

**CITY OF BALTIMORE
COUNCIL BILL 20-0564
(First Reader)**

Introduced by: Councilmember Sneed
Introduced and read first time: July 20, 2020
Assigned to: Housing and Urban Affairs 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, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Middle East –**
3 **Amendment __**

4 FOR the purpose of amending the Urban Renewal Plan for Middle East to modify certain land
5 uses allowed in the Plan, to correct, clarify, and conform certain provisions and references in
6 the Plan to those in the current Baltimore City Zoning Code, to replace Appendix B with new
7 Appendix B, to delete Appendix E in its entirety, to remove certain properties from the lists
8 in Appendices A, C, and D and to remove certain other properties located within the Renewal
9 Area; to replace the exhibits with new exhibits to reflect the changes in the Plan, and to
10 modify the boundaries of the Plan to reflect the removal of certain properties, as shown on
11 the new exhibits; waiving certain content and procedural requirements; making the
12 provisions of this Ordinance severable; providing for the application of this Ordinance in
13 conjunction with certain other ordinances; and providing for a special effective date.

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

19 **Recitals**

20 The Urban Renewal Plan for Middle East was originally approved by the Mayor and City
21 Council of Baltimore by Ordinance 79-1202 and last amended by Ordinance 18-190.

22 An amendment to the Urban Renewal Plan for Middle East is necessary to modify certain
23 land uses allowed in the Plan, to correct, clarify, and conform certain provisions and references in
24 the Plan to those in the current Baltimore City Zoning Code, to replace Appendix B with new
25 Appendix B, to delete Appendix E in its entirety, to remove certain properties from the lists in
26 Appendices A, C, and D and to remove certain other properties located within the Renewal Area;
27 to replace the exhibits with new exhibits to reflect the changes in the Plan, and to modify the
28 boundaries of the Plan to reflect the removal of certain properties, as shown on the new exhibits.

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

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

4 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
5 following changes in the Urban Renewal Plan for Middle East are approved:

6 (1) In the Plan, in A.1., delete the boundary description paragraph and substitute the
7 following:

8 A. Description of Project

9 1. Boundary Description

10 THE BOUNDARY DESCRIPTION OF THE PLAN IS SHOWN ON EXHIBIT 1, "LAND
11 USE PLAN", DATED SEPTEMBER 16, 2019.

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

13 B. Land Use Plan

14
15
16 (1) Permitted Land Uses

17 Only the use categories shown on the Land Use Plan Map, Exhibit No. 1, shall
18 be permitted within the project area. These are Residential;; Office-
19 Residential;; Commercial, WHICH INCLUDES NEIGHBORHOOD BUSINESS, AND
20 GENERAL COMMERCIAL;[Industrial, Public, and Institutional] GENERAL
21 INDUSTRIAL; EDUCATIONAL CAMPUS; BIOSCIENCE; INDUSTRIAL MIXED-USE;
22 HOSPITAL; [Nonconforming Use, and Noncomplying Structure] AND
23 NONCONFORMITIES.

24 a. Residential

25 Residential uses shall be those permitted by the Zoning Code of
26 Baltimore City[, and nonconforming uses authorized by the Board of
27 Municipal and Zoning Appeals are only allowed in structures located
28 on a corner].

29 b. Office-Residential

30 Office-residential uses shall be those permitted [in] UNDER the [O-R
31 Zoning District] OFFICE RESIDENTIAL USE CATEGORIES of the Zoning
32 Code of Baltimore City.

33 c. Commercial

34 (1) Commercial uses permitted shall be those permitted under the [B-
35 1] C-1 (Neighborhood Business), [B-2 (Community business)] C-2
36 (COMMUNITY COMMERCIAL), [and B-3 (Community Commercial)]

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1 C-3 (GENERAL COMMERCIAL), AND C-4 (COMMUNITY
2 COMMERCIAL) use categories of the Zoning Code of Baltimore
3 City.

4 (2) After enactment of Amendment No. 4 to this Plan, no new
5 establishments that sell alcoholic beverages shall be permitted in
6 the Middle East Urban Renewal Area.

7 [d. Industrial]

8 [Industrial uses shall be those permitted by the Zoning Code of
9 Baltimore City.]

10 [e. Public]

11 [In the area designated Public on the Land Use Plan Map, uses shall be
12 limited to parks, playgrounds, plazas, and malls; active and passive
13 recreation; schools and related educational facilities; neighborhood
14 centers; medical centers; public offices; libraries; fire houses; parking;
15 and public facilities.]

16 [f. Institutional]

17 [In the area designated Institutional on the Land Use Plan Map, uses
18 are limited to active and passive recreation; hospitals, medical centers,
19 and related medical facilities; neighborhood centers, parks, and
20 playgrounds; plazas and malls; schools and related educational
21 facilities; and off-street parking.]

22 D. GENERAL INDUSTRIAL

23 GENERAL INDUSTRIAL USES SHALL BE THOSE PERMITTED UNDER THE
24 I-2 GENERAL INDUSTRIAL USE CATEGORIES OF THE ZONING CODE OF
25 BALTIMORE CITY.

26 E. EDUCATIONAL CAMPUS

27 EDUCATIONAL CAMPUS USES SHALL BE THOSE PERMITTED UNDER THE
28 EC EDUCATIONAL CAMPUS USE CATEGORIES OF THE ZONING CODE OF
29 BALTIMORE CITY.

30 F. BIOSCIENCE

31 BIOSCIENCE USES SHALL BE THOSE PERMITTED UNDER THE BSC
32 BIOSCIENCE USE CATEGORIES OF THE ZONING CODE OF BALTIMORE
33 CITY.

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1 G. INDUSTRIAL MIXED-USE

2 INDUSTRIAL MIXED-USES SHALL BE THOSE PERMITTED UNDER THE
3 IMU INDUSTRIAL MIXED-USE CATEGORIES OF THE ZONING CODE OF
4 BALTIMORE CITY.

5 H. HOSPITAL

6 HOSPITAL USES SHALL BE THOSE PERMITTED UNDER THE HOSPITAL USE
7 CATEGORIES OF THE ZONING CODE OF BALTIMORE CITY.

8 [g. Nonconforming Use]

9 [A nonconforming use is any lawfully existing use of a building or
10 other structure, or of land that does not conform to the applicable use
11 regulations of the district in which it is located, according to the
12 Zoning Code of Baltimore City. Nonconforming uses shall be
13 permitted to continue, subject to the provisions of Title 13, titled
14 “Nonconformance”. However, the following uses will not be allowed
15 as a change in a nonconforming use:]

- 16 [Tobacco shops (in R-1 - R-10 Districts)
- 17 Bail Bonds Offices (in R-1 - R-10 Districts)
- 18 Amusement devices (in R-1 - R-10 Districts)
- 19 Clubs and lodges: private nonprofit (in R-1 - R-10 Districts)
- 20 Helistops
- 21 Marinas: accessory
- 22 Marinas: recreational
- 23 Marinas: recreational boat launch/tie up
- 24 Poultry-and rabbit-killing establishments
- 25 Radio and television antennas that are free-standing or that
- 26 extend more than 25 feet above the building on which they are
- 27 mounted - but not including microwave antennas (satellite dishes)
- 28 Recycling collection stations
- 29 Restaurants - including live entertainment and dancing, and
- 30 including accessory outdoor table service (in R-1 - R-10 Districts)
- 31 Tattoo parlors
- 32 Travel trailers, recreational vehicles, and similar camping
- 33 equipment: parking or storage.]

34 [h. Noncomplying Structure]

35 [A noncomplying structure, as set forth in Title 13 of the Zoning Code
36 of Baltimore City, is any lawfully existing structure that does not
37 comply with the bulk regulations of the zoning district in which it is
38 located. These noncomplying structures shall be permitted to
39 continue, subject to the provisions of Title 13.]

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1 I. NONCONFORMITIES

2 NONCONFORMITIES SHALL BE PERMITTED TO CONTINUE, SUBJECT TO
3 THE PROVISIONS OF TITLE 18, TITLED "NONCONFORMITIES" OF THE
4 ZONING CODE OF BALTIMORE CITY. HOWEVER, THE FOLLOWING USES
5 WILL NOT BE ALLOWED AS A CHANGE IN A NONCONFORMING USE:

- 6 TOBACCO SHOPS (IN R-1 - R-10 DISTRICTS)
- 7 BAIL BONDS OFFICES (IN R-1 - R-10 DISTRICTS)
- 8 AMUSEMENT DEVICES (IN R-1 - R-10 DISTRICTS)
- 9 CLUBS AND LODGES: PRIVATE NONPROFIT (IN R-1 - R-10 DISTRICTS)
- 10 HELISTOPS
- 11 MARINAS: ACCESSORY
- 12 MARINAS: RECREATIONAL
- 13 MARINAS: RECREATIONAL BOAT LAUNCH/TIE UP
- 14 POULTRY-AND RABBIT-KILLING ESTABLISHMENTS
- 15 RADIO AND TELEVISION ANTENNAS THAT ARE FREE-STANDING OR THAT
- 16 EXTEND MORE THAN 25 FEET ABOVE THE BUILDING ON WHICH THEY
- 17 ARE MOUNTED - BUT NOT INCLUDING MICROWAVE ANTENNAS
- 18 (SATELLITE DISHES)
- 19 RECYCLING COLLECTION STATIONS
- 20 RESTAURANTS - INCLUDING LIVE ENTERTAINMENT AND DANCING, AND
- 21 INCLUDING ACCESSORY OUTDOOR TABLE SERVICE (IN R-1 - R-10
- 22 DISTRICTS)
- 23 TATTOO PARLORS
- 24 TRAVEL TRAILERS, RECREATIONAL VEHICLES, AND SIMILAR CAMPING
- 25 EQUIPMENT: PARKING OR STORAGE.

26 (3) In the Plan, delete the second paragraph of C.2 and replace with a new second
27 paragraph to read as follows:

28 C. Techniques Used to Achieve Plan Objectives

29 . . .
30 2. Rehabilitation

31 . . .
32 OVER AND ABOVE THE CODES AND ORDINANCES OF THE CITY OF
33 BALTIMORE, THE PROVISIONS SET FORTH IN APPENDIX B OF THIS PLAN
34 SHALL BE APPLIED TO ALL RESIDENTIAL AND NON-RESIDENTIAL PROPERTIES
35 WHETHER OCCUPIED OR VACANT.

36 (4) In the Plan, in Appendices A, C, and D, and for certain properties not listed in the
37 Appendices but which are within the boundaries of the Middle East Urban Renewal
38 Plan, as of Ordinance 18-190, delete the following properties:

- 39 621 North Washington Street
- 40 627 North Washington Street
- 41 629 North Washington Street
- 42 624 North Castle Street
- 43 622 North Castle Street
- 44 620 North Castle Street

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- 1 618 North Castle Street
- 2 616 North Castle Street
- 3 614 North Castle Street
- 4 612 North Castle Street
- 5 610 North Castle Street
- 6 608 North Castle Street
- 7 606 North Castle Street
- 8 604 North Castle Street
- 9 602 North Castle Street
- 10 600 North Castle Street
- 11 2026 McElderry Street
- 12 2024 McElderry Street
- 13 2022 McElderry Street
- 14 2020 McElderry Street
- 15 2018 McElderry Street
- 16 2016 McElderry Street
- 17 2014 McElderry Street
- 18 2012 McElderry Street
- 19 2010 McElderry Street
- 20 2008 McElderry Street
- 21 2006 McElderry Street
- 22 2004 McElderry Street
- 23 2002 McElderry Street
- 24 2000 McElderry Street
- 25 601 North Castle Street
- 26 603 North Castle Street
- 27 605 North Castle Street
- 28 607 North Castle Street
- 29 609 North Castle Street
- 30 611 North Castle Street
- 31 613 North Castle Street
- 32 615 North Castle Street
- 33 617 North Castle Street
- 34 619 North Castle Street
- 35 621 North Castle Street
- 36 623 North Castle Street
- 37 625 North Castle Street
- 38 627 North Castle Street
- 39 629 North Castle Street
- 40 631 North Castle Street
- 41 633 North Castle Street
- 42 2028 McElderry Street
- 43 601 North Collington Avenue
- 44 501 North Washington Street
- 45 503 North Washington Street
- 46 505 North Washington Street
- 47 507 North Washington Street
- 48 511 North Washington Street
- 49 513 North Washington Street
- 50 515 North Washington Street

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- 1 517 North Washington Street
- 2 519 North Washington Street
- 3 521 North Washington Street
- 4 523 North Washington Street
- 5 525 North Washington Street
- 6 529 North Washington Street
- 7 531 North Washington Street
- 8 533 North Washington Street
- 9 535 North Washington Street
- 10 537 North Washington Street
- 11 539 N Washington Street
- 12 541 North Washington Street
- 13 543 North Washington Street
- 14 536 North Castle Street
- 15 534 North Castle Street
- 16 532 North Castle Street
- 17 530 North Castle Street
- 18 528 North Castle Street
- 19 526 North Castle Street
- 20 524 North Castle Street
- 21 522 North Castle Street
- 22 520 North Castle Street
- 23 510 North Castle Street
- 24 2014 Jefferson Street
- 25 2012 Jefferson Street
- 26 2010 Jefferson Street
- 27 2008 Jefferson Street
- 28 2006 Jefferson Street
- 29 2004 Jefferson Street
- 30 2002 Jefferson Street
- 31 501 North Castle Street
- 32 503 North Castle Street
- 33 505 North Castle Street
- 34 507 North Castle Street
- 35 509 North Castle Street
- 36 511 North Castle Street
- 37 513 North Castle Street
- 38 515 North Castle Street
- 39 517 North Castle Street
- 40 519 North Castle Street
- 41 521 North Castle Street
- 42 523 North Castle Street
- 43 525 North Castle Street
- 44 527 North Castle Street
- 45 529 North Castle Street
- 46 531 North Castle Street
- 47 533 North Castle Street
- 48 2019 McElderry Street
- 49 2021 McElderry Street
- 50 2023 McElderry Street

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1	2025 McElderry Street
2	2027 McElderry Street
3	2029 McElderry Street
4	536 North Chester Street
5	532 North Chester Street
6	530 North Chester Street
7	528 North Chester Street
8	526 North Chester Street
9	524 North Chester Street
10	522 North Chester Street
11	520 North Chester Street
12	518 North Chester Street
13	516 North Chester Street
14	514 North Chester Street
15	512 North Chester Street
16	510 North Chester Street
17	508 North Chester Street
18	506 North Chester Street
19	504 North Chester Street
20	502 North Chester Street
21	2032 Jefferson Street
22	2030 Jefferson Street
23	2028 Jefferson Street
24	2026 Jefferson Street
25	2024 Jefferson Street
26	2022 Jefferson Street
27	2020 Jefferson Street
28	2018 Jefferson Street
29	2102 Jefferson Street
30	2104 Jefferson Street
31	2106 Jefferson Street
32	2108 Jefferson Street
33	2110 Jefferson Street
34	2114 Jefferson Street
35	2116 Jefferson Street
36	2118 Jefferson Street
37	2120 Jefferson Street
38	2122 Jefferson Street
39	2124 Jefferson Street
40	2126 Jefferson Street
41	500 North Collington Avenue
42	502 North Collington Avenue
43	504 North Collington Avenue
44	506 North Collington Avenue
45	508 North Collington Avenue
46	510 North Collington Avenue
47	512 North Collington Avenue
48	514 North Collington Avenue
49	516 North Collington Avenue
50	518 North Collington Avenue

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1	520 North Collington Avenue
2	522 North Collington Avenue
3	524 North Collington Avenue
4	526 North Collington Avenue
5	528 North Collington Avenue
6	2121 McElderry Street
7	539 North Chester Street
8	537 North Chester Street
9	535 North Chester Street
10	533 North Chester Street
11	531 North Chester Street
12	527 North Chester Street
13	525 North Chester Street
14	523 North Chester Street
15	517 North Chester Street
16	515 North Chester Street
17	513 North Chester Street
18	511 North Chester Street
19	509 North Chester Street
20	507 North Chester Street
21	503 North Chester Street
22	502 North Duncan Street
23	504 North Duncan Street
24	506 North Duncan Street
25	508 North Duncan Street
26	510 North Duncan Street
27	512 North Duncan Street
28	514 North Duncan Street
29	516 North Duncan Street
30	520 North Duncan Street
31	522 North Duncan Street
32	524 North Duncan Street
33	503 North Duncan Street
34	505 North Duncan Street
35	507 North Duncan Street
36	513 North Duncan Street
37	2200 Jefferson Street
38	2202 Jefferson Street
39	2204 Jefferson Street
40	2206 Jefferson Street
41	2208 Jefferson Street
42	2210 Jefferson Street
43	2212 Jefferson Street
44	2214 Jefferson Street
45	2216 Jefferson Street
46	2218 Jefferson Street
47	2222 Jefferson Street
48	2224 Jefferson Street
49	2226 Jefferson Street
50	2228 Jefferson Street

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1 2230 Jefferson Street
2 500 North Patterson Park Avenue
3 502 North Patterson Park Avenue
4 504 North Patterson Park Avenue
5 506 North Patterson Park Avenue
6 508 North Patterson Park Avenue
7 510 North Patterson Park Avenue
8 512 North Patterson Park Avenue
9 514 North Patterson Park Avenue
10 516 North Patterson Park Avenue
11 518 North Patterson Park Avenue
12 520 North Patterson Park Avenue
13 522 North Patterson Park Avenue
14 524 North Patterson Park Avenue
15 526 North Patterson Park Avenue
16 528 North Patterson Park Avenue
17 530 North Patterson Park Avenue
18 2253 McElderry Street
19 2251 McElderry Street
20 2249 McElderry Street
21 2247 McElderry Street
22 2245 McElderry Street
23 2243 McElderry Street
24 2241 McElderry Street
25 2239 McElderry Street
26 2237 McElderry Street
27 2235 McElderry Street
28 2233 McElderry Street
29 2229 McElderry Street
30 2213 McElderry Street
31 2211 McElderry Street
32 2209 McElderry Street
33 2207 McElderry Street
34 2205 McElderry Street
35 2203 McElderry Street
36 2201 McElderry Street
37 523 North Collington Avenue
38 521 North Collington Avenue
39 519 North Collington Avenue
40 517 North Collington Avenue
41 515 North Collington Avenue
42 513 North Collington Avenue
43 511 North Collington Avenue
44 509 North Collington Avenue
45 507 North Collington Avenue
46 505 North Collington Avenue
47 503 North Collington Avenue
48 501 North Collington Avenue
49 510 North Madeira Street
50 508 North Madeira Street

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- 1 506 North Madeira Street
- 2 504 North Madeira Street
- 3 502 North Madeira Street
- 4 500 North Madeira Street
- 5 503 North Madeira Street
- 6 505 North Madeira Street
- 7 507 North Madeira Street
- 8 509 North Madeira Street
- 9 511 North Madeira Street
- 10 513 North Madeira Street
- 11 515 North Madeira Street
- 12 517 North Madeira Street
- 13 519 North Madeira Street
- 14 521 North Madeira Street
- 15 523 North Madeira Street
- 16 525 North Madeira Street
- 17 405 North Wolfe Street
- 18 407 North Wolfe Street
- 19 409 North Wolfe Street
- 20 411 North Wolfe Street
- 21 413 North Wolfe Street
- 22 415 North Wolfe Street
- 23 417 North Wolfe Street
- 24 419 North Wolfe Street
- 25 402 North Chapel Street
- 26 404 North Chapel Street
- 27 406 North Chapel Street
- 28 408 North Chapel Street
- 29 410 North Chapel Street
- 30 412 North Chapel Street
- 31 414 North Chapel Street
- 32 416 North Chapel Street
- 33 418 North Chapel Street
- 34 403 North Chapel Street
- 35 405 North Chapel Street
- 36 407 North Chapel Street
- 37 409 North Chapel Street
- 38 411 North Chapel Street
- 39 413 North Chapel Street
- 40 415 North Chapel Street
- 41 417 North Chapel Street
- 42 419 North Chapel Street
- 43 402 North Washington Street
- 44 404 North Washington Street
- 45 406 North Washington Street
- 46 408 North Washington Street
- 47 410 North Washington Street
- 48 412 North Washington Street
- 49 414 North Washington Street
- 50 416 North Washington Street

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1 418 North Washington Street
2 1901 Jefferson Street
3 1903 Jefferson Street
4 1905 Jefferson Street
5 1907 Jefferson Street
6 1909 Jefferson Street
7 1911 Jefferson Street
8 1913 Jefferson Street
9 1915 Jefferson Street
10 1921 Jefferson Street
11 1923 Jefferson Street
12 1925 Jefferson Street
13 1927 Jefferson Street
14 1929 Jefferson Street
15 1931 Jefferson Street
16 1933 Jefferson Street
17 1935 Jefferson Street
18 1937 Jefferson Street
19 1920 Orleans Street
20 1918 Orleans Street
21 1916 Orleans Street
22 1914 Orleans Street
23 1910 Orleans Street
24 1908 Orleans Street
25 1906 Orleans Street
26 1904 Orleans Street
27 1902 Orleans Street
28 1900 Orleans Street
29 415 North Washington Street
30 429 North Washington Street
31 431 North Washington Street
32 433 North Washington Street
33 435 North Washington Street
34 2003 Jefferson Street
35 2005 Jefferson Street
36 2007 Jefferson Street
37 2009 Jefferson Street
38 2011 Jefferson Street
39 424 North Castle Street
40 422 North Castle Street
41 420 North Castle Street
42 418 North Castle Street
43 416 North Castle Street
44 404 North Castle Street
45 2022 Orleans Street
46 2020 Orleans Street
47 2018 Orleans Street
48 2016 Orleans Street
49 2014 Orleans Street
50 2012 Orleans Street

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- 1 2010 Orleans Street
- 2 2000 Orleans Street
- 3 403 North Castle Street
- 4 405 North Castle Street
- 5 407 North Castle Street
- 6 409 North Castle Street
- 7 411 North Castle Street
- 8 413 North Castle Street
- 9 415 North Castle Street
- 10 417 North Castle Street
- 11 419 North Castle Street
- 12 421 North Castle Street
- 13 423 North Castle Street
- 14 425 North Castle Street
- 15 427 North Castle Street
- 16 429 North Castle Street
- 17 2015 Jefferson Street
- 18 2017 Jefferson Street
- 19 2019 Jefferson Street
- 20 2021 Jefferson Street
- 21 2023 Jefferson Street
- 22 2025 Jefferson Street
- 23 2027 Jefferson Street
- 24 2029 Jefferson Street
- 25 2031 Jefferson Street
- 26 2033 Jefferson Street
- 27 2035 Jefferson Street
- 28 2037 Jefferson Street
- 29 2039 Jefferson Street
- 30 422 North Chester Street
- 31 420 North Chester Street
- 32 418 North Chester Street
- 33 416 North Chester Street
- 34 414 North Chester Street
- 35 412 North Chester Street
- 36 410 North Chester Street
- 37 408 North Chester Street
- 38 406 North Chester Street
- 39 404 North Chester Street
- 40 402 North Chester Street
- 41 400 North Chester Street
- 42 2050 Orleans Street
- 43 2048 Orleans Street
- 44 2046 Orleans Street
- 45 2044 Orleans Street
- 46 2042 Orleans Street
- 47 2040 Orleans Street
- 48 2038 Orleans Street
- 49 2036 Orleans Street
- 50 2026 Orleans Street

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1 401 North Chester Street
2 403 North Chester Street
3 405 North Chester Street
4 407 North Chester Street
5 409 North Chester Street
6 411 North Chester Street
7 413 North Chester Street
8 415 North Chester Street
9 417 North Chester Street
10 419 North Chester Street
11 421 North Chester Street
12 423 North Chester Street
13 425 North Chester Street
14 2101 Jefferson Street
15 2103 Jefferson Street
16 2105 Jefferson Street
17 2107 Jefferson Street
18 2109 Jefferson Street
19 2111 Jefferson Street
20 2113 Jefferson Street
21 2115 Jefferson Street
22 2117 Jefferson Street
23 2121 Jefferson Street
24 2123 Jefferson Street
25 2125 Jefferson Street
26 2127 Jefferson Street
27 2129 Jefferson Street
28 2131 Jefferson Street
29 2133 Jefferson Street
30 2135 Jefferson Street
31 2137 Jefferson Street
32 2139 Jefferson Street
33 428 North Collington Avenue
34 426 North Collington Avenue
35 424 North Collington Avenue
36 422 North Collington Avenue
37 420 North Collington Avenue
38 418 North Collington Avenue
39 416 North Collington Avenue
40 414 North Collington Avenue
41 412 North Collington Avenue
42 410 North Collington Avenue
43 408 North Collington Avenue
44 406 North Collington Avenue
45 404 North Collington Avenue
46 402 North Collington Avenue
47 2134 Orleans Street
48 2132 Orleans Street
49 2130 Orleans Street
50 2128 Orleans Street

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1	2126 Orleans Street
2	2124 Orleans Street
3	2122 Orleans Street
4	2120 Orleans Street
5	2118 Orleans Street
6	2116 Orleans Street
7	2114 Orleans Street
8	2112 Orleans Street
9	2110 Orleans Street
10	2108 Orleans Street
11	2106 Orleans Street
12	2104 Orleans Street
13	2102 Orleans Street
14	2100 Orleans Street
15	402 North Duncan Street
16	404 North Duncan Street
17	406 North Duncan Street
18	408 North Duncan Street
19	410 North Duncan Street
20	412 North Duncan Street
21	414 North Duncan Street
22	416 North Duncan Street
23	418 North Duncan Street
24	420 North Duncan Street
25	422 North Duncan Street
26	426 North Duncan Street
27	427 North Duncan Street
28	425 North Duncan Street
29	423 North Duncan Street
30	421 North Duncan Street
31	419 North Duncan Street
32	417 North Duncan Street
33	415 North Duncan Street
34	413 North Duncan Street
35	411 North Duncan Street
36	409 North Duncan Street
37	407 North Duncan Street
38	405 North Duncan Street
39	403 North Duncan Street
40	401 North Collington Avenue
41	403 North Collington Avenue
42	405 North Collington Avenue
43	407 North Collington Avenue
44	409 North Collington Avenue
45	411 North Collington Avenue
46	413 North Collington Avenue
47	415 North Collington Avenue
48	417 North Collington Avenue
49	419 North Collington Avenue
50	421 North Collington Avenue

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- 1 2201 Jefferson Street
- 2 2203 Jefferson Street
- 3 2205 Jefferson Street
- 4 2207 Jefferson Street
- 5 2209 Jefferson Street
- 6 2211 Jefferson Street
- 7 2213 Jefferson Street
- 8 2215 Jefferson Street
- 9 2217 Jefferson Street
- 10 2219 Jefferson Street
- 11 2221 Jefferson Street
- 12 2223 Jefferson Street
- 13 2225 Jefferson Street
- 14 2227 Jefferson Street
- 15 2229 Jefferson Street
- 16 2231 Jefferson Street
- 17 2233 Jefferson Street
- 18 2235 Jefferson Street
- 19 2237 Jefferson Street
- 20 452 North Patterson Park Avenue
- 21 450 North Patterson Park Avenue
- 22 448 North Patterson Park Avenue
- 23 446 North Patterson Park Avenue
- 24 444 North Patterson Park Avenue
- 25 442 North Patterson Park Avenue
- 26 440 North Patterson Park Avenue
- 27 438 North Patterson Park Avenue
- 28 436 North Patterson Park Avenue
- 29 434 North Patterson Park Avenue
- 30 432 North Patterson Park Avenue
- 31 430 North Patterson Park Avenue
- 32 428 North Patterson Park Avenue
- 33 426 North Patterson Park Avenue
- 34 424 North Patterson Park Avenue
- 35 422 North Patterson Park Avenue
- 36 420 North Patterson Park Avenue
- 37 418 North Patterson Park Avenue
- 38 416 North Patterson Park Avenue
- 39 414 North Patterson Park Avenue
- 40 412 North Patterson Park Avenue
- 41 410 North Patterson Park Avenue
- 42 408 North Patterson Park Avenue
- 43 406 North Patterson Park Avenue
- 44 404 North Patterson Park Avenue
- 45 402 North Patterson Park Avenue
- 46 400 North Patterson Park Avenue
- 47 2236 Orleans Street
- 48 2234 Orleans Street
- 49 2232 Orleans Street
- 50 2230 Orleans Street

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- 1 2228 Orleans Street
- 2 2226 Orleans Street
- 3 2224 Orleans Street
- 4 2222 Orleans Street
- 5 2220 Orleans Street
- 6 2218 Orleans Street
- 7 2216 Orleans Street
- 8 2214 Orleans Street
- 9 2212 Orleans Street
- 10 2210 Orleans Street
- 11 2208 Orleans Street
- 12 2206 Orleans Street
- 13 2204 Orleans Street
- 14 2202 Orleans Street
- 15 2200 Orleans Street
- 16 400 North Madeira Street
- 17 402 North Madeira Street
- 18 404 North Madeira Street
- 19 406 North Madeira Street
- 20 408 North Madeira Street
- 21 410 North Madeira Street
- 22 412 North Madeira Street
- 23 414 North Madeira Street
- 24 416 North Madeira Street
- 25 418 North Madeira Street
- 26 420 North Madeira Street
- 27 422 North Madeira Street
- 28 403 North Madeira Street
- 29 405 North Madeira Street
- 30 407 North Madeira Street
- 31 409 North Madeira Street
- 32 411 North Madeira Street
- 33 413 North Madeira Street
- 34 415 North Madeira Street
- 35 417 North Madeira Street
- 36 419 North Madeira Street
- 37 421 North Madeira Street
- 38 423 North Madeira Street
- 39 425 North Madeira Street
- 40 427 North Madeira Street
- 41 429 North Madeira Street
- 42 431 North Madeira Street
- 43 205 North Collington Avenue
- 44 207 North Collington Avenue
- 45 209 North Collington Avenue
- 46 211 North Collington Avenue
- 47 213 North Collington Avenue
- 48 215 North Collington Avenue
- 49 217 North Collington Avenue
- 50 219 North Collington Avenue

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1	221 North Collington Avenue
2	223 North Collington Avenue
3	225 North Collington Avenue
4	227 North Collington Avenue
5	229 North Collington Avenue
6	2201 Orleans Street
7	2203 Orleans Street
8	2205 Orleans Street
9	2207 Orleans Street
10	2209 Orleans Street
11	2211 Orleans Street
12	2213 Orleans Street
13	2215 Orleans Street
14	2217 Orleans Street
15	2219 Orleans Street
16	2221 Orleans Street
17	2223 Orleans Street
18	2225 Orleans Street
19	2227 Orleans Street
20	2229 Orleans Street
21	2231 Orleans Street
22	2233 Orleans Street
23	244 North Patterson Park Avenue
24	240 North Patterson Park Avenue
25	238 North Patterson Park Avenue
26	236 North Patterson Park Avenue
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28	232 North Patterson Park Avenue
29	230 North Patterson Park Avenue
30	228 North Patterson Park Avenue
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32	224 North Patterson Park Avenue
33	222 North Patterson Park Avenue
34	220 North Patterson Park Avenue
35	218 North Patterson Park Avenue
36	216 North Patterson Park Avenue
37	214 1/2 North Patterson Park Avenue
38	214 North Patterson Park Avenue
39	212 North Patterson Park Avenue
40	210 North Patterson Park Avenue
41	208 North Patterson Park Avenue
42	206 North Patterson Park Avenue
43	204 North Patterson Park Avenue
44	202 North Patterson Park Avenue
45	200 North Patterson Park Avenue
46	2228 East Fayette Street
47	2226 East Fayette Street
48	2224 East Fayette Street
49	2222 East Fayette Street
50	2220 East Fayette Street

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- 1 2218 East Fayette Street
- 2 2216 East Fayette Street
- 3 2214 East Fayette Street
- 4 2212 East Fayette Street
- 5 2210 East Fayette Street
- 6 2208 East Fayette Street
- 7 2206 East Fayette Street
- 8 2204 East Fayette Street
- 9 2202 East Fayette Street
- 10 2200 East Fayette Street
- 11 2203 Mullikin Street
- 12 2207 Mullikin Street
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- 14 2204 Mullikin Street
- 15 2206 Mullikin Street
- 16 230 North Madeira Street
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- 39 229 North Madeira Street

40 (5) In the Plan, delete Appendix B - East Monument Street Business Area: Properties and
41 Exterior Rehabilitation Standards and replace with new Appendix B - Middle East
42 Urban Renewal Plan Design Guidelines, which reads as follows:

43 MIDDLE EAST URBAN RENEWAL PLAN REHABILITATION
44 DESIGN GUIDELINES

45 MAY 2020

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GENERAL OBJECTIVES

- ESTABLISH STANDARDS FOR THE REHABILITATION OF STRUCTURES THAT SERVE TO PRESERVE FACADES, INCLUDING CORNICES, WINDOWS, DOORS, TRIM, AND ORIGINAL MATERIALS.
- ENCOURAGE THE REHABILITATION OF PROPERTIES AND STRUCTURES THAT ALLOWS FOR MODERN NEED, DESIGN, AND THE PRESERVATION OF HISTORIC ELEMENTS AND ADDRESSES THE SCALE, FORM AND CONTEXT OF EXISTING BLOCK.
- DESIGN ADDITIONS TO BE COMPATIBLE WITH THE EXISTING STRUCTURE IN MASSING, HEIGHT, FORM, AND SCALE. ENDEAVOR TO PLACE ADDITIONS ON A SECONDARY ELEVATION WHERE POSSIBLE.
- ENCOURAGE THE REVITALIZATION OF COMMERCIAL AREAS AND PROPERTIES IN A WAY THAT PRESERVES AND SUPPORTS THE VISUAL CHARACTER AND ECONOMIC HEALTH OF THE DISTRICT AND ALLOWS FOR MAINTENANCE OF DISTRICT BUILDINGS AND RELATED SITES IN COMPLIANCE WITH REGULATORY HEALTH AND SAFETY REQUIREMENTS.

A. GENERAL REHABILITATION GUIDELINES

THE GUIDELINES IN THIS SECTION APPLY TO ALL PROPERTIES, ZONING CATEGORIES AND USES WITHIN THE MIDDLE EAST URBAN RENEWAL PLAN AREA.

1. EXTERIOR WALLS

- ALL EXTERIOR FRONT AND/OR SIDEWALLS THAT HAVE NOT BEEN WHOLLY OR PARTIALLY RESURFACED OR BUILT OVER, SHALL BE REPAIRED, CLEANED OR PAINTED. BRICK WALLS SHALL BE POINTED WHERE NECESSARY. PAINTED MASONRY WALLS SHALL HAVE LOOSE MATERIAL REMOVED AND PAINTED. PATCHED WALLS SHALL MATCH THE EXISTING ADJACENT SURFACES AS TO MATERIAL, COLOR, BOND, AND JOINING.
- RESURFACING OF EXISTING BRICK FACADES SHALL BE IMPLEMENTED IN ACCORDANCE WITH STANDARD BRICK MODULAR BRICK WORK. WITH THE EXCEPTION OF REAR AND INTERIOR SIDE WALLS WHERE FORMSTONE HAS BEEN REMOVED, RESURFACING WITH MATERIALS SUCH AS FORMSTONE, WOOD SIDING, STRUCTURAL GLASS VENEER, ALUMINUM AND VINYL SIDING, ETC. SHALL NOT BE PERMITTED. FRONT OR SIDE WALLS MAY BE RESURFACED WITH STUCCO-LIKE MATERIALS.
- UNFINISHED, SMOOTH-FACED CONCRETE IS PROHIBITED. SMOOTH-FACED CONCRETE MUST BE FINISHED WITH APPROVED MATERIALS.

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- 1 • EXISTING SIDING AND UNPAINTED FORMSTONE MAY REMAIN IF IT IS IN
2 GOOD CONDITION AND IN NEED OF MINIMAL REPAIR. IT MAY NOT BE
3 PAINTED.
- 4 • CHIMNEYS, ELEVATOR PENTHOUSES, OR ANY OTHER AUXILIARY
5 STRUCTURES ON ROOFS REQUIRING RENOVATION SHALL MEET ALL
6 REQUIRED ZONING AND BUILDING CODE REQUIREMENTS. ANY
7 CONSTRUCTION VISIBLE FROM THE STREET OR FROM OTHER BUILDINGS
8 SHALL BE FINISHED SO AS TO BE HARMONIOUS WITH OTHER VISIBLE
9 BUILDING WALLS.
- 10 • CHIMNEYS MUST BE STANDARD MODULAR BRICK.
- 11 • FOUNDATIONS MUST BE PATCHED WITH LIKE MATERIALS.

12 2. WINDOWS AND DOORS

- 13 • ALL WINDOWS MUST BE TIGHT FITTING AND HAVE SASHES OF PROPER
14 SIZE AND DESIGN FOR THE EXISTING STRUCTURE.
- 15 • SASHES WITH ROTTEN WOOD, BROKEN JOINTS, OR BROKEN OR LOOSE
16 MULLIONS OR MUNTINS SHALL BE REPLACED. ALL BROKEN AND
17 MISSING WINDOWS SHALL BE REPLACED. ALL EXPOSED WOOD SHALL BE
18 REPAIRED AND PAINTED.
- 19 • REPLACEMENT WINDOWS AND DOORS MUST BE OF THE SAME SIZE AND
20 SHAPE OF THE EXISTING OPENING AND FIT WITHIN THE STRUCTURE'S
21 EXISTING, ORIGINAL OPENINGS. WINDOWS AND DOORS THAT ARE
22 FABRICATED WITH DIMENSIONS LESSER THAN THE STRUCTURE'S
23 EXISTING OPENINGS ARE NOT ALLOWED TO BE INSTALLED WITH PANEL
24 SURROUNDS THAT SERVE TO ALTER EXISTING, ORIGINAL OPENINGS.
- 25 • EXISTING MASONRY OPENINGS MAY NOT BE ENLARGED EXCEPT TO
26 ACCOMMODATE CONTEMPORARY DOOR DIMENSIONS OR UNLESS
27 SUBMITTED CONSTRUCTION DOCUMENTS ILLUSTRATE THE NEW
28 ENLARGED OPENINGS AS A COMPONENT OF THE COMPREHENSIVE
29 DESIGN FOR THE STRUCTURE OR STRUCTURES.
- 30 • WINDOW AND DOOR OPENINGS IN THE FRONT OF THE BUILDING SHALL
31 NOT BE FILLED OR BOARDED UNLESS OTHERWISE REQUIRED BY THE
32 BALTIMORE CITY CODE.
- 33 • DORMER WINDOWS ON ROOFS SLOPING TOWARD THE STREET SHALL BE
34 RETAINED AND REPAIRED OR REPLACED IN AN APPROPRIATE MANNER
35 TO PRESERVE THEIR ORIGINAL ARCHITECTURAL DESIGN.
- 36 • SPECIAL WINDOWS, SUCH AS BAYS, BOXES AND DORMERS, MUST BE
37 REFURBISHED UNLESS THEIR CONDITION SHOWS THAT THEY ARE
38 BEYOND REPAIR.

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3. TRIM

- ALL STRUCTURAL AND DECORATIVE ELEMENTS SHALL BE REPAIRED OR REPLACED TO MATCH AS CLOSELY AS POSSIBLE, THE EXISTING MATERIALS AND CONSTRUCTION. ALL CORNICES SHALL BE MADE STRUCTURALLY SOUND, AND ROTTED OR WEAKENED PORTIONS SHALL BE REMOVED AND REPAIRED OR REPLACED TO MATCH AS CLOSELY AS POSSIBLE, THE EXISTING CORNICE. ALL EXPOSED WOOD SHALL BE PAINTED.
- EXISTING CORNICES THAT HAVE BEEN COVERED WITH ALUMINUM OR VINYL SIDING AND ARE IN GOOD REPAIR MAY REMAIN. DAMAGED OR WORN CORNICES MUST BE REPAIRED OR REPLACED WITH TRIM THAT MATCHES MATERIAL AND COLOR OF ORIGINAL COMPONENT. NO NEW INSTALLATIONS OF SIDING TO COVER CORNICES ARE ALLOWED.

4. PROPERTIES/YARDS/FENCING

- MECHANICAL UNITS: AIR CONDITIONING UNITS AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
- ACCESSIBILITY RAMPS ON RESIDENTIAL BUILDINGS: WHEN ACCESSIBILITY RAMPS ARE USED, 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.
- ACCESSIBILITY RAMPS ON NON-RESIDENTIAL OR MULTI-FAMILY BUILDINGS OVER 20 UNITS: WHEN ACCESSIBILITY RAMPS ARE USED, THEY SHOULD INCORPORATE THE SAME ARCHITECTURAL VOCABULARY AS THE DEFINED BY THE SUPPORTING BUILDING.
- FRONT AND SIDE YARD FENCING: FENCING HEIGHTS SHALL NOT EXCEED 42 INCHES FOR FRONT YARDS AND SIDE YARDS IN FRONT OF THE REAR BUILDING LINE.
- BACK YARD FENCING INSTALLED WITHIN AREAS LOCATED BEYOND THE REAR BUILDING LINE SHALL NOT EXCEED SIX FEET IN HEIGHT.

5. ADDITIONS/GARAGES

- ADDITIONS AND GARAGES VISIBLE FROM ANY STREET MUST BE DESIGNED TO ADDRESS THE SCALE AND THE MATERIALS OF PRIMARY STRUCTURE. SMOOTH-FACED CONCRETE BLOCK THAT IS NOT FINISHED WITH APPROVED MATERIALS IS PROHIBITED AS A MATERIAL FOR ADDITIONS AND GARAGES.

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B. NON-RESIDENTIAL REHABILITATION STANDARDS

OVER AND ABOVE THE CODES AND ORDINANCES OF THE CITY OF BALTIMORE, THE FOLLOWING ADDITIONAL STANDARDS SHALL BE APPLIED TO ALL NON-RESIDENTIAL PROPERTIES, WHETHER OCCUPIED OR VACANT, WITHIN THE MIDDLE EAST URBAN RENEWAL PLAN AREA, INCLUDING THE EAST MONUMENT STREET BUSINESS AREA.

1. STOREFRONTS

- A STOREFRONT, AS A PART OF A BUILDING FACADE, SHALL BE DEFINED TO INCLUDE:

(A) THE BUILDING FACE AND THE ENTRANCE AREA LEADING TO THE DOOR;

(B) THE DOOR, SIDELIGHTS, TRANSOMS, SHOW WINDOWS AND ALL DISPLAY PLATFORMS AND DEVICES INCLUDING LIGHTING AND SIGNAGE, DESIGNED TO BE VIEWED FROM THE PUBLIC RIGHT-OF-WAY AND/OR THE AREAS VISIBLE TO THE PUBLIC PRIOR TO ENTERING THE INTERIOR PORTION OF THE STRUCTURE.

- STOREFRONTS, ENTRANCES, LIGHTING, SUN PROTECTION, SIGNAGE AND OTHER SHOW WINDOW ELEMENTS SHALL BE DESIGNED TO BE COMPATIBLE, HARMONIOUS AND CONSISTENT WITH THE ARCHITECTURE OF THE BUILDING AND SCALE AND CHARACTER OF THE EXISTING STRUCTURES.
- ALL EXPOSED PORTIONS OF SECURITY GRILLES AND SCREENS THAT ARE PAINTED IN NORMAL PRACTICE AND ALL PORTIONS THAT REQUIRE PAINTING TO PRESERVE, PROTECT OR RENOVATE THE SURFACE SHALL BE PAINTED. NON-METAL GRILLES AND SCREENS SHALL BE PROHIBITED.
- ALL NEW AND EXISTING SCREENS AND GRILLES OVER SHOW WINDOWS PARALLEL WITH STREETS MUST BE CONSTRUCTED SO THEY MAY BE OPENED OR REMOVED, EXCEPT GRILLES OVER TRANSOMS AND NARROW SIDELIGHTS WHICH MAY BE NON-OPENING ARE SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT. SUCH SCREENS AND GRILLES SHALL BE OPENED OR REMOVED DURING THE NORMAL BUSINESS HOURS OF THAT BUSINESS.
- DISPLAY OF GOODS SHALL BE RESTRICTED TO THE INSIDE OF STORE PREMISES WITH THE EXCEPTION OF SPECIAL SALES EVENTS SPONSORED BY THE EAST MONUMENT STREET MERCHANT'S ASSOCIATION AND WITH THE PERMISSION OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

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1 2. AWNINGS

- 2 • RIGID AWNINGS OR SUN SCREENS SHALL NOT BE PLACED ON ANY
- 3 PORTION OF A BUILDING EXCEPT FOR THOSE FIXED AWNINGS OR SUN
- 4 SCREENS THAT MAY BE PERMITTED BY THE DEPARTMENT OF HOUSING
- 5 AND COMMUNITY DEVELOPMENT.

6 3. SIGNAGE

- 7 • COMPLY WITH SIGNAGE REQUIREMENTS PER ARTICLE 17 OF THE
- 8 ZONING CODE OF BALTIMORE CITY.

9 **C. REQUIRED SUBMISSIONS**

10 FOR THE PURPOSE OF SEEKING APPROVAL FOR ANY EXTERIOR MODIFICATIONS
11 THAT COMPRISE OVER 10 SQUARE FEET FOR RESIDENTIAL AND NON-
12 RESIDENTIAL PROPERTIES, ALL PERMIT APPLICATIONS MUST BE ACCOMPANIED
13 BY DIMENSIONED SITE PLANS AS NEEDED, AND ELEVATIONS THAT SHOW
14 PROPOSED IMPROVEMENTS INCLUDING MATERIALS. WHERE THERE ARE
15 FENESTRATION CHANGES BOTH THE EXISTING AND PROPOSED CONDITIONS
16 MUST BE PROVIDED.

17 (5) In the Plan, delete Appendix E: New East Baltimore Community Guidelines in its
18 entirety.

19 (6) In the Plan, replace the exhibits as follows:

- 20 Exhibit 1, “Land Use Plan”, with new Exhibit 1, “Land Use Plan”, dated
- 21 September 16, 2019
- 22 Exhibit 2, “Property Acquisition”, with new Exhibit 2, “Property Acquisition”,
- 23 dated September 16, 2019
- 24 Exhibit 3, “Property Disposition”, with new Exhibit 3, “Property Disposition”,
- 25 dated September 19, 2019
- 26 Exhibit 4, “Zoning Districts”, with new Exhibit 4, “Zoning Districts, dated
- 27 September 16, 2019

28 to reflect the changes to this Plan by this Ordinance.

29 **SECTION 2. AND BE IT FURTHER ORDAINED**, That the Urban Renewal Plan for Middle East,
30 as amended by this Ordinance and identified as “Urban Renewal Plan, Middle East, revised to
31 include Amendment __, dated July 20, 2020”, is approved. The Department of Planning shall
32 file a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as
33 a permanent public record, available for public inspection and information.

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

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

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

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