen parking lots along public streets must be between 2 feet 6 inches and 3 feet 6 inches high.
  - (2) Fences which do not completely block views that are used to screen parking lots must be a minimum of 4 feet high and maximum of 5 feet high, with 20-40% of the fence being solid material.
  - (3) Hedges are allowed for screening parking lots, but they must have a black coated chain link or metal picket fence behind or inside them. The hedge must hide the fence from the public sidewalk. The hedge must be a maintained at a minimum of 2 feet 6 inches and a maximum of 3 feet 6 inches high.
- d. Chain link fences are not allowed along edges of parking lots facing public streets unless they are black coated and incorporated within a hedge. Wood, painted aluminum, cast iron, and steel fences are acceptable.
- e. Chain link fences are allowed along edges of parking lots that do not face public streets.
- f. Wheel blocks or curbs set back to stop front tires must be provided in parking lots to protect adjacent walls and fences from damage.
- g. A minimum of 20 foot candles of lighting must be provided for all parking lots. The lighting must be oriented or shielded so that residences are not directly exposed to the source of the glare.

1 II. Review of Plans

2 The procedure for the review of plans for the renovation and construction of buildings  
3 located within the boundaries of this Plan is described in Section C, part 3 of the Plan. In  
4 addition the site plan for the project will be subject to review and approval by the City’s  
5 interdepartmental Site Plan Review Committee.

6 III. Compliance

7 An approved building permit, with a “Notice to Proceed”, is required before any  
8 proposed exterior work proceeds on any building located within the boundaries of this  
9 Plan. After the application for the permit is filed, the applicant will work with the  
10 Department of Planning to begin the approval process. The process will involve working  
11 with City staff and the Development Design Review Panel. The process will require  
12 fulfillment of the CHAP, Urban Renewal, DHCD Housing, Building, and Zoning Code  
13 regulations before the building permit with the “Notice to Proceed” is approved by the  
14 City.

15 No work, alterations, or improvements may be undertaken that do not conform with the  
16 requirements of this Plan. However, the Planning Commission may waive compliance  
17 with one or more of these standards if the Planning Commission determines that the  
18 waiver does not adversely affect the Design Goals contained in this Plan.

19 Nothing in this Renewal Plan may be construed to permit any sign, construction,  
20 alteration, change, repair, use, or any other matter otherwise forbidden or restricted or  
21 controlled by any other public law.

22 **Appendix E: Maintenance Standards for Private Properties**

23 I. Standards

24 These maintenance goals and standards will be used by the Department of Housing and  
25 Community Development to reduce and prevent the recurrence of deteriorated conditions  
26 within the district. These standards apply to all land use categories. These maintenance  
27 standards include existing maintenance standards that are in the codes and ordinances of  
28 the City of Baltimore and additional higher standards that are established as part of this  
29 ordinance.

30 A. Standards for the Maintenance of Occupied Structures

- 31 1. Businesses and residents must keep their properties free of trash.
- 32 2. Support mechanisms for signs and exterior electrical, plumbing, and mechanical  
33 equipment must be kept in good repair.
- 34 3. All windows must be tight fitting and have sash of proper size and design. Sash  
35 with rotten wood, broken joints, or loose mullions or muntins must be replaced.  
36 All broken and missing windows and glass block must be replaced with glass,  
37 replicating the original. All exposed wood must be repaired or painted.
- 38 4. All trash must be placed in covered receptacles.

- 1                   5. Properties with flaking paint must be repainted or repaired within 30 days of  
2                   being cited.
- 3                   6. Graffiti must be removed within 60 days of being cited.
- 4                   7. All fences and barriers must be maintained on a regular basis. Owners must  
5                   repair or remove damaged fences within 90 days. Landscape barriers must be  
6                   trimmed on a regular basis, and dead or damaged shrubbery must be replaced as  
7                   needed.
- 8                   8. Defective structural and decorative elements on building walls that face primary  
9                   and side streets must be repaired in kind so that they closely resemble the original  
10                  materials and design of the building. Damaged, sagging, or otherwise  
11                  deteriorated storefronts, show windows, or entrances must be repaired or  
12                  replaced.
- 13                 9. Cornices and windows above the first floor must be kept structurally sound and in  
14                 good condition. Wood that is rotten or weak must be repaired or replaced in a  
15                 way that matches the original design and construction as closely as possible. All  
16                 exposed wood must be painted or stained or protected through other acceptable  
17                 methods.
- 18                 10. Unused elements on the front of a building, such as abandoned sign brackets,  
19                 unused mechanical equipment, or empty electrical conduits, must be removed.
- 20                 11. Rear and interior side walls must be kept neat and repaired.
- 21                 12. Rear walls must be painted or stuccoed to cover up existing patched and in-filled  
22                 areas.
- 23                 13. Chimneys, elevator housing, and other roof-top structures must be kept clean and  
24                 repaired. Roofs must be kept clean and free of trash and debris.

25                 B. Standards for the Maintenance of Vacant Structures and Properties

- 26                 1. Grass and weeds must not exceed 8 inches in height. All other landscaping and  
27                 shrubbery must be maintained on a regular basis.
- 28                 2. All windows must be tight fitting and have sash of proper size and design. Sashes  
29                 with rotten wood, broken joints, or loose mullions or muntins must be replaced.  
30                 All broken and missing windows and glass block must be replaced with glass or  
31                 approved plastic glazing. All exposed wood must be repaired or painted.
- 32                 3. Broken windows or other forms of vandalism must be repaired within a 5-day  
33                 period.
- 34                 4. Trash must be removed on a weekly basis and must be kept in a secured  
35                 receptacle.

1           5. Trash must be made available for regular pick-ups.

2           6. Buildings must be maintained to give the appearance that they are occupied.

3           II. Compliance

4           A. These maintenance standards are enforced by the Department of Housing and  
5           Community Development. Complaints about violations of these standards may be  
6           made to the Department by any individual or organization.

7           B. Structural repairs must be made within 60 days from the receipt of a violation notice  
8           from the Department of Housing and Community Development.

9           C. All maintenance and non-structural repairs must be made within 45 days from the  
10          receipt of a violation notice from the Department of Housing and Community  
11          Development.

12          D. Vandalized properties must be secured within a 5-day period. Property owners who  
13          require additional time to make a repair must notify the Department of Housing and  
14          Community Development either in writing or by telephone and provide an extension  
15          of the completion date.

16          **SECTION 4. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Mount  
17          Vernon, identified as “Urban Renewal Plan, Mount Vernon, including Exhibit 1, Land Use,  
18          dated October 1, 1992; Exhibit 2, Property Acquisition, dated June 30, 2005; Exhibit 3, Land  
19          Disposition, dated June 30, 2005; Exhibit 4, Zoning Districts, dated June 3, 2005; Exhibit 5,  
20          Mount Vernon: Proposed Height, dated June 15, 2005; and Exhibit 6, Historic Districts  
21          Contributors, dated June 30, 2005”, is approved, and the Clerk of the City Council is directed to  
22          file a copy of the Renewal Plan with the Department of Legislative Reference as a permanent  
23          public record and to make the same available for public inspection and information.

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

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

33          **SECTION 7. AND BE IT FURTHER ORDAINED,** That if a provision of this Ordinance concerns  
34          the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or  
35          safety law or regulation, the applicable provisions shall be construed to give effect to each.  
36          However, if the provisions are found to be in irreconcilable conflict, the one that establishes the  
37          higher standard for the protection of the public health and safety prevails. If a provision of this  
38          Ordinance is found to be in conflict with an existing provision of any other law or regulation that  
39          establishes a lower standard for the protection of the public health and safety, the provision of  
40          this Ordinance prevails and the other conflicting provision is repealed to the extent of the  
41          conflict.

1       **SECTION 8. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th  
2 day after the date it is enacted.