

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 06-0325

Introduced by: Councilmember Young, President Dixon

Introduced and read first time: January 23, 2006

Assigned to: Urban Affairs Committee

Committee Report: Favorable with amendments

Council action: Adopted

Read second time: September 18, 2006

AN ORDINANCE CONCERNING

**Urban Renewal – Charles/North Revitalization Area –
Amendment 6**

1
2
3 FOR the purpose of amending the Urban Renewal Plan for the Charles/North Revitalization Area
4 to provide new Plan objectives and goals; establish permitted land uses; provide for review
5 of all plans for new construction, exterior rehabilitation, or change in use of properties in the
6 Charles/North Revitalization Area; establish procedures for the issuance and denial of
7 demolition permits; establish certain property rehabilitation and development standards;
8 approve certain regulations, controls, and restrictions applicable to all land and property
9 within the Charles/North Revitalization Area; establish procedures for amending the Plan;
10 ~~amend a certain exhibit~~ certain exhibits and create new exhibits to the Plan; provide for the
11 term of the Plan; provide a list of all contributing and landmark structures in the Plan; create
12 new appendices to the Plan; and provide certain definitions; waiving certain content and
13 procedural requirements; making the provisions of this Ordinance severable; providing for
14 the application of this Ordinance in conjunction with certain other ordinances; and providing
15 for a special effective date.

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

Recitals

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

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

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.

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1 certain regulations, controls, and restrictions applicable to all land and property within the
2 Charles/North Revitalization Area; establish procedures for amending the Plan; amend ~~and~~
3 ~~delete~~ certain exhibits and create new exhibits to the Plan; provide a list of all contributing and
4 landmark structures in the Plan; create new appendices to the Plan; provide certain definitions;
5 and provide for the term of the Plan.

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

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

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

13 A. PROJECT DESCRIPTION

14 2. Plan Objectives AND GOALS

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

20 a. [protecting existing residential neighborhoods;]

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

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

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

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

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

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

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

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

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

29 a. Permitted Uses

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

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

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

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

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

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

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

- ~~AMUSEMENT ARCADES IN SHOPPING OR COMMERCIAL RECREATION CENTERS OVER 20,000 SQUARE FEET~~
- ~~AUTOMOBILE ACCESSORY STORES, INCLUDING RELATED REPAIR AND INSTALLATION SERVICES~~
- COMMUNITY CORRECTION CENTERS
- DRUG STORES AND PHARMACIES: DRIVE-IN, NOT INCLUDING THE SALE OF ALCOHOLIC BEVERAGES OR TOBACCO PRODUCTS
- DRY CLEANING ESTABLISHMENTS: DRIVE-IN
- FIREARM SALES, AMMUNITION SALES, OR BOTH, WHEN IN A BUSINESS

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1 ESTABLISHMENT THAT IS PERMITTED IN A BUSINESS DISTRICT AND
2 LOCATED AT LEAST 100 YARDS FROM THE BOUNDARY LINE OF A PARK,
3 RELIGIOUS INSTITUTION, EDUCATIONAL INSTITUTION, PUBLIC
4 BUILDING, OR OTHER PLACE OF PUBLIC ASSEMBLY
5 GARAGES, OTHER THAN ACCESSORY, FOR STORAGE, REPAIR, AND
6 SERVICING OF MOTOR VEHICLES, NOT OVER 1½-TONS CAPACITY, BUT
7 NOT INCLUDING BODY REPAIR, PAINTING OR ENGINE REBUILDING
8 GASOLINE SERVICE STATIONS
9 HELIPORTS
10 PAROLE AND PROBATION FIELD OFFICES
11 PAWNSHOPS
12 PHOTOGRAPHIC PRINTING AND DEVELOPING ESTABLISHMENTS: DRIVE-IN
13 POULTRY- AND RABBIT-KILLING ESTABLISHMENTS
14 ~~RESTAURANTS: DRIVE-IN, INCLUDING PICK-UP DRIVES WITH WINDOW~~
15 ~~SERVICE~~
16 RESTAURANTS: DRIVE-IN, NO PICK-UP DRIVES WITH WINDOW SERVICE
17 TRAVEL TRAILERS, RECREATIONAL VEHICLES AND SIMILAR CAMPING
18 EQUIPMENT: PARKING OR STORAGE

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

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

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

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

23 B. IN THE AREA DESIGNATED "COMMUNITY COMMERCIAL" IN THE LAND USE
24 PLAN, CONDITIONAL USES ARE LIMITED TO THOSE AUTHORIZED BY THE
25 ~~BALTIMORE CITY ZONING CODE~~ ZONING CODE OF BALTIMORE CITY AS
26 CONDITIONAL USES IN A B-3 DISTRICT. HOWEVER, THE FOLLOWING USES
27 THAT ARE CONDITIONAL USES IN THE CITY'S B-3 ZONING DISTRICTS ARE
28 PROHIBITED USES IN THIS PLAN:

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

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

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

15 A. IN THE AREA DESIGNATED “CENTRAL COMMERCIAL” IN THE LAND USE
16 PLAN, PERMITTED USES ARE LIMITED TO THOSE AUTHORIZED BY THE
17 ~~BALTIMORE CITY ZONING CODE~~ ZONING CODE OF BALTIMORE CITY AS
18 PERMITTED USES IN A B-5 DISTRICT. HOWEVER, THE FOLLOWING USES
19 THAT ARE PERMITTED USES IN THE CITY’S B-5 ZONING DISTRICTS ARE
20 PROHIBITED IN THIS PLAN:

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

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

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

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

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

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

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

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

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

42 COMMUNITY CORRECTION CENTERS
43 FRATERNITY AND SORORITY HOUSES: OFF-CAMPUS
44 HELIPORTS
45 PAROLE AND PROBATION FIELD OFFICES
46 TRAVEL TRAILERS, RECREATIONAL VEHICLES, AND SIMILAR CAMPING

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EQUIPMENT: PARKING OR STORAGE

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

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

1 OFF-STREET PARKING SPACE FOR EVERY 4 ROOMING UNITS

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

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

- ~~ADHESIVE PRODUCTS: MANUFACTURING~~
- ~~AUTOMOTIVE PARTS: MANUFACTURING~~
- ~~BEVERAGES: MANUFACTURING~~
- ~~BOTTLING WORKS~~
- ~~CARPET: MANUFACTURING~~
- ~~CLOTHING AND OTHER FINISHED PRODUCTS: MANUFACTURING~~
- ~~CONTRACTOR AND CONSTRUCTION SHOPS~~
- ~~COSMETICS: MANUFACTURING~~
- ~~COTTON PROCESSING~~
- ~~DIE CASTING~~
- ~~DYEING ESTABLISHMENTS~~
- ~~ELECTROPLATING~~
- ~~FENCES: MANUFACTURING~~
- ~~FERMENTED FRUITS AND VEGETABLE PRODUCTS: PROCESSING~~
- ~~FLAMMABLE LIQUIDS: MANUFACTURING AND STORAGE~~
- ~~FOOD PRODUCTS: MANUFACTURING AND PROCESSING~~
- ~~GALVANIZING~~
- ~~GASES, NONCOMBUSTIBLE AND NON-TOXIC: MANUFACTURING AND STORAGE~~
- ~~GLASS PRODUCTS: MANUFACTURING FROM PREVIOUSLY PREPARED MATERIALS~~
- ~~HARDWARE AND TOOLS: MANUFACTURING~~
- ~~ICE, NATURAL AND DRY: MANUFACTURING~~
- ~~INK: MANUFACTURING~~
- ~~INKED PRODUCTS: MANUFACTURING~~
- ~~LEATHER PRODUCTS: MANUFACTURING~~
- ~~LUGGAGE: MANUFACTURING~~

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~~MACHINE TOOLS, LIGHT: MANUFACTURING
MACHINERY AND MACHINES, HOUSEHOLD, BUSINESS, AND OFFICE:
MANUFACTURING
MAIL-ORDER DISTRIBUTION CENTERS
MALTING
METAL PRODUCTS AND MACHINERY, MEDIUM AND LIGHT:
MANUFACTURING
MATCHES: MANUFACTURING
MATTRESSES: MANUFACTURING
METAL FINISHING
MILK AND DAIRY PRODUCTS: PROCESSING AND DISTRIBUTION
MIRRORS: MANUFACTURING
PAPER PRODUCTS: MANUFACTURING FROM PREVIOUSLY PREPARED
MATERIALS
PLASTIC PRODUCTS: MANUFACTURING FROM PREVIOUSLY PREPARED
MATERIALS
PERFUMES: MANUFACTURING
PHARMACEUTICALS: MANUFACTURING
PHOTOGRAPHY FILM: MANUFACTURING AND PROCESSING
POLISH: MANUFACTURING
PUBLIC TRANSPORTATION USES, AS FOLLOWS:
-GARAGES AND LOTS FOR BUS AND TRANSIT VEHICLES
PUBLIC UTILITY SERVICE CENTERS
RADIO AND TELEVISION ANTENNAS THAT ARE FREE-STANDING OR THAT
EXTEND MORE THAN 25 FEET ABOVE THE BUILDING ON WHICH THEY
ARE MOUNTED, NOT INCLUDING MICROWAVE ANTENNAS (SATELLITE
DISHES)
RECORDING STUDIOS
RUBBER PRODUCTS: MANUFACTURING OR PROCESSING FROM PREVIOUSLY
PREPARED MATERIALS
SERUMS, TOXINS AND VIRUSES: MANUFACTURING AND PROCESSING
SILVERWARE, PLATE AND STERLING: MANUFACTURING
SPICES: MANUFACTURING AND PROCESSING
STARCH: MANUFACTURING
TEXTILE MILL PRODUCTS: MANUFACTURING AND FABRICATION
TOBACCO PRODUCTS: MANUFACTURING
TOILETRIES: MANUFACTURING
TOOL, DIE OR PATTERN-MAKING SHOPS
WAREHOUSING AND STORAGE
WAX AND WAX PRODUCTS: MANUFACTURING
WIRE: MANUFACTURING~~

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

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

10 6. NONCONFORMING USE

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

25 7. NONCOMPLYING STRUCTURE

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

38 (3) In the Plan, amend B.2.b.(1)(b)(i) to read as follows:

39 (b) Off-Street Parking Requirements

40 i. Parking spaces shall be provided on all lots for development as established in
 41 the Zoning [Ordinance] CODE of Baltimore City, or in such lesser amount as
 42 may be authorized by the Board of Municipal and Zoning Appeals as a
 43 Special exception or Variance. In addition to these requirements, off-street

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1 parking areas shall be visually screened from public streets and adjacent
2 properties.

3 (4) (3) In the Plan, after C.2.b.(1)(a)ii, insert new paragraph iii to read as follows:

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

9 (5) (4) In the Plan, after C.3., insert new section 4. to read as follows:

10 4. REMOVING DEVELOPMENT REWARDS FOR DEMOLISHING LANDMARKS OR
11 CONTRIBUTING STRUCTURES

12 IF NEW DEVELOPMENT IS CONSTRUCTED ON A SITE THAT INCLUDES A LANDMARK;
13 ~~NOTABLE~~ OR CONTRIBUTING STRUCTURE THAT HAS BEEN DEMOLISHED AFTER THE
14 DATE OF THE ~~ADOPTION~~ ENACTMENT OF THIS AMENDMENT TO THIS URBAN
15 RENEWAL ORDINANCE PLAN, THE FAR FOR THAT PART OF THE NEW
16 DEVELOPMENT THAT IS WITHIN THE BOUNDARIES OF THE ORIGINAL LOT OF THE
17 DEMOLISHED BUILDING IS REDUCED FROM THE FAR THAT IS ALLOWED IN THE
18 ZONING CODE OF BALTIMORE CITY FOR THAT PART OF THE NEW DEVELOPMENT
19 SITE TO THE ACTUAL FAR OF THE BUILDING THAT WAS DEMOLISHED.

20 (6) In the Plan, amend D.3.c. 2nd paragraph to read as follows:

21 The Department of Housing and Community Development PLANNING will fully
22 utilize its ~~Design Advisory Panel~~ URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
23 (UDARP) to work with Developers in the achievement of high quality site, building,
24 and landscape design.

25 (7) (5) In the Plan, amend the first paragraph of E. to read as follows:

26 E. PROPERTY REHABILITATION STANDARDS

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

31 (8) In the Plan, in the first sentence of E.5.a.(1) and in the first sentence of E.5.c.(1), in
32 each instance, strike "Ordinance" and substitute "Code".

33 (9) In the Plan, amend F.2. to read as follows:

34 All appropriate provisions of the Zoning ~~Ordinance~~ CODE of Baltimore City shall
35 apply to the properties in the Charles/North Revitalization Area. Any change in the
36 Zoning ~~Ordinance~~ CODE embodied in this Urban Renewal Plan and designated on
37 Exhibit 4, Zoning Districts, shall be approved by ordinance in accordance with the

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1 procedural requirements of the Zoning Ordinance CODE and Article 66-B of the
2 Annotated Code of Maryland (1957 Edition, as amended).

3 (10) (6) In the Plan, after F.2., insert new paragraph 3. to read as follows:

4 3. OTHER PROVISIONS

5 THE SIGN CONTROLS AND HEIGHT RESTRICTIONS CONTAINED IN THE RENEWAL
6 PLAN, AS WELL AS THE DESIGN STANDARDS AND MAINTENANCE STANDARDS
7 CONTAINED IN THE APPENDICES, ARE OVER AND ABOVE THE CODES AND
8 ORDINANCES OF THE CITY OF BALTIMORE.

9 (11) In the Plan, amend G. to read as follows:

10 G. Duration of Provisions and Requirements

11 The provisions and requirements of this RENEWAL Plan, as it may be amended
12 from time to time, shall be REMAIN in FULL FORCE AND effect for a period of not
13 less than twenty (20) years following the date of approval of this Plan by the
14 Mayor and City Council of Baltimore 40 YEARS FROM THE DATE THE RENEWAL
15 PLAN IS LAST AMENDED BY THE CITY.

16 (12) (7) In the Plan, after I., insert new section J. to read as follows:

17 J. APPLICABILITY

18 IF A PLANNED UNIT DEVELOPMENT IS APPROVED WITHIN THE BOUNDARIES OF THIS
19 PLAN, THE PLANNED UNIT DEVELOPMENT SHALL BE THE LAND-USE GOVERNING
20 DOCUMENT.

21 IF A PROVISION OF THIS ~~ORDINANCE~~ PLAN IS IN CONFLICT WITH A PROVISION OF
22 ANY ZONING, BUILDING, ELECTRICAL, PLUMBING, HEALTH, FIRE OR SAFETY LAW
23 OR REGULATION, THE PROVISION THAT ESTABLISHES THE HIGHER STANDARD FOR
24 THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY PREVAILS.

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

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

~~APPENDIX A~~

**APPENDIX A: DESIGN GUIDELINES AND STANDARDS FOR
RENOVATION OF EXISTING CONTRIBUTING BUILDINGS STRUCTURES**

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

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

CONTRIBUTING STRUCTURES (AS SHOWN ON EXHIBIT 5)

1525 N. CHARLES STREET
1701-1717 N. CHARLES STREET
1800-1802 N. CHARLES STREET
1816-1820 N. CHARLES STREET
1819-1825 N. CHARLES STREET
1901 N. CHARLES STREET
2100-2118 N. CHARLES STREET
2100 Block N. CHARLES STREET (ODD SIDE)

1900 N. HOWARD STREET

5-7 E. LAFAYETTE AVENUE
12-20 E. LAFAYETTE AVENUE

1801-1805 LOVEGROVE STREET

1700 BLOCK MARYLAND AVENUE (EVEN SIDE)
1735-37 MARYLAND AVENUE
1800-1818 MARYLAND AVENUE
1900 MARYLAND AVENUE
2019-2031 MARYLAND AVENUE
2100-2126 MARYLAND AVENUE
2101-2111 MARYLAND AVENUE
2117-2133 MARYLAND AVENUE

3-9 W. NORTH AVENUE

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- 1 8-34 W. NORTH AVENUE
- 2 100-108 W. NORTH AVENUE
- 3 113 W. NORTH AVENUE
- 4 1 E. NORTH AVENUE
- 5 30 E. NORTH AVENUE

- 6 1501-1535 ST. PAUL STREET
- 7 1601-1629 ST. PAUL STREET
- 8 1700-1734 ST. PAUL STREET
- 9 1701-1731 ST. PAUL STREET
- 10 1800-1830 ST. PAUL STREET
- 11 1801-1815 ST. PAUL STREET
- 12 1900 BLOCK ST. PAUL STREET (EVEN SIDE)
- 13 1913-1933 ST. PAUL STREET
- 14 2001-2015 ST. PAUL STREET
- 15 2100 BLOCK ST. PAUL STREET (EVEN AND ODD SIDES)

- 16 10-20 E. 21st STREET
- 17 17-37 E. 21st STREET

- 18 19-23 E. 22nd STREET

19 PROPOSED LANDMARK STRUCTURES (AS SHOWN ON EXHIBIT 6)

- 20 1800-1802 N. CHARLES STREET
- 21 1819-1825 N. CHARLES STREET
- 22 1901 N. CHARLES STREET

- 23 1900 BLOCK N. HOWARD STREET (EVEN SIDE)

- 24 5-7 E. LAFAYETTE AVENUE

- 25 1 E. NORTH AVENUE
- 26 30 E. NORTH AVENUE

- 27 3-9 W. NORTH AVENUE
- 28 8-34 W. NORTH AVENUE
- 29 100 W. NORTH AVENUE

- 30 1500-1535 ST. PAUL STREET
- 31 1900 BLOCK ST. PAUL STREET (EVEN SIDE)
- 32 2001-2013 ST. PAUL STREET

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

35 1. BUILDING WALLS

- 36 A. SIDE WALLS THAT FACE A PUBLIC STREET SHOULD BE TREATED AS FRONT WALLS.

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- 1 B. REAR WALLS SHOULD PRESENT A NEAT AND UNIFORM APPEARANCE. IF OPENINGS ARE
2 FILLED IN, THE INFILL MATERIAL SHOULD MATCH THE EXISTING WALL MATERIAL. IF
3 EXISTING WALLS ARE COMPOSED OF NUMEROUS MATERIALS, PAINTING IS A
4 RECOMMENDED SOLUTION.
- 5 C. UNPAINTED BRICK OR STONE WALLS MUST NOT BE PAINTED, UNLESS IT IS
6 HISTORICALLY APPROPRIATE TO PAINT THEM OR THEY ARE LOCATED ON A BLOCK FACE
7 WHERE TWO-THIRDS OR MORE OF THE EXISTING MASONRY BUILDING FACES ARE
8 ALREADY PAINTED.
- 9 D. NEW BUILDING MATERIALS USED ON WALLS FACING PUBLIC STREETS MUST BE
10 COMPATIBLE WITH THOSE OF THE EXISTING STRUCTURES. THE MATERIALS MUST BE
11 BRICK, PRE-CAST CONCRETE, STONE, OR WOOD.
- 12 E. STUCCO (EXCEPT WHEN PART OF AN HISTORIC STRUCTURE) AND EXTERIOR
13 INSULATION AND FINISH SYSTEMS MAY NOT BE USED ON PUBLIC STREET FACADES
14 UNLESS THEY ARE PARTS OF ARCHITECTURAL ELEMENTS THAT DO NOT EXCEED 10%
15 OF THE AREA OF THE FAÇADE. THESE MATERIALS MAY BE USED ON THE BACKS OF
16 BUILDINGS AND ON THE SIDES THAT DO NOT FACE PUBLIC STREETS.

17 2. STOREFRONTS

18 THE USE OF APPROPRIATE, INTERESTING, AND DETAIL RICH STOREFRONTS IN THE
19 COMMERCIAL AND MIXED-USE PARTS OF THE ~~NEIGHBORHOOD~~ PROJECT AREA IS
20 ENCOURAGED. STORE FRONTS ARE VERY IMPORTANT PARTS OF THE ~~NEIGHBORHOOD~~
21 PROJECT AREA BECAUSE THEY ARE THE PART OF THE BUILDINGS THAT ARE RIGHT ON THE
22 SIDEWALK, NEXT TO THE PEDESTRIANS AND DRIVERS. AND BECAUSE OF ALL THEIR GLASS
23 AND OPENNESS THEY CONTRIBUTE SIGNIFICANTLY TO THE SAFETY OF THE PEDESTRIANS IN
24 THE STREETS AND THE OWNER, EMPLOYEES, AND CUSTOMERS IN THE SHOPS. AND
25 STOREFRONTS, BECAUSE OF THE TRANSPARENCY BETWEEN THE SIDEWALK AND THE
26 INTERIOR OF THE SHOPS AND THE CHANGEABILITY OF DISPLAYS, CAN ADD AN EVER
27 CHANGING RICHNESS TO THE EXPERIENCES FOR THE PASSING PEDESTRIANS.

- 28 A. THE DESIGN FOR NEW STOREFRONTS MUST BE COMPATIBLE WITH THE DESIGN OF
29 ORIGINAL STOREFRONTS WITHIN THE NEIGHBORHOOD AND WITH THE DESIGN OF THE
30 UPPER PORTION OF THE BUILDING. DESIGN ELEMENTS THAT ARE PRESENT IN THE
31 UPPER FAÇADE MAY BE INCORPORATED IN THE STOREFRONT DESIGN.
- 32 B. MATERIALS THAT ARE NOT TYPICAL OF THE ORIGINAL MATERIALS USED ON
33 NEIGHBORHOOD STOREFRONTS, SUCH AS FORMSTONE, PIERCED CONCRETE BLOCK,
34 ALUMINUM SIDING, EXPOSED PLYWOOD, OR WOOD SHAKES MUST NOT BE USED.
- 35 C. REPLACEMENT DISPLAY WINDOWS, ENTRANCES, SIGNS, LIGHTING, AND SECURITY
36 PROTECTION MUST BE COMPATIBLE WITH THE DESIGN, CHARACTER, AND SCALE OF THE
37 EXISTING BUILDING. ALL SHOW WINDOW ELEMENTS MUST BE LOCATED BELOW THE
38 BUILDING'S SECOND FLOOR WINDOWS.

39 3. WINDOWS AND DOORS

- 40 A. WINDOWS FACING PUBLIC STREETS MUST NOT BE FILLED, BOARDED UP, OR COVERED
41 BY SIGNS.

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- 1 B. WINDOWS ABOVE THE FIRST FLOOR THAT ARE IN AN UNUSED PART OF A BUILDING
2 MUST REMAIN INTACT, BUT MAY BE COVERED ON THE INTERIOR. THE COVERING MUST
3 CONSIST OF A SOLID SURFACE, SUCH AS PLYWOOD PAINTED A DARK COLOR OR
4 ANOTHER DARK PANEL MATERIAL.
- 5 C. WINDOWS NOT FACING PUBLIC STREETS MAY BE CLOSED UP ONLY IF PERMISSION IS
6 RECEIVED BY THE FIRE DEPARTMENT. WINDOWS THAT ARE APPROVED FOR CLOSING
7 MUST BE COMPLETELY REMOVED FROM THE BUILDING AND REPLACED WITH A
8 MATERIAL THAT HAS BEEN APPROVED BY THE DEPARTMENT OF PLANNING PRIOR TO
9 INSTALLATION.
- 10 D. WINDOWS THAT FACE PUBLIC STREETS OR ARE PART OF AN ENTRANCE MUST BE
11 GLAZED WITH CLEAR GLASS. THESE WINDOWS MAY NOT BE GLAZED WITH ANY TYPE
12 OF SHEET PLASTIC OR CONSTRUCTED OF GLASS BLOCK.
- 13 E. REPLACEMENT WINDOWS MUST BE SIZED TO FIT WITHIN THE EXISTING MASONRY
14 OPENINGS. THE USE OF INFILL PANELS TO MAKE REPLACEMENT WINDOWS LARGE
15 ENOUGH FOR EXISTING MASONRY OPENINGS WILL NOT BE PERMITTED. EXISTING
16 MASONRY OPENINGS MUST NOT BE ENLARGED TO FIT NEW WINDOWS. MAINTAIN THE
17 SAME STRONG HORIZONTAL AND VERTICAL ALIGNMENT FOR NEW WINDOW OPENINGS
18 THAT ARE FOUND IN THE EXISTING TRADITIONAL BUILDINGS IN THE NEIGHBORHOOD.
19 MAINTAIN HISTORIC PROPORTIONS OF THE INTERNAL DIVISIONS WITHIN THE WINDOWS
20 THEMSELVES.
- 21 F. IF WINDOWS FABRICATED FROM MATERIALS OTHER THAN WOOD ARE SELECTED, THE
22 SHAPE AND NUMBER OF THE GLASS PANES AND THE SCALE AND PROFILE OF THE
23 FRAME, SASH, MULLIONS, AND MUNTINS MUST BE COMPATIBLE WITH THE STYLE OF
24 THE BUILDING. ALSO, THE MATERIAL OR THE COATING ON THE MATERIAL OF THE
25 WINDOW PARTS MUST NOT BE A STARK OR BRIGHT WHITE, BUT A SOFTER WHITE,
26 CREAM, OR DARKER COLOR. SNAP-IN MUNTIN GRID INSERTS ARE NOT ACCEPTABLE.
- 27 G. WINDOWS THAT FACE PUBLIC STREETS OR ARE PART OF AN ENTRANCE MUST BE
28 GLAZED WITH CLEAR GLASS. THESE WINDOWS MAY NOT BE GLAZED WITH ANY TYPE
29 OF SHEET PLASTIC OR CONSTRUCTED OF GLASS BLOCK.
- 30 H. INAPPROPRIATE NEW WINDOW OR DOOR FEATURES ARE DISCOURAGED. THESE ALSO
31 INCLUDE THE INSTALLATION OF PLASTIC, CANVAS, OR METAL STRIP AWNINGS THAT
32 DETRACT FORM THE CHARACTER AND APPEARANCE OF THE BUILDING.
- 33 I. OUTSIDE VESTIBULE DOORS ON ROWHOUSES SHOULD BE RETAINED.
- 34 4. TRADITIONAL CANOPIES AND MARQUEES: TRADITIONAL CANOPIES AND MARQUEES ON
35 COMMERCIAL BUILDINGS SHOULD BE RETAINED WHENEVER POSSIBLE. RECONSTRUCTION
36 OF HISTORIC CANOPIES AND MARQUEES THAT HAVE BEEN REMOVED SHALL BE SUPPORTED
37 BY THE DEPARTMENT OF PLANNING WHEN THE ORIGINAL DESIGN IS DUPLICATED.
- 38 5. STRUCTURES AND SITE PLAN ELEMENTS: THE INTRODUCTION OF NEW STRUCTURES AND
39 SITE PLAN ELEMENTS INTO THE NEIGHBORHOOD THAT ARE INCOMPATIBLE WITH THE
40 CHARACTER OF THE ~~DISTRICT~~ PROJECT AREA BECAUSE OF SIZE, COLOR, AND MATERIALS
41 WILL BE DISCOURAGED.

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1 II. COMPLIANCE

2 AN APPROVED BUILDING PERMIT, WITH A “NOTICE TO PROCEED”, IS REQUIRED BEFORE ANY
3 PROPOSED EXTERIOR WORK PROCEEDS ON ANY BUILDING LOCATED WITHIN THE ~~BOUNDARIES OF~~
4 ~~THIS PLAN~~ PROJECT AREA. AFTER THE APPLICATION FOR THE PERMIT IS FILED, THE APPLICANT
5 WILL WORK WITH THE DEPARTMENT OF PLANNING TO BEGIN THE APPROVAL PROCESS. THE
6 PROCESS WILL INVOLVE WORKING WITH CITY STAFF AND REPRESENTATIVES OF THE
7 ~~NEIGHBORHOOD~~ PROJECT AREA AND CIVIC ASSOCIATIONS. THE PROCESS WILL REQUIRE
8 FULFILLMENT OF THE, URBAN RENEWAL, DHCD HOUSING, BUILDING, AND ZONING CODE
9 REGULATIONS BEFORE THE BUILDING PERMIT WITH THE “NOTICE TO PROCEED” IS APPROVED BY
10 THE CITY.

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

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

19 **APPENDIX B: DESIGN GUIDELINES AND STANDARDS** 20 **FOR ACCESSORY ELEMENTS THAT ARE ATTACHED TO BOTH** 21 **RENOVATED AND NEW BUILDINGS**

22 DIFFERENT, SPECIAL PURPOSE, ACCESSORY ELEMENTS ARE ATTACHED TO THE EXTERIOR OF MANY
23 BUILDINGS WITHIN THE ~~DISTRICT~~ PROJECT AREA. AWNINGS AND CANOPIES, SECURITY SCREENS
24 AND GRILLS, AND SIGNS ARE OFTEN ADDED TO NEW OR RENOVATED FACADES. LIGHTING
25 FIXTURES ARE ADDED TO THE EXTERIOR WALLS FOR DECORATIVE AND SECURITY PURPOSES AND
26 TO ILLUMINATE SIGNS. OFTEN ANTENNA, MECHANICAL EQUIPMENT, AND SOMETIMES DECKS ARE
27 PLACED ON TOP OF THE ROOFS. THESE DESIGN GUIDELINES AND STANDARDS MUST BE USED BY
28 THE DEPARTMENT OF PLANNING TO DETERMINE THE SUITABILITY OF THESE ACCESSORY
29 ELEMENTS.

30 I. GUIDELINES AND STANDARDS

31 A. SHUTTERS

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

38 B. FABRIC AWNINGS AND CANOPIES

39 AWNINGS ARE CLASSIC ELEMENTS FOR COMMERCIAL STOREFRONTS, PROVIDING
40 OPPORTUNITIES FOR SIGNAGE, IDENTIFYING CHARACTER, AND PROTECTION FROM THE
41 ELEMENTS FOR PEDESTRIANS. THROUGHOUT THE NINETEENTH CENTURY, AWNINGS

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1 WERE PART OF VIRTUALLY EVERY STOREFRONT IN THE CITY. THEIR USE WAS
2 PRIMARILY FUNCTIONAL, KEEPING OUT UNWANTED SUNLIGHT AND PROVIDING
3 SHELTER FOR CUSTOMERS ON THE SIDEWALK. IN ADDITION TO PREVENTING WINDOW
4 DISPLAYS FROM FADING, AWNINGS, IN REDUCING THE AMOUNT OF DIRECT SUNLIGHT IN
5 THE STORE, ARE ENERGY SAVING. THEY ARE ALSO USEFUL FOR HIDING SECURITY
6 GRILLE HOUSING AND AIR CONDITIONERS. TODAY, AWNINGS ARE CONSIDERED FOR
7 DECORATIVE AS WELL AS FUNCTIONAL PURPOSES.

8 1. FABRIC AWNINGS AND CANOPIES

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

11 THE DEPARTMENT OF PLANNING WILL CONSIDER THE FOLLOWING GUIDELINES IN
12 MAKING ITS DECISION:

13 (1) THE PARTICULAR BUILDING TYPE MUST HAVE HISTORICALLY FEATURED THE
14 PROPOSED TYPE OF AWNING.

15 (2) THE PROPOSED AWNINGS MUST COMPLEMENT THE BUILDING FAÇADE’S
16 DETAILING, COLOR, MATERIALS, SCALE, PROPORTION, AND FORM. THE COLOR
17 AND PATTERNS MUST HARMONIZE WITH THE BUILDINGS FAÇADE, NOT
18 OVERWHELM IT. AWNINGS ORNAMENTATION, INCLUDING THE VALANCE EDGE
19 DETAILS, MUST SUIT THE CHARACTER OF THE BUILDING. THE AWNINGS MUST
20 FIT WITHIN THE FRAME OF THE WINDOWS AND DOOR OPENINGS.

21 (3) AWNINGS ON STORE FRONTS MUST BE DESIGNED IN THE TRADITION OF
22 COMMERCIAL AWNINGS. THE DEPARTMENT OF PLANNING WILL CONSIDER
23 PERMANENT AWNINGS FOR USE ON COMMERCIAL BUILDINGS IF THE MEET THE
24 OTHER DESIGN GUIDELINES AND ARE PART OF A TRADITIONAL COMMERCIAL
25 WINDOW DISPLAY.

26 (4) AWNINGS ON RESIDENTIAL STRUCTURES MUST BE DESIGNED IN THE TRADITION
27 OF RESIDENTIAL AWNINGS. BECAUSE RESIDENTIAL AWNINGS WERE DESIGNED
28 TO PROVIDE SHADE AND COOLING ONLY IN THE SUMMER, THE DEPARTMENT OF
29 PLANNING WILL APPROVE THEM FOR RESIDENTIAL USE ONLY IF THE FABRIC IS
30 REMOVABLE OR RETRACTABLE. THE DEPARTMENT OF PLANNING WILL NOT
31 CONSIDER YEAR ROUND, PERMANENT, WINDOW AWNING INSTALLATIONS FOR
32 RESIDENTIAL PROPERTIES.

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

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

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2. ADDITIONAL GUIDELINES FOR ALL AWNINGS AND CANOPIES

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

(2) AWNING FABRIC MUST BE FLAMEPROOF.

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

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

3. SIGNS ON AWNINGS AND CANOPIES

SIGNS PAINTED ON, APPLIED TO, OR SEWN INTO AWNINGS ARE PERMITTED. 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.

C. SECURITY SCREENS AND GRILLES

1. SECURITY SCREENS AND GRILLES MAY BE USED ONLY:

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

B. WHEN WINDOWS ARE ACCESSIBLE FROM FIRE ESCAPES;

C. WHEN WINDOWS ARE ACCESSIBLE FROM ADJACENT ROOFS; OR

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

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

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

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

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

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1 6. EXTERIOR COMPONENTS OF SECURITY SYSTEMS SHOULD BE AS INCONSPICUOUS AS
2 POSSIBLE.

3 D. STANDARDS FOR SIGNS

4 ALL NEW SIGNS MUST BE IN ACCORDANCE WITH THE ZONING CODE OF BALTIMORE
5 CITY AND, AS APPROPRIATE, SUBJECT TO MINOR PRIVILEGE REQUIREMENTS. IN
6 ADDITION, THE FOLLOWING REGULATIONS ARE INCLUDED IN THIS ~~ORDINANCE~~
7 RENEWAL PLAN TO HELP ENSURE THAT NEW SIGNS ARE WELL DESIGNED AND ADD TO
8 THE QUALITY AND CHARACTER OF NEIGHBORHOOD:

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

10 A. IN BUSINESS AND MANUFACTURING ZONING DISTRICTS THE MAXIMUM AREA
11 OF ALL THE SIGNS ON THE FRONT OF A BUILDING IN SQUARE FEET MUST BE LESS
12 THAN THE WIDTH OF THE FRONT FAÇADE IN LINEAR FEET TIMES 1.5. FOR
13 EXAMPLE, IF THE FRONT OF A BUILDING IS 20 FEET WIDE, THE TOTAL AREA OF
14 ALL THE SIGNS ON THE FRONT OF THE BUILDING MAY NOT EXCEED 30 SQUARE
15 FEET. THE FRONT WALL AND THE SIDE WALL OF CORNER PROPERTIES MAY
16 HAVE SIGNS ON EACH WALL. THE MAXIMUM AREA OF THE SIGNS IN SQUARE
17 FEET ON EACH WALL MUST BE LESS THAN THE LENGTH OF THAT WALL IN
18 LINEAR FEET.

19 ~~B. IN THE R-8 ZONING DISTRICT, ONLY ONE IDENTIFICATION SIGN OF UP TO 18~~
20 ~~SQUARE FEET IN AREA IS ALLOWED IF IT IS NOT ILLUMINATED OR ONE~~
21 ~~IDENTIFICATION SIGN OF UP TO 12 SQUARE FEET IS ALLOWED IF IT IS DIRECTLY~~
22 ~~ILLUMINATED. THIS IS THE SAME MAXIMUM NUMBER AND AREA OF SIGNS~~
23 ~~THAT IS ALLOWED IN THE ZONING CODE.~~

24 B. e. IN THE OFFICE-RESIDENTIAL ZONING DISTRICTS, ONLY ONE IDENTIFICATION
25 SIGN OF UP TO 36 SQUARE FEET IN AREA IS ALLOWED IF IT IS NOT ILLUMINATED
26 OR ONE IDENTIFICATION SIGN OF UP TO 24 SQUARE FEET IS ALLOWED IF IT IS
27 DIRECTLY ILLUMINATED. THIS IS THE SAME MAXIMUM NUMBER AND AREA OF
28 SIGNS THAT IS ALLOWED IN THE ZONING CODE OF BALTIMORE CITY.

29 2. GENERAL

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

33 B. SIGNS MAY NOT COVER ARCHITECTURAL DETAILS, WINDOWS, OR CORNICES OF
34 BUILDINGS.

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

39 D. THE USE OF LOGOS, GRAPHIC SYMBOLS, OR FREESTANDING LETTERS IS
40 ENCOURAGED.

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- 1 E. SIGNS SHOULD BE DESIGNED TO BE PART OF THE OVERALL STOREFRONT
2 DESIGN. COLORS SHOULD BE COORDINATED AND COMPATIBLE WITH THE REST
3 OF THE BUILDING FAÇADE. MULTI-COLOR SIGNS MUST BE DESIGNED
4 CAREFULLY AS THEY CAN EASILY BECOME TOO BUSY AND CHAOTIC.
5 LETTERING STYLES ON THE SIGNS CAN BE SELECTED TO REFLECT THE BUSINESS
6 OR THE STYLE OF THE BUILDING. IN ALL CASES, SIGNS SHOULD BE LAID OUT,
7 CONSTRUCTED, AND INSTALLED BY SIGN FABRICATORS TO INSURE
8 PROFESSIONALS RESULTS.
- 9 F. WOOD, METAL, OR PLASTIC SIGNS THAT ARE COATED OR PAINTED ARE
10 PERMITTED.
- 11 G. INTERNALLY LIT BOX SIGNS ARE NOT PERMITTED.
- 12 H. INTERNALLY LIT OR BACK LIT INDIVIDUAL LETTER SIGNS ARE PERMITTED.
- 13 I. THE DESIGN FOR ALL PERMANENT SIGNS MUST BE SUBMITTED TO THE
14 DEPARTMENT OF PLANNING FOR APPROVAL. THE SUBMISSION MUST INCLUDE
15 A SCALE DRAWING SHOWING THE SIGN AND ITS LOCATION, SIZE, MATERIAL,
16 AND METHODS FOR MOUNTING AND LIGHTING.

17 3. FLAT SIGNS

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

25 4. PROJECTING SIGNS

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

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

3 5. FREESTANDING SIGNS

4 A. ONE FREESTANDING SIGN IS ALLOWED IN AN OPEN SIDE OR FRONT YARD FOR
5 EACH LOT LINE OF A PARCEL THAT FACES A PUBLIC STREET. THE MAXIMUM
6 HEIGHT OF A FREESTANDING SIGN IS 5 FEET; THE MAXIMUM AREA FOR EACH
7 SIDE OF THE SIGN IS 16 SQUARE FEET.

8 B. INTERNALLY LIT, FREESTANDING BOX SIGNS ARE NOT PERMITTED.

9 C. THE FREESTANDING SIGN PANEL MAY:

10 (1) EXTEND DIRECTLY TO THE GROUND;

11 (2) BE SUPPORTED BY A THIN SLAB OR WALL THAT EXTENDS TO THE GROUND,
12 WITH BOTH ENDS OF THE SLAB OR WALL EXTENDING AT LEAST TO THE ENDS
13 OF THE SIGN PANEL; OR

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

17 6. OTHER SIGNS

18 A. SIGNS FOR UPPER STORY TENANTS:

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

23 (2) FLAT OR PAINTED SIGNS FOR UPPER STORY TENANTS ARE LIMITED TO A
24 MAXIMUM OF 5 SQUARE FEET EACH AND MAY NOT PROJECT MORE THAN 4
25 INCHES FROM THE BUILDING. THE AREAS OF THESE SIGNS ADDED
26 TOGETHER WITH THE AREAS OF THE OTHER SIGNS ON THE BUILDING MUST
27 BE LESS THAN THE MAXIMUM AREA OF SIGNS THAT ARE ALLOWED ON THE
28 BUILDING.

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

32 B. NEW ROOFTOP SIGNS, BILLBOARDS, AND OTHER GENERAL ADVERTISING SIGNS
33 ARE NOT PERMITTED.

34 C. SIGNS THAT ARE PAINTED ON A BUILDING AND SIGNS THAT ARE MADE OF
35 INDIVIDUALLY CUT-OUT LETTERS ATTACHED DIRECTLY TO A BUILDING ARE
36 PERMITTED. THE AREAS OF THESE SIGNS ADDED TOGETHER WITH THE AREAS

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

3 D. SIGNS PAINTED ON, APPLIED TO, OR SEWN INTO AWNINGS ARE PERMITTED. THE
4 AREAS OF THESE SIGNS ADDED TOGETHER WITH THE AREAS OF THE OTHER
5 SIGNS ON THE BUILDING MUST BE LESS THAN THE MAXIMUM AREA OF SIGNS
6 THAT ARE ALLOWED ON THE BUILDING.

7 E. SIGNS PAINTED OR ETCHED ON DISPLAY WINDOWS ARE PERMITTED. NON-
8 FLASHING NEON SIGNS LOCATED INSIDE STORE WINDOWS ARE PERMITTED. THE
9 AREAS OF THESE SIGNS ADDED TOGETHER WITH THE AREAS OF THE OTHER
10 SIGNS ON THE BUILDING MUST BE LESS THAN THE MAXIMUM AREA OF SIGNS
11 THAT ARE ALLOWED ON THE BUILDING.

12 F. THE TOTAL AREA OF ALL THE SIGNS, POSTERS, PLACARDS, AND GRAPHIC
13 DISPLAYS LOCATED IN A DISPLAY WINDOW MUST NOT TAKE UP MORE THAN
14 25% OF THE AREA OF THAT WINDOW.

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

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

22 I. BANNERS ARE NOT PERMITTED IN ANY ZONING DISTRICT WITHIN BALTIMORE
23 CITY UNLESS THEY ARE SPECIFICALLY APPROVED ON APPEAL BY THE BOARD
24 OF MUNICIPAL AND ZONING APPEALS. FLAGS AND BANNERS THAT ARE
25 DECORATIVE, COMPATIBLE WITH THE BUILDING, ITS USE, AND THE
26 ARCHITECTURAL DESIGN OF ADJACENT BUILDINGS WILL BE CONSIDERED FOR
27 APPROVAL BY THE DEPARTMENT OF PLANNING IF THEY ARE APPROVED BY THE
28 BMZA.

29 E. LIGHTING

30 1. LIGHT FIXTURE STYLES SHOULD BE COMPATIBLE WITH THE DESIGN OF THE
31 BUILDING.

32 2. LIGHT FIXTURES WITH EXPOSED FLUORESCENT, QUARTZ, MERCURY VAPOR, OR
33 REGULAR INCANDESCENT LIGHT BULBS ARE NOT PERMITTED ON THE FRONTS OR
34 SIDES OF BUILDINGS FACING PUBLIC STREETS. LIGHT FIXTURES WITH EXPOSED
35 LOW-WATTAGE, DECORATIVE LIGHT BULBS ARE PERMITTED.

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

38 A. RECESSED DOWN LIGHTS THAT ARE INSTALLED IN A BOX-LIKE STRUCTURE.
39 THE FIXTURE MUST BE THE SAME LENGTH AS THE ARCHITECTURAL ELEMENT

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1 OR SIGN THAT IT LIGHTS. THE BOX MAY ALSO BE DESIGNED TO ANGLE THE
2 LIGHT TOWARDS A DISPLAY WINDOW OR ADJACENT WALL.

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

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

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

9 5. INTERNALLY LIT BOX SIGNS ARE NOT PERMITTED.

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

12 7. UNSHIELDED, SPECIALIZED SECURITY LIGHTING FIXTURES ARE NOT ALLOWED ON
13 THE FRONTS OF BUILDINGS. OTHER SHIELDED, ARCHITECTURALLY APPROPRIATE
14 FIXTURES ON THE FRONTS OF BUILDINGS THAT INCREASE PEDESTRIAN SECURITY
15 ARE ENCOURAGED.

16 8. SECURITY LIGHTING SHOULD BE PROVIDED, WHENEVER POSSIBLE, ALONG THE
17 SIDES OF BUILDINGS NOT FACING STREETS, IN THE REAR OF BUILDINGS, AND IN
18 ADJACENT LOADING AND PARKING AREAS. THIS LIGHTING MAY BE PROVIDED BY
19 SPECIALIZED SECURITY LIGHTING FIXTURES.

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

22 F. ANTENNAS AND ROOF MOUNTED EQUIPMENT

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

26 2. DESIGN STANDARDS FOR ANTENNAS ARE AS FOLLOWS:

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

28 B. HEIGHT IS MEASURED FROM THE ROOF OR THE GROUND TO THE TOP OF THE
29 ANTENNA.

30 C. APPROPRIATE SCREENING MUST BE PROVIDED TO PREVENT VISIBILITY FROM
31 ADJACENT PROPERTIES.

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

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1 G. ROOF DECKS

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

4 II. COMPLIANCE

5 AN APPROVED BUILDING PERMIT, WITH A “NOTICE TO PROCEED”, IS REQUIRED BEFORE
6 ANY PROPOSED EXTERIOR WORK PROCEEDS ON ANY BUILDING LOCATED WITHIN THE
7 ~~BOUNDARIES OF THIS PLAN~~ PROJECT AREA. AFTER THE APPLICATION FOR THE PERMIT IS
8 FILED, THE APPLICANT WILL WORK WITH THE DEPARTMENT OF PLANNING TO BEGIN THE
9 APPROVAL PROCESS. THE PROCESS WILL INVOLVE WORKING WITH CITY STAFF AND
10 REPRESENTATIVES OF THE ~~NEIGHBORHOOD~~ PROJECT AREA AND CIVIC ASSOCIATIONS. THE
11 PROCESS WILL REQUIRE FULFILLMENT OF THE URBAN RENEWAL, DHCD HOUSING,
12 BUILDING, AND ZONING CODE REGULATIONS BEFORE THE BUILDING PERMIT WITH THE
13 “NOTICE TO PROCEED” IS APPROVED BY THE CITY.

14 NO WORK, ALTERATIONS, OR IMPROVEMENTS MAY BE UNDERTAKEN THAT DO NOT
15 CONFORM WITH THE REQUIREMENTS OF THIS PLAN. HOWEVER, THE COMMISSIONER OF
16 THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT MAY WAIVE
17 COMPLIANCE WITH ONE OR MORE OF THESE STANDARDS IF THE COMMISSIONER
18 DETERMINES THAT THE WAIVER DOES NOT ADVERSELY AFFECT THE DESIGN GOALS
19 CONTAINED IN THIS PLAN.

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

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

24 I. GUIDELINES AND STANDARDS

25 SITE PLANS ARE REVIEWED BY THE CITY OF BALTIMORE’S SITE PLAN REVIEW
26 COMMITTEE, A COMMITTEE OF CITY AGENCIES CONVENED BY THE CITY’S DEPARTMENT
27 OF PLANNING. THE FOLLOWING GUIDELINES ARE TO BE USED BY THE COMMITTEE IN
28 ADDITION TO THE COMMITTEE’S GENERAL GUIDELINES.

29 A. GENERAL

- 30 1. IN COMMERCIAL PARTS OF THE ~~NEIGHBORHOOD~~ PROJECT AREA, SIDEWALKS
31 SHOULD BE AT LEAST 10 FEET IN CLEAR WIDTH TO ENCOURAGE PEDESTRIAN USE.
32 THE USE OF EVEN WIDER SIDEWALKS IN COMMERCIAL AREAS FOR OUTDOOR TABLE
33 SERVICE, AS ALLOWED BY THE ZONING CODE, IS ENCOURAGED.
- 34 2. VENDING MACHINES SET UP OUTSIDE OF BUILDINGS MUST BE LOCATED SO THEY
35 ARE NOT VISIBLE FROM PUBLIC STREETS.
- 36 3. NO NEW OUTDOOR PUBLIC PAY PHONES ARE PERMITTED. EXISTING, LEGALLY
37 ESTABLISHED OUTDOOR PUBLIC PAY PHONES MAY REMAIN.

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1 4. LOADING DOCKS AND SERVICE AREAS MUST BE LOCATED SO THEY DO NOT FACE
2 PUBLIC STREETS.

3 5. DUMPSTERS OR OTHER PRIVATE TRASH CONTAINERS MUST BE SCREENED BY A
4 MASONRY WALL OR A WOOD FENCE WITH OPAQUE GATES AT LEAST ~~SIX~~ 6 FEET IN
5 HEIGHT, DESIGNED TO BE COMPLEMENTARY TO THE BUILDING SERVED. ~~PROVIDE~~
6 ~~READY ACCESS FOR ALL TENANTS.~~ READY ACCESS TO DUMPSTERS FOR ALL
7 BUILDING OCCUPANTS MUST BE PROVIDED. THE DUMPSTERS OR TRASH
8 CONTAINERS MUST NOT BE LOCATED IN THE FRONT OR SIDES OF BUILDINGS FACING
9 PUBLIC STREETS.

10 6. BARBED OR RAZOR WIRE FENCING IS NOT ALLOWED ANYWHERE WITHIN THE
11 ~~DISTRICT~~ PROJECT AREA.

12 B. LANDSCAPING

13 THE FOLLOWING REGULATIONS ARE INCLUDED IN THIS ~~ORDINANCE~~ PLAN TO HELP TO
14 INCREASE THE AMOUNT AND QUALITY OF TREES AND LANDSCAPED GREEN SPACE
15 THROUGHOUT THE ~~NEIGHBORHOOD~~ PROJECT AREA:

16 1. WHEN BUILDINGS ARE SET BACK FROM THE PROPERTY LINES ALONG MAJOR
17 STREETS, THE LAND AREA BETWEEN THE EDGE OF THE SIDEWALK AND THE
18 BUILDING MUST BE WELL LANDSCAPED.

19 2. OTHER APPROPRIATE SIDEWALK LANDSCAPING MAY INCLUDE PLANTING IN
20 PROPERLY LOCATED CONTAINERS PROVIDED THAT THEY ARE MAINTAINED AND
21 REPLANTED SEASONALLY.

22 3. STREET TREES ARE A CRITICAL COMPONENT FOR SOFTENING AND CELEBRATING
23 THE ~~NEIGHBORHOOD'S~~ PROJECT AREA'S URBAN QUALITIES. WITH THE SAME TREE
24 SPECIES PLANTED AT RELATIVELY REGULAR INTERVALS ALONG BOTH SIDES OF THE
25 BLOCK, STREET TREES PROVIDE A CONTRAST TO THE HARD MATERIALS OF THE CITY
26 AND CREATE A PATTERN AND PRESENCE THAT ADDS A SENSE OF UNITY TO THE
27 STREET. FOR THESE REASONS, STREET TREES MUST BE INCLUDED ALONG ALL CITY
28 STREETS WHEREVER POSSIBLE.

29 THE HEALTH OF THE TREES AND CAREFUL PRUNING ARE ALSO CRITICAL ISSUES.
30 THE SELECTION OF THE SPECIES, THE SIZE OF THE TREE PITS, THE QUALITY OF THE
31 SOIL, AND THE PREVENTION OF COMPACTION OF THE TREE PIT SOIL ARE ESSENTIAL
32 FOR INSURING THAT TREES REMAIN HEALTHY. TREE PITS MUST BE A MINIMUM OF 4
33 FEET BY 6 FEET, OR 4 FEET BY 8 FEET IN SIZE IF POSSIBLE. IF SIDEWALKS ARE WIDE
34 ENOUGH, TREE PITS MAY BE WIDER THAN 4 FEET AND SET BACK FROM THE STREET
35 CURB. LOOSE SET COBBLESTONES MAY BE SET WITHIN THE TREE PIT TO HELP
36 PREVENT COMPACTION OF THE SOIL, ALLOW THE PENETRATION OF WATER, AND
37 PROVIDE A SURFACE FOR GETTING IN AND OUT OF CARS PARKED NEXT TO THE
38 CURB.

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

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- 1 5. CHAIN LINK FENCES ARE NOT ALLOWED ALONG EDGES OF BUILDING LOTS FACING
2 PUBLIC STREETS UNLESS THEY ARE BLACK COATED AND INCORPORATED WITHIN A
3 HEDGE. WOOD, PAINTED OR COATED ALUMINUM, CAST IRON, AND STEEL FENCES
4 ARE ACCEPTABLE.
- 5 6. METAL OR PLASTIC SLATS THREADED THROUGH CHAIN LINK FENCES OR FABRIC
6 ATTACHED TO CHAIN LINK FENCES ARE NOT ALLOWED.

7 C. PARKING LOTS

- 8 1. PARKING LOTS MAY NOT BE PLACED IN THE FRONT OF A BUILDING. THEY ARE,
9 HOWEVER, ACCEPTABLE ON THE SIDE OF A BUILDING PROVIDED THERE IS
10 ADEQUATE SCREENING SO THAT THE VIEW OF CARS IS SHIELDED FROM PUBLIC
11 STREETS.
- 12 2. THE EDGES OF THE PARKING LOT SCREENING SHOULD EXTEND OUT TO THE
13 SIDEWALK PROPERTY LINE TO MAINTAIN THE CONTINUOUS LINE OF BUILDING
14 FACES ALONG THE STREET.
- 15 3. ALL PARKING LOTS FACING PUBLIC STREETS MUST BE SCREENED ALONG THE
16 STREETS WITH WALLS, SCREEN FENCES, OR SCREENING LANDSCAPING.
 - 17 A. SOLID MASONRY OR WOOD WALLS THAT ARE USED TO SCREEN PARKING LOTS
18 ALONG PUBLIC STREETS MUST BE BETWEEN 2 FEET 6 INCHES AND 3 FEET 6
19 INCHES HIGH.
 - 20 B. FENCES THAT DO NOT COMPLETELY BLOCK VIEWS THAT ARE USED TO SCREEN
21 PARKING LOTS MUST BE A MINIMUM OF 4 FEET HIGH AND MAXIMUM OF 5 FEET
22 HIGH, WITH 20-40% OF THE FENCE BEING SOLID MATERIAL.
 - 23 C. HEDGES ARE ALLOWED FOR SCREENING PARKING LOTS, BUT THEY MUST HAVE
24 A BLACK COATED CHAIN LINK OR METAL PICKET FENCE BEHIND OR INSIDE
25 THEM. THE HEDGE MUST HIDE THE FENCE FROM THE PUBLIC SIDEWALK. THE
26 HEDGE MUST BE MAINTAINED AT A MINIMUM OF 2 FEET 6 INCHES AND AT A
27 MAXIMUM OF 3 FEET 6 INCHES HIGH.
- 28 4. CHAIN LINK FENCES ARE NOT ALLOWED ALONG EDGES OF PARKING LOTS FACING
29 PUBLIC STREETS UNLESS THEY ARE BLACK COATED AND INCORPORATED WITHIN A
30 HEDGE. WOOD, PAINTED ALUMINUM, CAST IRON, AND STEEL FENCES ARE
31 ACCEPTABLE.
- 32 5. CHAIN LINK FENCES ARE ALLOWED ALONG EDGES OF PARKING LOTS THAT DO NOT
33 FACE PUBLIC STREETS.
- 34 6. WHEEL BLOCKS OR CURBS SET BACK TO STOP FRONT TIRES MUST BE PROVIDED IN
35 PARKING LOTS TO PROTECT ADJACENT WALLS AND FENCES FROM DAMAGE.
- 36 7. A MINIMUM OF 20 FOOT CANDLES OF LIGHTING MUST BE PROVIDED FOR ALL
37 PARKING LOTS. THE LIGHTING MUST BE ORIENTED OR SHIELDED SO THAT
38 RESIDENCES ARE NOT DIRECTLY EXPOSED TO THE SOURCE OF THE GLARE.

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1 II. COMPLIANCE

2 AN APPROVED BUILDING PERMIT, WITH A “NOTICE TO PROCEED”, IS REQUIRED BEFORE
3 ANY PROPOSED EXTERIOR WORK PROCEEDS ON ANY BUILDING LOCATED WITHIN THE
4 ~~BOUNDARIES OF THIS PLAN~~ PROJECT AREA. AFTER THE APPLICATION FOR THE PERMIT IS
5 FILED, THE APPLICANT WILL WORK WITH THE DEPARTMENT OF PLANNING TO BEGIN THE
6 APPROVAL PROCESS. THE PROCESS WILL INVOLVE WORKING WITH CITY STAFF AND
7 REPRESENTATIVES OF THE NEIGHBORHOOD AND CIVIC ASSOCIATIONS. THE PROCESS WILL
8 REQUIRE FULFILLMENT OF THE URBAN RENEWAL, DHCD HOUSING, BUILDING, AND
9 ZONING CODE REGULATIONS BEFORE THE BUILDING PERMIT WITH THE “NOTICE TO
10 PROCEED” IS APPROVED BY THE CITY.

11 NO WORK, ALTERATIONS, OR IMPROVEMENTS MAY BE UNDERTAKEN THAT DO NOT
12 CONFORM WITH THE REQUIREMENTS OF THIS PLAN. HOWEVER, THE COMMISSIONER OF
13 THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT MAY WAIVE
14 COMPLIANCE WITH ONE OR MORE OF THESE STANDARDS IF THE COMMISSIONER
15 DETERMINES THAT THE WAIVER DOES NOT ADVERSELY AFFECT THE DESIGN GOALS
16 CONTAINED IN THIS PLAN.

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

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

21 MAINTENANCE STANDARDS FOR PRIVATE PROPERTIES SHALL BE CONSISTENT WITH
22 BALTIMORE CITY BUILDING, FIRE, AND RELATED CODES PROVISIONS.

23 ~~I. PROVISIONS~~

24 ~~A. JUSTIFICATION~~

25 ~~THESE MAINTENANCE GOALS AND STANDARDS WILL BE USED BY THE DEPARTMENT OF~~
26 ~~HOUSING AND COMMUNITY DEVELOPMENT TO REDUCE AND PREVENT THE~~
27 ~~RECURRENCE OF DETERIORATED CONDITIONS WITHIN THE DISTRICT. THESE~~
28 ~~STANDARDS APPLY TO ALL LAND USE CATEGORIES. THESE MAINTENANCE STANDARDS~~
29 ~~INCLUDE EXISTING MAINTENANCE STANDARDS THAT ARE IN THE CODES AND~~
30 ~~ORDINANCES OF THE CITY OF BALTIMORE AND ADDITIONAL HIGHER STANDARDS THAT~~
31 ~~ARE ESTABLISHED AS PART OF THIS ORDINANCE.~~

32 ~~B. STANDARDS FOR THE MAINTENANCE OF OCCUPIED STRUCTURES~~

33 ~~1. BUSINESSES AND RESIDENTS MUST KEEP THEIR PROPERTIES FREE OF TRASH.~~

34 ~~2. SUPPORT MECHANISMS FOR SIGNS AND EXTERIOR ELECTRICAL, PLUMBING, AND~~
35 ~~MECHANICAL EQUIPMENT MUST BE KEPT IN GOOD REPAIR.~~

36 ~~3. ALL WINDOWS MUST BE TIGHT FITTING AND HAVE SASH OF PROPER SIZE AND~~
37 ~~DESIGN. SASH WITH ROTTEN WOOD, BROKEN JOINTS, OR LOOSE MULLIONS OR~~
38 ~~MUNTINS MUST BE REPLACED. ALL BROKEN AND MISSING WINDOWS AND GLASS~~

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1 ~~BLOCK MUST BE REPLACED WITH GLASS, REPLICATING THE ORIGINAL. ALL~~
2 ~~EXPOSED WOOD MUST BE REPAIRED OR PAINTED.~~

3 ~~4. ALL TRASH MUST BE PLACED IN COVERED RECEPTACLES.~~

4 ~~5. PROPERTIES WITH FLAKING PAINT MUST BE REPAINTED OR REPAIRED WITHIN 30~~
5 ~~DAYS OF BEING CITED.~~

6 ~~6. GRAFFITI MUST BE REMOVED WITHIN 60 DAYS OF BEING CITED.~~

7 ~~7. ALL FENCES AND BARRIERS MUST BE MAINTAINED ON A REGULAR BASIS. OWNERS~~
8 ~~MUST REPAIR OR REMOVE DAMAGED FENCES WITHIN 90 DAYS. LANDSCAPE~~
9 ~~BARRIERS MUST BE TRIMMED ON A REGULAR BASIS, AND DEAD OR DAMAGED~~
10 ~~SHRUBBERY MUST BE REPLACED AS NEEDED.~~

11 ~~8. DEFECTIVE STRUCTURAL AND DECORATIVE ELEMENTS ON BUILDING WALLS THAT~~
12 ~~FACE PRIMARY AND SIDE STREETS MUST BE REPAIRED IN KIND SO THAT THEY~~
13 ~~CLOSELY RESEMBLE THE ORIGINAL MATERIALS AND DESIGN OF THE BUILDING.~~
14 ~~DAMAGED, SAGGING, OR OTHERWISE DETERIORATED STOREFRONTS, SHOW~~
15 ~~WINDOWS, OR ENTRANCES MUST BE REPAIRED OR REPLACED.~~

16 ~~9. CORNICES AND WINDOWS ABOVE THE FIRST FLOOR MUST BE KEPT STRUCTURALLY~~
17 ~~SOUND AND IN GOOD CONDITION. WOOD THAT IS ROTTEN OR WEAK MUST BE~~
18 ~~REPAIRED OR REPLACED IN A WAY THAT MATCHES THE ORIGINAL DESIGN AND~~
19 ~~CONSTRUCTION AS CLOSELY AS POSSIBLE. ALL EXPOSED WOOD MUST BE PAINTED~~
20 ~~OR STAINED OR PROTECTED THROUGH OTHER ACCEPTABLE METHODS.~~

21 ~~10. UNUSED ELEMENTS ON THE FRONT OF A BUILDING, SUCH AS ABANDONED SIGN~~
22 ~~BRACKETS, UNUSED MECHANICAL EQUIPMENT, OR EMPTY ELECTRICAL CONDUITS,~~
23 ~~MUST BE REMOVED.~~

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

25 ~~12. REAR WALLS MUST BE PAINTED OR STUCCOED TO COVER UP EXISTING PATCHED~~
26 ~~AND IN-FILLED AREAS.~~

27 ~~13. CHIMNEYS, ELEVATOR HOUSING, AND OTHER ROOF-TOP STRUCTURES MUST BE~~
28 ~~KEPT CLEAN AND REPAIRED. ROOFS MUST BE KEPT CLEAN AND FREE OF TRASH~~
29 ~~AND DEBRIS.~~

30 C. ~~STANDARDS FOR THE MAINTENANCE OF VACANT STRUCTURES AND PROPERTIES~~

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

33 ~~2. ALL WINDOWS MUST BE TIGHT FITTING AND HAVE SASH OF PROPER SIZE AND~~
34 ~~DESIGN. SASHES WITH ROTTEN WOOD, BROKEN JOINTS, OR LOOSE MULLIONS OR~~
35 ~~MUNTINS MUST BE REPLACED. ALL BROKEN AND MISSING WINDOWS AND GLASS~~
36 ~~BLOCK MUST BE REPLACED WITH GLASS OR APPROVED PLASTIC GLAZING. ALL~~
37 ~~EXPOSED WOOD MUST BE REPAIRED OR PAINTED.~~

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1 ~~3. BROKEN WINDOWS OR OTHER FORMS OF VANDALISM MUST BE REPAIRED WITHIN A~~
2 ~~5-DAY PERIOD.~~

3 ~~4. TRASH MUST BE REMOVED ON A WEEKLY BASIS AND MUST BE KEPT IN A SECURED~~
4 ~~RECEPTACLE.~~

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

6 ~~6. BUILDINGS MUST BE MAINTAINED TO GIVE THE APPEARANCE THAT THEY ARE~~
7 ~~OCCUPIED.~~

8 ~~H. COMPLIANCE~~

9 ~~A. THESE MAINTENANCE STANDARDS ARE ENFORCED BY THE DEPARTMENT OF HOUSING~~
10 ~~AND COMMUNITY DEVELOPMENT. COMPLAINTS ABOUT VIOLATIONS OF THESE~~
11 ~~STANDARDS MAY BE MADE TO THE DEPARTMENT BY ANY INDIVIDUAL OR~~
12 ~~ORGANIZATION.~~

13 ~~B. STRUCTURAL REPAIRS MUST BE MADE WITHIN 60 DAYS FROM THE RECEIPT OF A~~
14 ~~VIOLATION NOTICE FROM THE DEPARTMENT OF HOUSING AND COMMUNITY~~
15 ~~DEVELOPMENT.~~

16 ~~C. ALL MAINTENANCE AND NON-STRUCTURAL REPAIRS MUST BE MADE WITHIN 45 DAYS~~
17 ~~FROM THE RECEIPT OF A VIOLATION NOTICE FROM THE DEPARTMENT OF HOUSING AND~~
18 ~~COMMUNITY DEVELOPMENT.~~

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

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

25 (14) The revisions shown in the amended Urban Renewal Plan on Exhibit 1, "Land Use
26 Plan", dated as revised May 15, 2006, Exhibit 4, "Zoning Districts", dated as revised
27 May 15, 2006, the new Exhibit 5, "Contributing Structures", dated as revised
28 August 10, 2006, and the new Exhibit 6, "Proposed Landmark Structures", dated as
29 revised August 10, 2006, are approved.

30 (15) In the Plan, insert new Appendix E to read as follows:

31 **APPENDIX E: DESIGN GUIDELINES AND STANDARDS FOR NEW CONSTRUCTION**

32 DESIGN STANDARDS FOR NEW CONSTRUCTION WITHIN THE PROJECT AREA ARE INTENDED TO
33 ADDRESS AND SUPPORT THE PLAN OBJECTIVES AND GOALS AS STATED IN SECTION A.2. OF THIS
34 PLAN. SINCE THE PROJECT AREA CURRENTLY CONSISTS OF STRUCTURES ERECTED BETWEEN THE
35 19TH CENTURY AND THE PRESENT AND IN A VARIETY OF ARCHITECTURAL STYLES, PLANNED NEW
36 CONSTRUCTION SHOULD EMPHASIZE SUCH FACTORS AS COMPATIBILITY OF SCALE, MASSING,
37 MATERIALS, ORIENTATION, AND PLACEMENT ON THE PROPERTY BOTH WITHIN THE OVERALL

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1 PROJECT AREA AND IN THE PARTICULAR BLOCK FACE WITHIN WHICH THE NEW CONSTRUCTION IS
2 TO BE LOCATED, AND NOT DUPLICATE A PARTICULAR STYLE OR PERIOD OF DESIGN.

3 THE CHARLES/NORTH REVITALIZATION AREA IS TO BE RECOGNIZED AS AN URBAN AREA, WITH
4 THE NEED TO SUSTAIN AND ENHANCE THE URBAN FABRIC BEING OF GREAT SIGNIFICANCE.
5 OVERRIDING OBJECTIVES SHOULD BE TO CONSTRUCT NEW STRUCTURES THAT ADD TO, AND NOT
6 DETRACT FROM, THE RICH ARCHITECTURAL CHARACTER OF THE PROJECT AREA, ENHANCE THE
7 OVERALL URBAN ATMOSPHERE OF THE PROJECT AREA, AND PRESENT PEDESTRIAN FRIENDLY,
8 AESTHETICALLY PLEASING, AND FUNCTIONALLY APPROPRIATE STRUCTURES.

9 THE FOLLOWING ENUMERATES SPECIFIC MINIMAL GUIDELINES THAT SHOULD BE ADHERED TO
10 WHEN INTRODUCING NEW CONSTRUCTION IN THE PROJECT AREA:

- 11 • PROPOSED CONSTRUCTION SHOULD BE COMPATIBLE WITH ITS IMMEDIATE BUILT ENVIRONS
12 AND BE SENSITIVE TO PRESENTING APPROPRIATE MASS, SCALE, HEIGHT, AND MATERIALS
13 FOR ITS LOCATION.
- 14 • STRUCTURES LESS THAN 30 FEET IN HEIGHT ARE DISCOURAGED IN BLOCKS THAT HAVE A
15 PREDOMINANCE OF TALLER STRUCTURES, WITH THE EXCEPTION OF PROPERTIES FRONTING
16 HOWARD STREET. STRUCTURES PROPOSED AS INFILL WITHIN MID-BLOCK AREAS SHOULD
17 MATCH OR EXCEED EXISTING HEIGHTS OF ADJACENT STRUCTURES; E.G., SINGLE-STORY
18 STRUCTURES SHOULD NOT BE INTRODUCED IN BLOCKS CONTAINING 3-STORY STRUCTURES,
19 SO AS TO RETAIN THE ARCHITECTURAL INTEGRITY OF A PARTICULAR BLOCK FACE.
- 20 • NEW CONSTRUCTION SHOULD RECOGNIZE THE PREDOMINANT CHARACTER OF THE
21 PROJECT AREA AS A MIXED-USE URBAN NEIGHBORHOOD. AUTO ORIENTED LAND USES
22 AND THEIR RELATED STRUCTURES SHOULD PREFERABLY BE LOCATED ALONG HOWARD
23 STREET, TO TAKE ADVANTAGE OF GREATER ARCHITECTURAL FLEXIBILITY AND SITING
24 THAT ALREADY EXISTS.
- 25 • CURB CUTS FOR VEHICULAR ENTRANCES/EXITS AND SERVICE ACCESS SHOULD BE
26 RESTRICTED SO AS TO PRESERVE A PEDESTRIAN FRIENDLY STREET ENVIRONMENT AND
27 SHOULD BE PROHIBITED IN PREDOMINANTLY RESIDENTIAL BLOCKS. ALLEY AND SIDE
28 STREET VEHICULAR ACCESS SHOULD BE ENCOURAGED TO THE MAXIMUM EXTENT.
- 29 • IMPORTANT VIEW LINES OR CORRIDORS TO SIGNIFICANT STRUCTURES OR FEATURES (E.G.,
30 PENNSYLVANIA STATION, LOVELY LANE CHURCH, ETC.) SHOULD BE PRESERVED AND
31 ENHANCED WHERE POSSIBLE.
- 32 • LANDSCAPING OF UNBUILT PORTIONS OF SITES BY PLANT MATERIALS, TREES, DECORATIVE
33 WALLS AND FENCES, AND/OR PAVING IS TO BE INSTALLED AND PROPERLY MAINTAINED AT
34 ALL TIMES, IN ORDER TO PROMOTE AN AESTHETICALLY ENHANCED NEIGHBORHOOD
35 CONDITION. STREET TREES SHOULD BE PLANTED IN ALL PUBLIC WALKWAYS ON PRINCIPAL
36 AND SIDE STREETS, IN 4 FEET X 6 FEET OR 4 FEET X 8 FEET TREE PITS, AT 30 FEET ON
37 CENTER WHERE POSSIBLE, TO PROMOTE THE GREENING OF THE NEIGHBORHOOD.
- 38 • NEW STRUCTURES SHOULD PROVIDE AN APPEARANCE OF PEDESTRIAN FRIENDLINESS WITH
39 FENESTRATION, FACADE ARTICULATION, LIGHTING, LANDSCAPING, AND OTHER ELEMENTS.
40 LARGE AREAS OF BLANK WALL SURFACES OR UNARTICULATED BUILDING MASSING ARE TO
41 BE AVOIDED.

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- 1 • COMMERCIAL STOREFRONTS ARE IMPORTANT STREET LEVEL ELEMENTS IN A MIXED-USE
2 AREA, PROVIDING OPPORTUNITY TO ADD LIGHTING FOR PEDESTRIAN SECURITY AND AN
3 INVITATION TO PATRONIZE ESTABLISHMENTS AND TO PROMOTE THE AREA CHARACTER AS
4 PEDESTRIAN FRIENDLY AND AS AN ARTS AND ENTERTAINMENT ORIENTED DISTRICT.

- 5 • THE INCLUSION OF PUBLIC ARTWORK IS STRONGLY ENCOURAGED IN NEW CONSTRUCTION
6 SITES, TO SUPPORT THE OVERALL ATTRACTIVENESS AND DISTINCTION OF THE PROJECT
7 AREA AND THE DESIGNATION OF THE STATION NORTH ARTS AND ENTERTAINMENT
8 DISTRICT AREA.

- 9 • MATERIALS TO BE USED SHOULD PRESENT AN APPEARANCE OF PERMANENCE AND AN
10 APPROPRIATE LEVEL OF FINISH. UNPAINTED CONCRETE MASONRY UNITS, OVERSIZE BRICK,
11 ETC., ARE TO BE DISCOURAGED UNLESS PARTICULARLY APPROPRIATE TO THE PROPOSED
12 DESIGN. USES OF INDUSTRIAL TYPE FENCING, SUCH AS CHAIN LINK, ARE STRONGLY
13 DISCOURAGED UNLESS PLACED WITHIN OR SCREENED BY PLANT HEDGING ALONG MINOR
14 STREETS AND ARE PROHIBITED ON MAJOR STREET FRONTAGES.

- 15 • ALL SERVICE AND EXTERIOR STORAGE AREAS MUST BE CONTAINED ON SITE AND
16 PROPERLY SCREENED FROM GRADE LEVEL VIEW FROM ANY PUBLIC WAY AND FROM
17 AERIAL VIEW FROM ANY ADJOINING RESIDENTIAL STRUCTURES.

- 18 • SURFACE PARKING LOTS, EXCEPT THOSE SERVING AUTO-ORIENTED SERVICE FACILITIES,
19 ARE PROHIBITED ON MAJOR STREETS AND MUST BE PROPERLY SCREENED BY WALLS,
20 FENCES, AND/OR LANDSCAPING ON ALL OTHER STREETS. SCREENING MUST BE A MINIMUM
21 OF 3 FEET IN HEIGHT AND A MAXIMUM OF 4 FEET IN HEIGHT AND SHALL BE ADEQUATELY
22 LIGHTED AT NIGHT TO PROVIDE A GENERAL SENSE OF SECURITY. LIGHTING MUST NOT
23 PRODUCE GLARE AFFECTING SURROUNDING USES. NEW CONSTRUCTION PROJECTS SHOULD
24 INCLUDE STRUCTURED, ENCLOSED PARKING WHEREVER FEASIBLE AND SHOULD ALLOW
25 FOR RETAIL, COMMERCIAL, OR RESIDENTIAL USE AT GRADE LEVEL FRONTING PRINCIPAL
26 STREETS.

- 27 • NEW CONSTRUCTION AT MID-BLOCK LOCATIONS SHOULD BE POSITIONED ON THE SITE SO
28 AS TO BE COMPATIBLE WITH ADJOINING STRUCTURES AND AVOID PRESENTING A “GAPPED
29 TOOTH” APPEARANCE TO THE BLOCK FACADE. MID-BLOCK SETBACKS FROM FRONT
30 PROPERTY LINES ARE STRONGLY DISCOURAGED.

- 31 • SIGNAGE ON BUILDINGS OR SITES IS LIMITED TO IDENTIFYING AND/OR ADVERTISING
32 FACILITIES OR ESTABLISHMENTS LOCATED ON THE SITE AND IS PROHIBITED FROM
33 ADVERTISING OFF-SITE USES, FACILITIES, OCCUPANCIES, OR CONTACT NUMBERS, EXCEPT
34 FOR TEMPORARY INFORMATION REGARDING SALE OR LEASE OF THE PREMISES. NO NEW
35 BILLBOARDS ARE ALLOWED ON NEW CONSTRUCTION SITES.

- 36 • SIGNAGE FOR ESTABLISHMENTS AND FACILITIES OPEN TO PUBLIC USE ARE STRONGLY
37 ENCOURAGED TO INCLUDE APPROPRIATE IDENTIFICATION AND INFORMATION IN THE
38 ENGLISH LANGUAGE IN ADDITION TO ANY NON-ENGLISH LANGUAGE SIGNAGE, SO AS TO
39 AVOID THE INTERPRETATION OF EXCLUSIVITY TO THOSE FACILITIES INTENDED FOR PUBLIC
40 PATRONAGE.

- 41 • APPROPRIATE ILLUMINATION OF PROPERTIES AND PUBLIC FOOTWAYS IS ENCOURAGED TO
42 PROVIDE ATTRACTIVE, SECURE, AND AESTHETICALLY PLEASING ENVIRONMENTAL
43 CONDITIONS IN THE AREA. DESIGNS OF LIGHTING FIXTURES AND ELEMENTS SHOULD TAKE

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1 INTO CONSIDERATION AVOIDANCE OF GLARE, THE PROPER LEVEL OF ILLUMINATION, AND
2 THE USE OF LIGHTING AND FIXTURES TO PROMOTE AREA INTEREST AND CHARACTER.
3 LIGHTING OF AN ENTIRE STRUCTURE’S FACADE, UNLESS INSTITUTIONAL, PUBLIC, OR
4 MONUMENTAL, IS DISCOURAGED.

- 5 • PUBLIC FOOTWAYS ABUTTING NEW CONSTRUCTION SITES MUST BE PROVIDED WITH NEW
6 PAVING AND STREETSCAPING FROM FRONT AND/OR SIDE PROPERTY LINE TO CURB SO AS TO
7 PROVIDE A FINISHED, UNIFORM APPEARANCE AND TO AVOID A PATCHWORK APPEARANCE.

8 ALL NEW CONSTRUCTION PROJECTS WITHIN THE PROJECT AREA MAY BE SUBJECT TO REVIEW BY
9 THE URBAN DESIGN AND ARCHITECTURAL REVIEW PANEL (UDARP), AS WELL AS OTHER
10 ADVISORY COMMITTEES OR GROUPS AS MAY BE DEEMED IMPORTANT TO REVIEW THE PROJECT,
11 UNLESS SPECIFICALLY WAIVED FROM SUCH REVIEW BY THE DEPARTMENT OF PLANNING.

12 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for
13 Charles/North Revitalization Area, as amended by this Ordinance and identified as “Urban
14 Renewal Plan, Charles/North Revitalization Area, revised to include Amendment 6, dated
15 January 23, 2006”, is approved. The Department of Planning shall file a copy of the amended
16 Urban Renewal Plan with the Department of Legislative Reference as a permanent public record,
17 available for public inspection and information.

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

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

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

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

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

President, Baltimore City Council

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

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City