

TEXT AMENDMENTS TO COUNCIL BILL 12-152

DESIGN STANDARDS

(1st Reader Copy)

Proposed by: Planning

{To be offered to the Land Use and Transportation Committee}

Amendment No. 1 {Purpose Clause}

On page 1, in lines 14 and 15, strike “establishing design standards for development in various districts;”.

Amendment No. 2 {§ 2-202: Code Application}

On page 66, after line 31, insert:

“(C) REQUIRED CONFORMANCE WITH DESIGN MANUAL.

FAILURE TO COMPLY WITH THE BALTIMORE CITY DESIGN MANUAL IS A VIOLATION OF THIS CODE.”;

and, on page 66, in line 32, and on page 67, in line 1 and in line 5, strike “(C)”, “(D)”, and “(E)”, respectively, and substitute “(D)”, “(E)”, and “(F)”, respectively.

Amendment No. 3 {§ 3-203: Planning Comm’n}

On page 74, after line 13, insert:

“(3) TO DEVELOP AND REVISE FROM TIME TO TIME A DESIGN MANUAL (TITLE 4, SUBTITLE 4);”;

and, in line 14, line 16, line 21, and line 24, strike “(3)”, “(4)”, “(5)”, and “(6)”, respectively, and substitute “(4)”, “(5)”, “(6)”, and “(7)”, respectively.

Amendment No. 4 {§ 3-204: Planning Director}

On page 75, in line 2, after “SUBTITLE 4”, insert “DESIGN MANUAL”; and, in line 4, strike “§ 4-406” and substitute “§ 4-409”; and, in line 5, after “THIS CODE”, insert “THE DESIGN MANUAL,”; and, in line 14, strike “AREAS” and substitute “AREA”.

Amendment No. 5 {Title 4, Subtitle 4: Design Review}

On page 80, in line 15, strike “BY” and substitute “UNDER”; and, after line 15, insert:

§ 4-402. COMMISSION TO DEVELOP MANUAL.

THE PLANNING COMMISSION MUST DEVELOP AND MAY REVISE FROM TIME TO TIME A DESIGN MANUAL THAT SETS FORTH REQUIRED DESIGN STANDARDS IN ACCORDANCE WITH THE GOALS AND OBJECTIVES SET FORTH IN THIS SUBTITLE.

§ 4-403. GOALS.

THE GOALS GOVERNING DEVELOPMENT OF THE DESIGN MANUAL ARE:

- (1) TO ENHANCE THE QUALITY OF THE CITY’S BUILT ENVIRONMENT, ARCHITECTURAL CHARACTER, AND SENSE OF PLACE;
- (2) TO FOSTER ECONOMIC VITALITY OF THE CITY’S NEIGHBORHOODS AND COMMERCIAL DISTRICTS;
- (3) TO ENHANCE THE OVERALL URBAN DESIGN OF BALTIMORE’S NEIGHBORHOODS; AND
- (4) TO ENHANCE THE QUALITY OF LIFE OF CITY RESIDENTS WITH DEVELOPMENT THAT IS SENSITIVE TO ITS CONTEXT AND ADJACENCIES IN THE PUBLIC REALM.

§ 4-404. OBJECTIVES.

THE OBJECTIVES GOVERNING DEVELOPMENT OF THE DESIGN MANUAL ARE:

- (1) TO PROVIDE CLEAR GUIDANCE FOR THE DESIGN OF RESIDENTIAL, COMMERCIAL, AND MIXED USE DEVELOPMENT THROUGHOUT THE CITY;
- (2) TO FACILITATE THE PROCESS FOR DESIGN REVIEW AND APPROVAL OF STRUCTURES WITHIN THE CITY’S DEVELOPMENT REVIEW PROCESS;

(3) TO ENSURE THAT THE PUBLIC REALM IS AS THOROUGHLY CONSIDERED AND ARTICULATED AS PRINCIPAL STRUCTURES;

(4) TO ARTICULATE SPATIAL RELATIONSHIPS, PROVIDE IMAGE, DEVELOP SENSE OF PLACE, AND IMPROVE THE AESTHETICS OF THE BUILT ENVIRONMENT; AND

(5) TO PROVIDE FLEXIBILITY AND ENCOURAGE CREATIVE SOLUTIONS TO MEET THE INTENTS AND PURPOSES OF THE DESIGN MANUAL.”;

and, beginning on page 80, in line 16, through page 82, in line 15, renumber §§ “4-402” through “4-407”, respectively, to be §§ “4-405” through “4-410”, respectively; and, on page 81, in line 8, strike “§ 4-402” and substitute “§ 4-405”.

Amendment No. 5 {§ 8-101 et al.: Purpose}

On pages 135, 139, 154, and 167, in line 4 of each of these pages, in each instance, after “USE REGULATIONS”, strike the comma and substitute “AND THE”; and, on the same pages, in lines 4 and 5, in each instance, strike “, AND DESIGN STANDARDS”; and, on page 175, in line 5, strike “DESIGN STANDARDS.”.

Amendment No. 6 {Deleting T8/S5}

On page 137, in line 1, strike “DESIGN STANDARDS” and substitute “{RESERVED}”; and, on the same page, strike lines 2 through 31, in their entireties.

{DLR REMINDER TO PLANNING: Be sure to delete from the Bill all of the Figures that died with this and all later deleted Subtitles 5.}

Amendment No. 7 {Other Applicable Standards}

On page 138, after line 9, insert:

“§ 8-605. DESIGN STANDARDS.

ALL DEVELOPMENTS OF THE TYPE DESCRIBED IN § 4-405 {“DESIGN REVIEW: APPLICABILITY”} OF THIS CODE MUST COMPLY WITH THE APPLICABLE DESIGN STANDARDS REQUIRED BY THE BALTIMORE CITY DESIGN MANUAL.”;

and, on the same page, in line 10, line 13, and line 15, strike “§ 8-605”, “§ 8-606”, and “§ 8-607”, respectively, and substitute “§ 8-606”, “§ 8-607”, and “§ 8-608”, respectively.

Amendment No. 8 {Deleting T9/S5&6}

On page 142, in line 1, strike “**DESIGN STANDARDS**” and substitute “**{RESERVED}**”; and, on the same page, strike lines 2 through 35, in their entirety; and strike beginning with “(2)” in line 1 on page 143 through the period at the end of line 31 on page 149; and, on page 150, in line 1, strike “**MULTI-FAMILY DESIGN STANDARDS**” and substitute “**{RESERVED}**”; and, on the same page, strike lines 2 through 34, in their entirety; and, on page 151, strike lines 1 through 9, in their entirety.

Amendment No. 9 {Other Applicable Standards}

On page 152, after line 27, insert:

“§ 9-705. DESIGN STANDARDS.

ALL DEVELOPMENTS OF THE TYPE DESCRIBED IN § 4-405 {“DESIGN REVIEW: APPLICABILITY”} OF THIS CODE MUST COMPLY WITH THE APPLICABLE DESIGN STANDARDS REQUIRED BY THE BALTIMORE CITY DESIGN MANUAL.”;

and, on the same page, in line 28, and on page 153, in line 1 and in line 3, strike “§ 9-705”, “§ 9-706”, and “§ 9-707”, respectively, and substitute “§ 9-706”, “§ 9-707”, and “§ 9-708”, respectively.

Amendment No. 10 {District Descriptions - C-5 Subdistrict}

On page 156, in line 24, before “STANDARDS”, strike “DESIGN” and substitute “VARIED HEIGHT AND BULK”; and, on page 156, in lines 28 and 34, and on page 157, in lines 7, 19, 27, 32, and 37, in each instance, before “STANDARDS”, insert “THESE”; and, on page 156, in lines 28 and 35, and, on page 157, in lines 7, 19, 32, and 37, in each instance, strike “THE DESIGN OF”; and, on page 157, in line 27, strike “THE DESIGN AND HEIGHT OF”.

Amendment No. 11 {Design Standards - C-5 District}

On page 158, in line 19, after “**DESIGN STANDARDS**”, insert “**FOR C-5 DISTRICT**”; and strike beginning with “§ 10-501” in line 20 on page 158 through the period at the end of line 30 on page 165, and substitute:

“§ 10-501. HARBOR PROMENADE.

WITHIN CERTAIN AREAS OF THE C-5-DC, C-5-IH, AND C-5-DE SUBDISTRICTS, A HARBOR PROMENADE IS REQUIRED. (THE APPLICABLE AREAS ARE SHOWN ON THE ZONING MAP FOR THE WATERFRONT OVERLAY ZONING DISTRICT.) NEW DEVELOPMENT IN THESE AREAS MUST COMPLY WITH TITLE 12, SUBTITLE 9 {“WATERFRONT OVERLAY ZONING DISTRICT”} OF THIS CODE.

§ 10-502. OPEN SPACE PLAZAS.

(A) PERMITTED IN C-5 DISTRICT.

PUBLIC OPEN SPACE PLAZAS ARE PERMITTED WITHIN THE C-5 DISTRICT.

(B) DESIGN REQUIREMENTS.

(1) OPEN SPACE PLAZAS MUST COMPLY WITH THE FOLLOWING DESIGN REQUIREMENTS.

(2) PLAZAS MUST BE DESIGNED TO BE ACCESSIBLE FROM ADJOINING BUILDINGS AND FOR GENERALLY UNOBSTRUCTED PEDESTRIAN CIRCULATION THROUGHOUT THE PLAZA.

(3) VISIBILITY INTO THE PLAZA MAY NOT BE ENTIRELY BLOCKED BY STRUCTURES.

§ 10-503. PARKING AND ACCESS.

(A) DISTRICT EXEMPT FROM PARKING REQUIREMENTS.

THE C-5 DISTRICT IS EXEMPT FROM THE PARKING REQUIREMENTS OF THIS CODE.

(B) NEW CURB CUTS.

NEW CURB CUTS ARE PROHIBITED ON PRIMARY STREETS.

(C) ALONG PRATT STREET.

ALONG PRATT STREET:

(1) PARKING GARAGES AS PRINCIPAL USES ARE PROHIBITED;

(2) VEHICLE ENTRIES TO PARKING GARAGES ARE PROHIBITED; AND

(3) ALL PARKING GARAGES MUST BE FACED WITH ACTIVE GROUND-FLOOR USES, WHETHER RESIDENTIAL OR NON-RESIDENTIAL.

§ 10-504. VIEW PROTECTION.

(A) SKYWAYS, STREET BRIDGES PROHIBITED.

EXCEPT AS PROVIDED IN SUBSECTION (B) OF THIS SECTION, SKYWAYS AND STREET BRIDGES ARE PROHIBITED IN THE C-5 DISTRICT.

(B) EXCEPTION FOR HOSPITAL USES

FOR HOSPITAL USES, A SKYWAY OR STREET BRIDGE IS ALLOWED, SUBJECT TO CONDITIONAL USE APPROVAL FROM THE BOARD OF MUNICIPAL AND ZONING APPEALS.”.

Amendment No. 12 {Other Applicable Standards}

On page 166, after line 9, insert:

“§ 10-605. DESIGN STANDARDS.

ALL DEVELOPMENTS OF THE TYPE DESCRIBED IN § 4-405 {“DESIGN REVIEW: APPLICABILITY”} OF THIS CODE MUST COMPLY WITH THE APPLICABLE DESIGN STANDARDS REQUIRED BY THE BALTIMORE CITY DESIGN MANUAL.”;

and, on the same page, in line 10, in line 13, and in line 15, strike “§ 10-605”, “§ 10-606”, and “§ 10-607”, respectively, and substitute “§ 10-606”, “§ 10-607”, and “§ 10-608”, respectively.

Amendment No. 13 {Deleting T11/S5}

On page 169, in line 26, strike “DESIGN STANDARDS” and substitute “***RESERVED***”; and, on the same page, strike lines 27 through 30, in their entireties; and strike beginning with “(B)” in line 1 on page 170 through the period at the end of line 30 on page 173.

Amendment No. 14 {Other Applicable Standards}

On page 174, after line 12, insert:

“§ 11-605. DESIGN STANDARDS.

ALL DEVELOPMENTS OF THE TYPE DESCRIBED IN § 4-405 {“DESIGN REVIEW: APPLICABILITY”} OF THIS CODE MUST COMPLY WITH THE APPLICABLE DESIGN STANDARDS REQUIRED BY THE BALTIMORE CITY DESIGN MANUAL.”;

and, on the same page, in line 13, in line 16, and in line 18, strike “§ 11-605”, “§ 11-606”, and “§ 11-607”, respectively, and substitute “§ 11-606”, “§ 11-607”, and “§ 11-608”, respectively.

Amendment No. 15 {Other Applicable Standards}

On each of pages 178 and 181, after line 10, and on page 184, after line 27, and on page 188, after line 3, in each instance, insert:

“(E) DESIGN STANDARDS.

ALL DEVELOPMENTS OF THE TYPE DESCRIBED IN § 4-405 {“DESIGN REVIEW: APPLICABILITY”} OF THIS CODE MUST COMPLY WITH THE APPLICABLE DESIGN STANDARDS REQUIRED BY THE BALTIMORE CITY DESIGN MANUAL.”;

and, on the same pages delete the ensuing subsection designators “(E)”, “(F)”, and “(G)”, and substitute “(F)”, “(G)”, and “(H)”, respectively.

Amendment No. 16 {Delete § 12-404: Design Standards}

On page 179, in line 13, strike “DESIGN STANDARDS” and substitute “***RESERVED***”; and, on the same page, strike lines 14 through 38, in their entirety; and, on page 180, strike lines 1 through 5, in their entirety; and, on page 180, at the start of line 8, insert the paragraph designator “(1)”; and, on the same page, after line 9, insert:

“(2) FOR ALL COMMERCIAL AND MIXED-USE STRUCTURES, PARKING IS PROHIBITED IN FRONT OF THE FRONT BUILDING LINE.”.

Amendment No. 17 {Sign Limitations - Rowhouse Mixed-Use Overlay}

On page 195, strike lines 15 through 29, in their entirety; and, in line 30, strike “(VI)” and substitute “(II)”.

Amendment No. 18 {Sign Limitations - Detached Dwelling Mixed-Use Overlay}

On page 197, strike lines 7 through 15, in their entireties.