

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 21-0023

Introduced by: Councilmember Glover
Introduced and read first time: January 25, 2021
Assigned to: Economic and Community Development Committee

Committee Report: Favorable with amendments
Council action: Adopted
Read second time: May 17, 2021

AN ORDINANCE CONCERNING

**Urban Renewal – Middle East –
Amendment 14**

1
2
3 FOR the purpose of amending the Urban Renewal Plan for Middle East to modify certain land
4 uses allowed in the Plan, to correct, clarify, and conform certain provisions and references in
5 the Plan to those in the current Baltimore City Zoning Code, to replace Appendix B with new
6 Appendix B, to delete Appendix E in its entirety, to remove certain properties from the lists
7 in Appendices A, C, and D and to remove certain other properties located within the Renewal
8 Area; to replace the exhibits with new exhibits to reflect the changes in the Plan, and to
9 modify the boundaries of the Plan to reflect the removal of certain properties, as shown on
10 the new exhibits; waiving certain content and procedural requirements; making the
11 provisions of this Ordinance severable; providing for the application of this Ordinance in
12 conjunction with certain other ordinances; and providing for a special effective date.

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

Recitals

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

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

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
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 Under Article 13, § 2-6 of the Baltimore City Code, no change may be made in any approved
2 renewal plan unless the change is approved in the same manner as that required for the approval
3 of a renewal plan.

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

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

8 A. Description of Project

9 1. Boundary Description

10 THE BOUNDARY DESCRIPTION OF THE PLAN IS SHOWN ON EXHIBIT 1, "LAND
11 USE PLAN", DATED NOVEMBER 10, 2020.

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

13 B. Land Use Plan

14 (1) Permitted Land Uses

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

22 a. Residential

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

27 b. Office-Residential

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

31 c. Commercial

32 (1) Commercial uses permitted shall be those permitted under the [B-
33 1] C-1 (Neighborhood Business), [B-2 (Community business)] C-2
34 (COMMUNITY COMMERCIAL), [and B-3 (Community Commercial)]
35 C-3 (GENERAL COMMERCIAL), AND C-4 (COMMUNITY

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1 COMMERCIAL) use categories of the Zoning Code of Baltimore
2 City.

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

6 [d. Industrial]

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

9 [e. Public]

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

15 [f. Institutional]

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

21 D. GENERAL INDUSTRIAL

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

25 E. EDUCATIONAL CAMPUS

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

29 F. BIOSCIENCE

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

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1 G. INDUSTRIAL MIXED-USE

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

5 H. HOSPITAL

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

8 [g. Nonconforming Use]

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

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

34 [h. Noncomplying Structure]

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

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I. NONCONFORMITIES

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

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

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

C. Techniques Used to Achieve Plan Objectives

...
2. Rehabilitation

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

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

- 621 North Washington Street
- 627 North Washington Street
- 629 North Washington Street
- 624 North Castle Street
- 622 North Castle Street
- 620 North Castle Street

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

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1	517 North Washington Street
2	519 North Washington Street
3	521 North Washington Street
4	523 North Washington Street
5	525 North Washington Street
6	529 North Washington Street
7	531 North Washington Street
8	533 North Washington Street
9	535 North Washington Street
10	537 North Washington Street
11	539 N Washington Street
12	541 North Washington Street
13	543 North Washington Street
14	805 North Washington Street
15	807 North Washington Street
16	811 North Washington Street
17	813 North Washington Street
18	815 North Washington Street
19	817 North Washington Street
20	819 North Washington Street
21	826 North Washington Street
22	833 North Washington Street
23	536 North Castle Street
24	534 North Castle Street
25	532 North Castle Street
26	530 North Castle Street
27	528 North Castle Street
28	526 North Castle Street
29	524 North Castle Street
30	522 North Castle Street
31	520 North Castle Street
32	510 North Castle Street
33	2014 Jefferson Street
34	2012 Jefferson Street
35	2010 Jefferson Street
36	2008 Jefferson Street
37	2006 Jefferson Street
38	2004 Jefferson Street
39	2002 Jefferson Street
40	501 North Castle Street
41	503 North Castle Street
42	505 North Castle Street
43	507 North Castle Street
44	509 North Castle Street
45	511 North Castle Street
46	513 North Castle Street
47	515 North Castle Street
48	517 North Castle Street
49	519 North Castle Street
50	521 North Castle Street

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1	523 North Castle Street
2	525 North Castle Street
3	527 North Castle Street
4	529 North Castle Street
5	531 North Castle Street
6	533 North Castle Street
7	2019 McElderry Street
8	2021 McElderry Street
9	2023 McElderry Street
10	2025 McElderry Street
11	2027 McElderry Street
12	2029 McElderry Street
13	536 North Chester Street
14	532 North Chester Street
15	530 North Chester Street
16	528 North Chester Street
17	526 North Chester Street
18	524 North Chester Street
19	522 North Chester Street
20	520 North Chester Street
21	518 North Chester Street
22	516 North Chester Street
23	514 North Chester Street
24	512 North Chester Street
25	510 North Chester Street
26	508 North Chester Street
27	506 North Chester Street
28	504 North Chester Street
29	502 North Chester Street
30	2032 Jefferson Street
31	2030 Jefferson Street
32	2028 Jefferson Street
33	2026 Jefferson Street
34	2024 Jefferson Street
35	2022 Jefferson Street
36	2020 Jefferson Street
37	2018 Jefferson Street
38	2102 Jefferson Street
39	2104 Jefferson Street
40	2106 Jefferson Street
41	2108 Jefferson Street
42	2110 Jefferson Street
43	2114 Jefferson Street
44	2116 Jefferson Street
45	2118 Jefferson Street
46	2120 Jefferson Street
47	2122 Jefferson Street
48	2124 Jefferson Street
49	2126 Jefferson Street
50	500 North Collington Avenue

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1	502 North Collington Avenue
2	504 North Collington Avenue
3	506 North Collington Avenue
4	508 North Collington Avenue
5	510 North Collington Avenue
6	512 North Collington Avenue
7	514 North Collington Avenue
8	516 North Collington Avenue
9	518 North Collington Avenue
10	520 North Collington Avenue
11	522 North Collington Avenue
12	524 North Collington Avenue
13	526 North Collington Avenue
14	528 North Collington Avenue
15	2121 McElderry Street
16	539 North Chester Street
17	537 North Chester Street
18	535 North Chester Street
19	533 North Chester Street
20	531 North Chester Street
21	527 North Chester Street
22	525 North Chester Street
23	523 North Chester Street
24	517 North Chester Street
25	515 North Chester Street
26	513 North Chester Street
27	511 North Chester Street
28	509 North Chester Street
29	507 North Chester Street
30	503 North Chester Street
31	502 North Duncan Street
32	504 North Duncan Street
33	506 North Duncan Street
34	508 North Duncan Street
35	510 North Duncan Street
36	512 North Duncan Street
37	514 North Duncan Street
38	516 North Duncan Street
39	520 North Duncan Street
40	522 North Duncan Street
41	524 North Duncan Street
42	503 North Duncan Street
43	505 North Duncan Street
44	507 North Duncan Street
45	513 North Duncan Street
46	2200 Jefferson Street
47	2202 Jefferson Street
48	2204 Jefferson Street
49	2206 Jefferson Street
50	2208 Jefferson Street

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1	2210 Jefferson Street
2	2212 Jefferson Street
3	2214 Jefferson Street
4	2216 Jefferson Street
5	2218 Jefferson Street
6	2222 Jefferson Street
7	2224 Jefferson Street
8	2226 Jefferson Street
9	2228 Jefferson Street
10	2230 Jefferson Street
11	500 North Patterson Park Avenue
12	502 North Patterson Park Avenue
13	504 North Patterson Park Avenue
14	506 North Patterson Park Avenue
15	508 North Patterson Park Avenue
16	510 North Patterson Park Avenue
17	512 North Patterson Park Avenue
18	514 North Patterson Park Avenue
19	516 North Patterson Park Avenue
20	518 North Patterson Park Avenue
21	520 North Patterson Park Avenue
22	522 North Patterson Park Avenue
23	524 North Patterson Park Avenue
24	526 North Patterson Park Avenue
25	528 North Patterson Park Avenue
26	530 North Patterson Park Avenue
27	2253 McElderry Street
28	2251 McElderry Street
29	2249 McElderry Street
30	2247 McElderry Street
31	2245 McElderry Street
32	2243 McElderry Street
33	2241 McElderry Street
34	2239 McElderry Street
35	2237 McElderry Street
36	2235 McElderry Street
37	2233 McElderry Street
38	2229 McElderry Street
39	2213 McElderry Street
40	2211 McElderry Street
41	2209 McElderry Street
42	2207 McElderry Street
43	2205 McElderry Street
44	2203 McElderry Street
45	2201 McElderry Street
46	523 North Collington Avenue
47	521 North Collington Avenue
48	519 North Collington Avenue
49	517 North Collington Avenue
50	515 North Collington Avenue

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1	513 North Collington Avenue
2	511 North Collington Avenue
3	509 North Collington Avenue
4	507 North Collington Avenue
5	505 North Collington Avenue
6	503 North Collington Avenue
7	501 North Collington Avenue
8	510 North Madeira Street
9	508 North Madeira Street
10	506 North Madeira Street
11	504 North Madeira Street
12	502 North Madeira Street
13	500 North Madeira Street
14	503 North Madeira Street
15	505 North Madeira Street
16	507 North Madeira Street
17	509 North Madeira Street
18	511 North Madeira Street
19	513 North Madeira Street
20	515 North Madeira Street
21	517 North Madeira Street
22	519 North Madeira Street
23	521 North Madeira Street
24	523 North Madeira Street
25	525 North Madeira Street
26	405 North Wolfe Street
27	407 North Wolfe Street
28	409 North Wolfe Street
29	411 North Wolfe Street
30	413 North Wolfe Street
31	415 North Wolfe Street
32	417 North Wolfe Street
33	419 North Wolfe Street
34	402 North Chapel Street
35	404 North Chapel Street
36	406 North Chapel Street
37	408 North Chapel Street
38	410 North Chapel Street
39	412 North Chapel Street
40	414 North Chapel Street
41	416 North Chapel Street
42	418 North Chapel Street
43	403 North Chapel Street
44	405 North Chapel Street
45	407 North Chapel Street
46	409 North Chapel Street
47	411 North Chapel Street
48	413 North Chapel Street
49	415 North Chapel Street
50	417 North Chapel Street

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1 419 North Chapel Street
2 402 North Washington Street
3 404 North Washington Street
4 406 North Washington Street
5 408 North Washington Street
6 410 North Washington Street
7 412 North Washington Street
8 414 North Washington Street
9 416 North Washington Street
10 418 North Washington Street
11 1901 Jefferson Street
12 1903 Jefferson Street
13 1905 Jefferson Street
14 1907 Jefferson Street
15 1909 Jefferson Street
16 1911 Jefferson Street
17 1913 Jefferson Street
18 1915 Jefferson Street
19 1921 Jefferson Street
20 1923 Jefferson Street
21 1925 Jefferson Street
22 1927 Jefferson Street
23 1929 Jefferson Street
24 1931 Jefferson Street
25 1933 Jefferson Street
26 1935 Jefferson Street
27 1937 Jefferson Street
28 1920 Orleans Street
29 1918 Orleans Street
30 1916 Orleans Street
31 1914 Orleans Street
32 1910 Orleans Street
33 1908 Orleans Street
34 1906 Orleans Street
35 1904 Orleans Street
36 1902 Orleans Street
37 1900 Orleans Street
38 415 North Washington Street
39 429 North Washington Street
40 431 North Washington Street
41 433 North Washington Street
42 435 North Washington Street
43 2003 Jefferson Street
44 2005 Jefferson Street
45 2007 Jefferson Street
46 2009 Jefferson Street
47 2011 Jefferson Street
48 424 North Castle Street
49 422 North Castle Street
50 420 North Castle Street

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1	418 North Castle Street
2	416 North Castle Street
3	404 North Castle Street
4	2022 Orleans Street
5	2020 Orleans Street
6	2018 Orleans Street
7	2016 Orleans Street
8	2014 Orleans Street
9	2012 Orleans Street
10	2010 Orleans Street
11	2000 Orleans Street
12	403 North Castle Street
13	405 North Castle Street
14	407 North Castle Street
15	409 North Castle Street
16	411 North Castle Street
17	413 North Castle Street
18	415 North Castle Street
19	417 North Castle Street
20	419 North Castle Street
21	421 North Castle Street
22	423 North Castle Street
23	425 North Castle Street
24	427 North Castle Street
25	429 North Castle Street
26	2015 Jefferson Street
27	2017 Jefferson Street
28	2019 Jefferson Street
29	2021 Jefferson Street
30	2023 Jefferson Street
31	2025 Jefferson Street
32	2027 Jefferson Street
33	2029 Jefferson Street
34	2031 Jefferson Street
35	2033 Jefferson Street
36	2035 Jefferson Street
37	2037 Jefferson Street
38	2039 Jefferson Street
39	422 North Chester Street
40	420 North Chester Street
41	418 North Chester Street
42	416 North Chester Street
43	414 North Chester Street
44	412 North Chester Street
45	410 North Chester Street
46	408 North Chester Street
47	406 North Chester Street
48	404 North Chester Street
49	402 North Chester Street
50	400 North Chester Street

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1	2050 Orleans Street
2	2048 Orleans Street
3	2046 Orleans Street
4	2044 Orleans Street
5	2042 Orleans Street
6	2040 Orleans Street
7	2038 Orleans Street
8	2036 Orleans Street
9	2026 Orleans Street
10	401 North Chester Street
11	403 North Chester Street
12	405 North Chester Street
13	407 North Chester Street
14	409 North Chester Street
15	411 North Chester Street
16	413 North Chester Street
17	415 North Chester Street
18	417 North Chester Street
19	419 North Chester Street
20	421 North Chester Street
21	423 North Chester Street
22	425 North Chester Street
23	2101 Jefferson Street
24	2103 Jefferson Street
25	2105 Jefferson Street
26	2107 Jefferson Street
27	2109 Jefferson Street
28	2111 Jefferson Street
29	2113 Jefferson Street
30	2115 Jefferson Street
31	2117 Jefferson Street
32	2121 Jefferson Street
33	2123 Jefferson Street
34	2125 Jefferson Street
35	2127 Jefferson Street
36	2129 Jefferson Street
37	2131 Jefferson Street
38	2133 Jefferson Street
39	2135 Jefferson Street
40	2137 Jefferson Street
41	2139 Jefferson Street
42	428 North Collington Avenue
43	426 North Collington Avenue
44	424 North Collington Avenue
45	422 North Collington Avenue
46	420 North Collington Avenue
47	418 North Collington Avenue
48	416 North Collington Avenue
49	414 North Collington Avenue
50	412 North Collington Avenue

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1	410 North Collington Avenue
2	408 North Collington Avenue
3	406 North Collington Avenue
4	404 North Collington Avenue
5	402 North Collington Avenue
6	2134 Orleans Street
7	2132 Orleans Street
8	2130 Orleans Street
9	2128 Orleans Street
10	2126 Orleans Street
11	2124 Orleans Street
12	2122 Orleans Street
13	2120 Orleans Street
14	2118 Orleans Street
15	2116 Orleans Street
16	2114 Orleans Street
17	2112 Orleans Street
18	2110 Orleans Street
19	2108 Orleans Street
20	2106 Orleans Street
21	2104 Orleans Street
22	2102 Orleans Street
23	2100 Orleans Street
24	402 North Duncan Street
25	404 North Duncan Street
26	406 North Duncan Street
27	408 North Duncan Street
28	410 North Duncan Street
29	412 North Duncan Street
30	414 North Duncan Street
31	416 North Duncan Street
32	418 North Duncan Street
33	420 North Duncan Street
34	422 North Duncan Street
35	426 North Duncan Street
36	427 North Duncan Street
37	425 North Duncan Street
38	423 North Duncan Street
39	421 North Duncan Street
40	419 North Duncan Street
41	417 North Duncan Street
42	415 North Duncan Street
43	413 North Duncan Street
44	411 North Duncan Street
45	409 North Duncan Street
46	407 North Duncan Street
47	405 North Duncan Street
48	403 North Duncan Street
49	401 North Collington Avenue
50	403 North Collington Avenue

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1	405 North Collington Avenue
2	407 North Collington Avenue
3	409 North Collington Avenue
4	411 North Collington Avenue
5	413 North Collington Avenue
6	415 North Collington Avenue
7	417 North Collington Avenue
8	419 North Collington Avenue
9	421 North Collington Avenue
10	2201 Jefferson Street
11	2203 Jefferson Street
12	2205 Jefferson Street
13	2207 Jefferson Street
14	2209 Jefferson Street
15	2211 Jefferson Street
16	2213 Jefferson Street
17	2215 Jefferson Street
18	2217 Jefferson Street
19	2219 Jefferson Street
20	2221 Jefferson Street
21	2223 Jefferson Street
22	2225 Jefferson Street
23	2227 Jefferson Street
24	2229 Jefferson Street
25	2231 Jefferson Street
26	2233 Jefferson Street
27	2235 Jefferson Street
28	2237 Jefferson Street
29	452 North Patterson Park Avenue
30	450 North Patterson Park Avenue
31	448 North Patterson Park Avenue
32	446 North Patterson Park Avenue
33	444 North Patterson Park Avenue
34	442 North Patterson Park Avenue
35	440 North Patterson Park Avenue
36	438 North Patterson Park Avenue
37	436 North Patterson Park Avenue
38	434 North Patterson Park Avenue
39	432 North Patterson Park Avenue
40	430 North Patterson Park Avenue
41	428 North Patterson Park Avenue
42	426 North Patterson Park Avenue
43	424 North Patterson Park Avenue
44	422 North Patterson Park Avenue
45	420 North Patterson Park Avenue
46	418 North Patterson Park Avenue
47	416 North Patterson Park Avenue
48	414 North Patterson Park Avenue
49	412 North Patterson Park Avenue
50	410 North Patterson Park Avenue

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- 1 408 North Patterson Park Avenue
- 2 406 North Patterson Park Avenue
- 3 404 North Patterson Park Avenue
- 4 402 North Patterson Park Avenue
- 5 400 North Patterson Park Avenue
- 6 2236 Orleans Street
- 7 2234 Orleans Street
- 8 2232 Orleans Street
- 9 2230 Orleans Street
- 10 2228 Orleans Street
- 11 2226 Orleans Street
- 12 2224 Orleans Street
- 13 2222 Orleans Street
- 14 2220 Orleans Street
- 15 2218 Orleans Street
- 16 2216 Orleans Street
- 17 2214 Orleans Street
- 18 2212 Orleans Street
- 19 2210 Orleans Street
- 20 2208 Orleans Street
- 21 2206 Orleans Street
- 22 2204 Orleans Street
- 23 2202 Orleans Street
- 24 2200 Orleans Street
- 25 400 North Madeira Street
- 26 402 North Madeira Street
- 27 404 North Madeira Street
- 28 406 North Madeira Street
- 29 408 North Madeira Street
- 30 410 North Madeira Street
- 31 412 North Madeira Street
- 32 414 North Madeira Street
- 33 416 North Madeira Street
- 34 418 North Madeira Street
- 35 420 North Madeira Street
- 36 422 North Madeira Street
- 37 403 North Madeira Street
- 38 405 North Madeira Street
- 39 407 North Madeira Street
- 40 409 North Madeira Street
- 41 411 North Madeira Street
- 42 413 North Madeira Street
- 43 415 North Madeira Street
- 44 417 North Madeira Street
- 45 419 North Madeira Street
- 46 421 North Madeira Street
- 47 423 North Madeira Street
- 48 425 North Madeira Street
- 49 427 North Madeira Street
- 50 429 North Madeira Street

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1	431 North Madeira Street
2	205 North Collington Avenue
3	207 North Collington Avenue
4	209 North Collington Avenue
5	211 North Collington Avenue
6	213 North Collington Avenue
7	215 North Collington Avenue
8	217 North Collington Avenue
9	219 North Collington Avenue
10	221 North Collington Avenue
11	223 North Collington Avenue
12	225 North Collington Avenue
13	227 North Collington Avenue
14	229 North Collington Avenue
15	2201 Orleans Street
16	2203 Orleans Street
17	2205 Orleans Street
18	2207 Orleans Street
19	2209 Orleans Street
20	2211 Orleans Street
21	2213 Orleans Street
22	2215 Orleans Street
23	2217 Orleans Street
24	2219 Orleans Street
25	2221 Orleans Street
26	2223 Orleans Street
27	2225 Orleans Street
28	2227 Orleans Street
29	2229 Orleans Street
30	2231 Orleans Street
31	2233 Orleans Street
32	244 North Patterson Park Avenue
33	240 North Patterson Park Avenue
34	238 North Patterson Park Avenue
35	236 North Patterson Park Avenue
36	234 North Patterson Park Avenue
37	232 North Patterson Park Avenue
38	230 North Patterson Park Avenue
39	228 North Patterson Park Avenue
40	226 North Patterson Park Avenue
41	224 North Patterson Park Avenue
42	222 North Patterson Park Avenue
43	220 North Patterson Park Avenue
44	218 North Patterson Park Avenue
45	216 North Patterson Park Avenue
46	214 1/2 North Patterson Park Avenue
47	214 North Patterson Park Avenue
48	212 North Patterson Park Avenue
49	210 North Patterson Park Avenue
50	208 North Patterson Park Avenue

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1	206 North Patterson Park Avenue
2	204 North Patterson Park Avenue
3	202 North Patterson Park Avenue
4	200 North Patterson Park Avenue
5	2228 East Fayette Street
6	2226 East Fayette Street
7	2224 East Fayette Street
8	2222 East Fayette Street
9	2220 East Fayette Street
10	2218 East Fayette Street
11	2216 East Fayette Street
12	2214 East Fayette Street
13	2212 East Fayette Street
14	2210 East Fayette Street
15	2208 East Fayette Street
16	2206 East Fayette Street
17	2204 East Fayette Street
18	2202 East Fayette Street
19	2200 East Fayette Street
20	2203 Mullikin Street
21	2207 Mullikin Street
22	2209 Mullikin Street
23	2204 Mullikin Street
24	2206 Mullikin Street
25	230 North Madeira Street
26	228 North Madeira Street
27	226 North Madeira Street
28	224 North Madeira Street
29	222 North Madeira Street
30	220 North Madeira Street
31	218 North Madeira Street
32	216 North Madeira Street
33	214 North Madeira Street
34	212 North Madeira Street
35	210 North Madeira Street
36	208 North Madeira Street
37	206 North Madeira Street
38	204 North Madeira Street
39	211 North Madeira Street
40	213 North Madeira Street
41	215 North Madeira Street
42	217 North Madeira Street
43	219 North Madeira Street
44	221 North Madeira Street
45	223 North Madeira Street
46	225 North Madeira Street
47	227 North Madeira Street
48	229 North Madeira Street

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

MIDDLE EAST URBAN RENEWAL PLAN REHABILITATION
DESIGN GUIDELINES

MAY 2020

GENERAL OBJECTIVES

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

A. GENERAL REHABILITATION GUIDELINES

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

1. EXTERIOR WALLS

- ALL EXTERIOR FRONT AND/OR SIDEWALLS THAT HAVE NOT BEEN WHOLLY OR PARTIALLY RESURFACED OR BUILT OVER, SHALL BE REPAIRED, CLEANED OR PAINTED. BRICK WALLS SHALL BE POINTED WHERE NECESSARY. PAINTED MASONRY WALLS SHALL HAVE LOOSE MATERIAL REMOVED AND PAINTED. PATCHED WALLS SHALL MATCH THE EXISTING ADJACENT SURFACES AS TO MATERIAL, COLOR, BOND, AND JOINING.
- RESURFACING OF EXISTING BRICK FACADES SHALL BE IMPLEMENTED IN ACCORDANCE WITH STANDARD BRICK MODULAR BRICK WORK. WITH THE EXCEPTION OF REAR AND INTERIOR SIDE WALLS WHERE FORMSTONE HAS BEEN REMOVED, RESURFACING WITH MATERIALS SUCH

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1 AS FORMSTONE, WOOD SIDING, STRUCTURAL GLASS VENEER,
2 ALUMINUM AND VINYL SIDING, ETC. SHALL NOT BE PERMITTED. FRONT
3 OR SIDE WALLS MAY BE RESURFACED WITH STUCCO-LIKE MATERIALS.

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

17 2. WINDOWS AND DOORS

- 18 • ALL WINDOWS MUST BE TIGHT FITTING AND HAVE SASHES OF PROPER
19 SIZE AND DESIGN FOR THE EXISTING STRUCTURE.
- 20 • SASHES WITH ROTTEN WOOD, BROKEN JOINTS, OR BROKEN OR LOOSE
21 MULLIONS OR MUNTINS SHALL BE REPLACED. ALL BROKEN AND
22 MISSING WINDOWS SHALL BE REPLACED. ALL EXPOSED WOOD SHALL BE
23 REPAIRED AND PAINTED.
- 24 • REPLACEMENT WINDOWS AND DOORS MUST BE OF THE SAME SIZE AND
25 SHAPE OF THE EXISTING OPENING AND FIT WITHIN THE STRUCTURE'S
26 EXISTING, ORIGINAL OPENINGS. WINDOWS AND DOORS THAT ARE
27 FABRICATED WITH DIMENSIONS LESSER THAN THE STRUCTURE'S
28 EXISTING OPENINGS ARE NOT ALLOWED TO BE INSTALLED WITH PANEL
29 SURROUNDS THAT SERVE TO ALTER EXISTING, ORIGINAL OPENINGS.
- 30 • EXISTING MASONRY OPENINGS MAY NOT BE ENLARGED EXCEPT TO
31 ACCOMMODATE CONTEMPORARY DOOR DIMENSIONS OR UNLESS
32 SUBMITTED CONSTRUCTION DOCUMENTS ILLUSTRATE THE NEW
33 ENLARGED OPENINGS AS A COMPONENT OF THE COMPREHENSIVE
34 DESIGN FOR THE STRUCTURE OR STRUCTURES.
- 35 • WINDOW AND DOOR OPENINGS IN THE FRONT OF THE BUILDING SHALL
36 NOT BE FILLED OR BOARDED UNLESS OTHERWISE REQUIRED BY THE
37 BALTIMORE CITY CODE.

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- DORMER WINDOWS ON ROOFS SLOPING TOWARD THE STREET SHALL BE RETAINED AND REPAIRED OR REPLACED IN AN APPROPRIATE MANNER TO PRESERVE THEIR ORIGINAL ARCHITECTURAL DESIGN.
- SPECIAL WINDOWS, SUCH AS BAYS, BOXES AND DORMERS, MUST BE REFURBISHED UNLESS THEIR CONDITION SHOWS THAT THEY ARE BEYOND REPAIR.

3. TRIM

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

4. PROPERTIES/YARDS/FENCING

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

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5. ADDITIONS/GARAGES

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

B. NON-RESIDENTIAL REHABILITATION STANDARDS

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

1. STOREFRONTS

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

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

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

- STOREFRONTS, ENTRANCES, LIGHTING, SUN PROTECTION, SIGNAGE AND OTHER SHOW WINDOW ELEMENTS SHALL BE DESIGNED TO BE COMPATIBLE, HARMONIOUS AND CONSISTENT WITH THE ARCHITECTURE OF THE BUILDING AND SCALE AND CHARACTER OF THE EXISTING STRUCTURES.

- ALL EXPOSED PORTIONS OF SECURITY GRILLES AND SCREENS THAT ARE PAINTED IN NORMAL PRACTICE AND ALL PORTIONS THAT REQUIRE PAINTING TO PRESERVE, PROTECT OR RENOVATE THE SURFACE SHALL BE PAINTED. NON-METAL GRILLES AND SCREENS SHALL BE PROHIBITED.

- ALL NEW AND EXISTING SCREENS AND GRILLES OVER SHOW WINDOWS PARALLEL WITH STREETS MUST BE CONSTRUCTED SO THEY MAY BE OPENED OR REMOVED, EXCEPT GRILLES OVER TRANSOMS AND NARROW SIDELIGHTS WHICH MAY BE NON-OPENING ARE SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT. SUCH SCREENS AND GRILLES SHALL BE OPENED OR REMOVED DURING THE NORMAL BUSINESS HOURS OF THAT BUSINESS.

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- DISPLAY OF GOODS SHALL BE RESTRICTED TO THE INSIDE OF STORE PREMISES WITH THE EXCEPTION OF SPECIAL SALES EVENTS SPONSORED BY THE EAST MONUMENT STREET MERCHANT’S ASSOCIATION AND WITH THE PERMISSION OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

2. AWNINGS

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

3. SIGNAGE

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

C. REQUIRED SUBMISSIONS

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

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

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

- Exhibit 1, “Land Use Plan”, with new Exhibit 1, “Land Use Plan”, dated November 10, 2020
- Exhibit 2, “Property Acquisition”, with new Exhibit 2, “Property Acquisition”, dated November 10, 2020
- Exhibit 3, “Property Disposition”, with new Exhibit 3, “Property Disposition”, dated November 10, 2020
- Exhibit 4, “Zoning Districts”, with new Exhibit 4, “Zoning Districts”, dated November 10, 2020

to reflect the changes to this Plan by this Ordinance.

SECTION 2. AND BE IT FURTHER ORDAINED, That the Urban Renewal Plan for Middle East, as amended by this Ordinance and identified as “Urban Renewal Plan, Middle East, revised to include Amendment 14, dated January 25, 2021”, is approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as a permanent public record, available for public inspection and information.

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

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

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

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

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Certified as duly passed this 8 day of June, 2021



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 8 day of June, 2021


Chief Clerk

Approved this _____ day of _____, 20____

Mayor, Baltimore City