



Legislation Details (With Text)

File #: 15-0485 **Version:** 0 **Name:** Urban Renewal - Sharp-Leadenhall - Amendment _
Type: Ordinance **Status:** Enacted
File created: 3/2/2015 **In control:** City Council
On agenda: **Final action:** 5/14/2015
Enactment date: **Enactment #:** 15-357

Title: Urban Renewal - Sharp-Leadenhall - Amendment _
FOR the purpose of amending the Urban Renewal Plan for Sharp-Leadenhall to modify certain permitted land uses, to delete certain provisions that allow property acquisition and the creation of disposition lots in the Renewal Plan, to modify certain provisions regarding community review and the process for amending the Renewal Plan, to clarify, conform, and correct certain language and references, to delete from the Plan certain provisions relating to inclusionary housing that have been superseded by an Ordinance of the Mayor and City Council, to delete Appendix A in its entirety, to reletter Appendix B to be Appendix A and to modifying certain of its provisions, to delete certain exhibits from the Renewal Plan, to revise, renumber, and rename certain exhibits, and to add a new exhibit to the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

Sponsors: City Council President (Administration)

Indexes: Amendment, Urban Renewal

Code sections:

Attachments: 1. 15-0485~1st Reader, 2. Planning 15-0485, 3. HCD 15-0485, 4. BDC 15-0485, 5. DPW 15-0485, 6. Parking 15-0485, 7. DOT 15-0485, 8. City Solicitor 15-0485, 9. CHAP 15-0485, 10. 2nd Reader Amendments 15-0485, 11. 15-0485~3rd Reader

Date	Ver.	Action By	Action	Result
6/1/2015	0	Mayor	Signed by Mayor	
5/11/2015	0	City Council	Approved and Sent to the Mayor	
5/4/2015	0	City Council	Advanced to 3rd Reader, for Final Passage	
5/4/2015	0	Urban Affairs and Aging Committee	Recommended Favorably with Amendment	
4/30/2015	0	Urban Affairs and Aging Committee	Recommended Favorably with Amendment	Pass
4/20/2015	0	Urban Affairs and Aging Committee	Sign Posting	
4/8/2015	0	Urban Affairs and Aging Committee	Advertising	
3/30/2015	0	Urban Affairs and Aging Committee	Scheduled for a Public Hearing	
3/5/2015	0	The City Council	Refer to Parking Authority Board	
3/5/2015	0	The City Council	Refer to Dept. of Transportation	
3/5/2015	0	The City Council	Refer to Commission for Historical & Architectural Preservation	
3/5/2015	0	The City Council	Refer to Baltimore Development Corporation	

3/5/2015	0	The City Council	Refer to Housing and Community Development
3/5/2015	0	The City Council	Refer to Dept. of Public Works
3/5/2015	0	The City Council	Refer to Planning Commission
3/5/2015	0	The City Council	Refer to City Solicitor
3/2/2015	0	City Council	Assigned
3/2/2015	0	City Council	Introduced

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

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THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER
COPY.
INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL

Introduced by: The Council President
At the request of: The Administration (Department of Housing and Community Development)

A BILL ENTITLED

AN ORDINANCE concerning
Urban Renewal - Sharp-Leadenhall - Amendment _
FOR the purpose of amending the Urban Renewal Plan for Sharp-Leadenhall to modify certain permitted land uses, to delete certain provisions that allow property acquisition and the creation of disposition lots in the Renewal Plan, to modify certain provisions regarding community review and the process for amending the Renewal Plan, to clarify, conform, and correct certain language and references, to delete from the Plan certain provisions relating to inclusionary housing that have been superseded by an Ordinance of the Mayor and City Council, to delete Appendix A in its entirety, to reletter Appendix B to be Appendix A and to modifying certain of its provisions, to delete certain exhibits from the Renewal Plan, to revise, renumber, and rename certain exhibits, and to add a new exhibit to the Plan; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

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

Recitals

The Urban Renewal Plan for Sharp-Leadenhall was originally approved by the Mayor and City Council of Baltimore by Ordinance 74-581 and last amended by Ordinance 06-228.

An amendment to the Urban Renewal Plan for Sharp-Leadenhall is necessary to modify certain permitted land uses, to delete certain provisions that allow property acquisition and the creation of disposition lots in the Renewal Plan, to modify certain provisions regarding community review and the process for amending the Renewal Plan, to clarify, conform, and correct certain language and references, to delete from the Plan certain provisions relating to inclusionary housing that have been superseded by an Ordinance of the Mayor and City Council, to delete Appendix A in its entirety, to reletter Appendix B to be Appendix A and to modifying certain of its provisions, to delete certain Exhibits from the Renewal Plan, to revise, renumber, and rename certain exhibits, and to add a new exhibit to the Plan.

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

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the following changes in the Urban Renewal Plan for Sharp-Leadenhall are approved:

1. In the Plan, revise B.1.a., c., e., and f. to read as follows:

B. Land Use Plan

1. Permitted Land Uses

a. Residential

RESIDENTIAL USES ARE LIMITED TO THOSE USES PERMITTED UNDER THE ZONING CODE OF BALTIMORE CITY.

[(1) The permitted types of residential uses are: flat or garden apartment, rowhouse, and multistory (walk-up or elevator).]

[(2) Retail commercial facilities customarily accessory to multistory residential.]

[(3) Landscaping, off-street parking, and off-street loading related to the Above are permitted as accessory uses.]

b. Public

c. Industrial

INDUSTRIAL USES ARE LIMITED TO THOSE USES PERMITTED UNDER THE ZONING CODE OF BALTIMORE CITY.

[The permitted light and heavy industry uses are established within the Project Area under the M-2-2 Industrial Zoning District.]

d. Community Commercial
.....

e. Community Business

Community Business uses are limited to those uses permitted under the B-2 category of the Zoning Code of Baltimore City. However, the following B-2 permitted uses are prohibited in this Renewal Plan:

Athletic fields

[Bus passenger shelters]

[Bus and transit turnarounds]

[Clothes pressing establishments]

Fraternity and sorority houses: off-campus

[Hotels and motels]

[Laboratories]

Liquor stores

Newspaper distribution agencies: for home delivery and retail trade

[Pet shops]

[Radio antennae]

Rooming houses

Taverns

Taxidermist shops

Telephone exchanges

Tobacco shops

In addition the following B-2 accessory and conditional uses are prohibited in this Renewal Plan:

[Accessory microwave antennas]

Amusement arcades

[Animal facilities]

[Animal hospitals that are odor proofed and sound-proofed]

Automobile accessory stores - NOT including related repairs and installation services

[Bus and transit passenger stations and terminals]

Firearm sales, ammunition sales, or both

Garages, other than accessory, for storage, repair, and servicing of motor vehicles not over 1½ tons capacity - but not including body repair, painting, or engine rebuilding

Gasoline service stations

[Governmental services]

[Massage salons]

[Pool halls and billiard parlors]

Poultry- and rabbit-killing establishments

Recycling collection stations

f. Office-Residential

Office-Residential uses are limited to those uses permitted under [the O-R-3 category of] the Zoning Code of Baltimore City.

2. In the Plan, delete B.1.g. and B.1.h. in their entirety.

3. In the Plan, delete B.2.a. in its entirety and amend B.2.b.(1) to read as follows:

B. Land Use Plan

2. Regulations, Controls, and Restrictions

A [b]. Provisions Applicable to ALL [all] Land [Not to be Acquired or Disposed]

(1) The provisions of B.1. (Permitted Uses) above apply to all properties [not to be acquired or disposed] within the Project Area. [The provisions of Section B.2.a. apply as appropriate to properties not currently proposed to be acquired by this Plan if the owners of them acquire adjacent project land made available by the Department of Housing and Community Development under the provisions of the Plan.]

4. In the Plan, delete C.1., C.3., C.5., and C.7., in their entirety and amend C.2., C4., and C.6., to read as follows:

C. Techniques Used to Achieve Plan Objectives

1 [2]. Rehabilitation

Property rehabilitation must comply with the codes and ordinances of the City of Baltimore and Design Guidelines provided in Appendix [B] A of this document. Cleaning of masonry facades by means of sandblasting is not permitted.

2 [4]. Review of Development

a. Department of Housing and Community Development Review

[(1) Land to be Acquired and Disposed]

[The Department of Housing and Community Development specifically reserves the right to review and approve the Redeveloper's plans and specifications for development or rehabilitation with their respect to conformance with the provisions of the Renewal Plan and in order to achieve harmonious development of the Project Area. The Department also reserves the right to refuse to approve any drawings, plans or specifications that are not suitable or desirable, in its opinion, for aesthetic or functional reasons; and in so passing upon such drawings, plans and specifications, it shall have the right to take into consideration, but shall not be limited to, the suitability of the site plan, architectural treatment, building plans, elevations, materials and color, construction details, access, parking, loading, landscaping, identification signs, exterior light, refuse collection details, streets, sidewalks and the harmony of the plans with the surroundings.]

(1)[(2)] ALL Land [Not to be Acquired]

Under the provisions of Section B.2.A[b]. of this Plan, the Department of Housing and Community Development has the right to review all plans for new construction (including parking lot), exterior rehabilitation, or change in the use on any property [not to be acquired]. In reviewing these plans, the Commissioner of the Department of Housing and Community Development shall be concerned with the objectives and design aspects contained in this Plan.

b. Community Review

The Department of Housing and Community Development may submit to [the Sharp-Leadenhall Project Area Committee, or its successor] ALL ASSOCIATIONS THAT CONTAIN THE SUBJECT PROPERTY WITHIN THEIR BOUNDARIES AND WHICH ARE LISTED IN THE PUBLIC COMMUNITY ASSOCIATION DIRECTORY MAINTAINED BY THE DEPARTMENT OF PLANNING, for public review and comment, the form and content of proposals to redevelop land. [to be disposed of and the Preliminary and proposed Final Construction Plans for each disposition lot designated in this Plan. The Commissioner of the Department of Housing and Community Development may also present for public review and comment, the plans for redevelopment or rehabilitation on any property not being acquired.] The [Sharp-Leadenhall Project Area Committee, or its successor,] RELEVANT ASSOCIATIONS shall advise the Department of Housing and Community Development of [its] THEIR recommendations regarding the acceptability and/or priority of all plans and proposals. Any comments regarding the plans must be written and transmitted to the Department of Housing and

Community Development no later than 4 weeks after the proposal and/or plans have been presented for consideration; OTHERWISE, IT IS PRESUMED THE PROPOSAL IS SATISFACTORY. The Commissioner of the Department of Housing and Community Development retains final authority to approve or disapprove all plans and to grant or withhold development rights [and shall dispose of Disposition Lots through procedures established by the Department of Housing and Community Development].

3 [6]. Zoning

All appropriate provisions of the Zoning Code of Baltimore City apply to properties in the Project Area. In order to execute the Urban Renewal Plan, Zoning District changes as designated on the Zoning Districts Map, Exhibit 5, will be required. These changes will require amendments to the Zoning Code. Action to this effect will be initiated during the execution of the Plan.

5. In the Plan, amend E. to read as follows:

E. Procedures for Changes in Approved Plan

The Department of Housing and Community Development shall submit to ALL ASSOCIATIONS THAT CONTAIN THE SUBJECT PROPERTY WITHIN THEIR BOUNDARIES AND WHICH ARE LISTED IN THE PUBLIC COMMUNITY ASSOCIATION DIRECTORY MAINTAINED BY THE DEPARTMENT OF PLANNING [the Sharp-Leadenhall Project Area Committee, or its successor], for [its] THEIR review and comments, all proposed amendments to the Urban Renewal Plan [no later than at the time the proposed amendments are submitted to the Director of the Department of Planning by the Department of Housing and Community Development]. The written comments and recommendations for this review shall be transmitted to the Department of Housing and Community Development no later than 3 weeks after they have been submitted to the [Sharp-Leadenhall Project Area Committee, or its successor,] RELEVANT ASSOCIATIONS; otherwise, it is presumed the proposed changes are satisfactory. Prior to passage of any ordinance amending the Urban Renewal Plan, a public hearing [shall] MUST be held, and the [Sharp-Leadenhall Project Area Committee or its successor,] RELEVANT ASSOCIATIONS [shall] MUST receive, at least 10 days prior to the hearing, written notice of the time and place of the hearing. [With respect to any land in the Project Area previously disposed of by the Department of Housing and Community Development for use in accordance with the Urban Renewal Plan the then owner of the land whose interests therein are materially affected by the Plan changes shall receive, at least 10 days prior to the hearing, written notice of the time and date of the hearing and information as to where a copy of the proposed amendments may be inspected.]

6. In the Plan, delete Appendix A in its entirety and reletter Appendix B to be Appendix A and amend it to read as follows:

Appendix A [B]
[Residential] Design Guidelines

THE FOLLOWING DESIGN GUIDELINES APPLY TO ALL PROPERTIES WITHIN THE URBAN RENEWAL PLAN AREA; HOWEVER, IF A PROPERTY IS WITHIN THE SHARP-LEADENHALL COMMISSION FOR HISTORICAL AND ARCHITECTURAL PRESERVATION'S LOCAL HISTORIC DISTRICT, THE BALTIMORE CITY HISTORIC PRESERVATION PROCEDURES AND DESIGN

GUIDELINES SHALL GOVERN AND ARE EXEMPT FROM THE DESIGN GUIDELINES OF THE URBAN RENEWAL PLAN.

THE COMMISSIONER OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT MAY WAIVE COMPLIANCE WITH ONE OR MORE OF THESE DESIGN GUIDELINES, PROVIDED THAT THE PROPOSED IMPROVEMENTS ARE CONSISTENT WITH OBJECTIVES FOR THE SHARP-LEADENHALL URBAN RENEWAL PLAN (A.2) AND THE DESIGN PRINCIPLES (BELOW). IN THE EVENT THAT A REQUEST FOR A WAIVER IS RECEIVED, THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT SHALL SUBMIT IT TO ALL ASSOCIATIONS THAT CONTAIN THE SUBJECT PROPERTY WITHIN THEIR BOUNDARIES AND WHICH ARE LISTED IN THE PUBLIC COMMUNITY ASSOCIATION DIRECTORY MAINTAINED BY THE DEPARTMENT OF PLANNING, FOR THEIR REVIEW AND COMMENTS. THE WRITTEN COMMENTS AND RECOMMENDATIONS FOR THIS REVIEW SHALL BE TRANSMITTED TO THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT NO LATER THAN 3 WEEKS AFTER THE REQUEST FOR THE WAIVER HAS BEEN SUBMITTED TO THE RELEVANT ASSOCIATIONS; OTHERWISE, IT IS PRESUMED THE PROPOSED WAIVER IS SATISFACTORY.

NOTHING HEREIN SHALL BE CONSTRUED TO PERMIT ANY SIGN, CONSTRUCTION, ALTERATION, CHANGE, REPAIR, USE OR ANY OTHER MATTER OTHERWISE FORBIDDEN OR RESTRICTED OR CONTROLLED BY ANY OTHER PUBLIC LAW.

GENERAL DESIGN GUIDELINES

DESIGN PRINCIPLES

The creation of a high quality environment for a new [residential] development is based on the following principles:

- ◆ Buildings should enclose each block reinforcing the traditional Baltimore block pattern and enhancing the urban character of the streets and open spaces.
- ◆ Buildings must be designed to enhance the public realm, with emphasis on well-defined and properly oriented pedestrian entrances, [and composed and] articulated AND VISUALLY-PERMEABLE facades, AND ELEMENTS THAT REINFORCE PEDESTRIAN SCALE. [Separate auto access to any interior parking should be provided through the alleys.]
- ◆ Alleys should be intimate well designed spaces for service needs, reinforcing the primary public role of the streets.

Building Form and Placement:

- ◆ All [residential] buildings are to face the street.
- ◆ Building setbacks shall be provided as necessary to allow adequate space for an individual stoop, steps, and [planting as well as street trees] STREETSCAPE.
- ◆ Buildings [must] SHOULD maintain a consistent setback along block faces.

- ◆ Mid-group gaps are not permitted within a row of townhouses.
- ◆ Roof top equipment should be shielded from street views with screening that is integral to the building facade and does not appear to be roof top screening.

Building Height:

[The maximum height for all single-family houses is 45 feet.]

- ◆ IN RESIDENTIAL ZONING DISTRICTS, THE MAXIMUM HEIGHT OF SINGLE-FAMILY HOUSES IS 35◆.
- ◆ IN NON-RESIDENTIAL ZONING DISTRICTS, THE MAXIMUM HEIGHT OF SINGLE-FAMILY HOUSES IS 45◆.
- ◆ IN THE COMMUNITY BUSINESS LAND USE AREA, THE MAXIMUM HEIGHTS ARE AS FOLLOWS:
 - ? FOR NEW AND INFILL DEVELOPMENT ALONG RACE STREET AND WEST STREET, A 20◆ SETBACK FROM THE FACE OF THE BUILDING IS REQUIRED ABOVE 85◆. BEYOND 20◆ FROM THE BUILDING FACE, THE MAXIMUM HEIGHT IS PER FAR OF THE UNDERLYING ZONING.
 - ? FOR THE BLOCK BOUNDED BY RACE STREET, WEST STREET, LEADENHALL STREET AND CROSS STREET, THE MAXIMUM HEIGHT IS 85◆.

Building Wall and Street Frontage:

BUILDING WALL GUIDELINES ENSURE THAT STREETS ARE LINED WITH BUILDINGS THAT HAVE SUFFICIENT TRANSPARENCY WITH THE INCORPORATION OF WINDOWS AND DOORS TO CREATE A SAFE AND ANIMATED PUBLIC REALM.

- ◆ VERTICAL ARTICULATION [Articulation] of the building [fa◆ade] MASS with FACADE elements, SUCH AS BAYS, PROJECTIONS, REVEALS, AND RECESSES that create depth and shadow lines, is highly encouraged.

- ◆ WINDOWS AND OTHER OPENINGS SHOULD HAVE AN ORDERED ARRANGEMENT.

[◆ Building wall guidelines ensure that streets are lined with buildings that have sufficient transparency with the incorporation of windows and doors to create a safe and animated public realm.]

- ◆ [Front entry doors] PRIMARY BUILDING ENTRANCES should face the street or public open [space] SPACES. [Front door entries] FRAMING STRUCTURES, AWNINGS, LIGHTING, WINDOWS, AND SIMILAR ELEMENTS SHOULD BE INCORPORATED TO MAKE ENTRANCES [should be made] MORE PRONOUNCED AND distinctive [to enhance] WITHIN THE building [fa◆ades] FACADE.

- ◆ A minimum of 30% of the lineal horizontal dimension of the facade of each floor FACING A

STREET OR PUBLIC OPEN SPACE shall be windows or openings.

◆ Recessed windows with mullions are encouraged to develop shadow lines.]

◆ Openings: If a traditional style is followed for the design of a residential building, openings must be vertical in proportion and consistent with historic traditional styles.]

◆ Use of special bays, boxes, and dormers is encouraged.

◆ MATERIALS SUCH AS FORMSTONE, WOOD SHAKES, SIMULATED WOOD SHAKES, WOOD CLAPBOARD, PLYWOOD, ALUMINUM SIDING, VINYL SIDING, ASPHALT SHINGLES, OR SIMILAR MATERIALS ARE NOT PERMITTED. STUCCO AND EIFS ON FIRST FLOOR FRONT FACADES ARE NOT PERMITTED.

[Building Materials:]

◆ These guidelines are designed to ensure that new residential buildings will contribute to the overall quality of the area.]

◆ Materials and colors: Brick colors should be consistent with Baltimore traditions in a standard modular size and may vary from building to building to create variety. Facades interior to the block that are readily visible from the street may be stucco or fiber cement board.]

◆ Alternate exterior materials are encouraged as long as they are materials that are compatible with the urban context and have similar durability characteristics to standard modular clay brick.]

◆ Materials such as formstone, wood shakes, simulated wood shakes, wood clapboard, plywood, aluminum siding, vinyl siding, asphalt shingles, or similar materials are not permitted.]

CURB CUTS [Curb-cut] and Servicing:

◆ All curb cuts shall be designed to minimize impact on the pedestrian environment.

◆ VEHICULAR INGRESS AND EGRESS FOR STRUCTURED GARAGES SHOULD BE LIMITED IN SIZE TO ONE LANE IN EACH DIRECTION WHEN FEASIBLE.

◆ Servicing areas AND TRASH COLLECTION[, such as dumpsters, must] SHOULD be internal to the blocks [and] OR accessed through alleys[, and not through the neighborhood streets. Trash collection should be accommodated on alleys] where possible.

◆ Alleys, providing rear access to single family duplex houses, shall be screened from the pedestrian view as much as possible, with building facades and/or site walls and landscaping.

◆ TRASH COLLECTIONS FOR NON-SINGLE FAMILY HOMES MUST BE INTERNAL TO THE STRUCTURE WHEREVER POSSIBLE OR FULLY ENCLOSED AND SCREENED FROM VIEW.

[Parking:]

◆ For all townhouse residential units, off-street parking should be accessed from rear alleys.]

[Front, Side, and Rear Yard Fencing:]

◆ Front and side yard fencing is recommended, especially on corner lots adjacent to the sidewalk. These fences should be black metal and shall not exceed 36 inches to 42 inches in height. Brick, stone, or metal piers are encouraged at 90-degree transitions and at street and sidewalk intersections.]

◆ Front yard railings at building entries should match fencing in material and color.]

◆ Front and side yard fencing is recommended to extend between a building and an alley and garage and between adjacent buildings.]

◆ Rear yard fencing facing an alley: for privacy or screening is permitted in rear yards to a maximum height of 72 inches. It may be opaque to a maximum height of 48 inches. The top 24 inches must incorporate a change in articulation and have a transparency of 30% or greater when facing public spaces. Acceptable materials include high quality wood, vinyl, plastic wood composite (i.e. Trex) and masonry compatible with the architectural guidelines contained herein. Stockade fencing is not permitted.]

◆ Paint or stain colors for rear yard fencing should be compatible with the color of the building to which it is attached as well as with surrounding buildings and fences.]

Ancillary STRUCTURES [structure]:

◆ Ancillary structures, such as trash enclosures, [are to] SHALL be integrated into the landscape and screened from public view with shrubs, hedges, fences, walls or a combination of those elements. Trash enclosures and screening should blend in with the landscape and surrounding environment. Trash enclosures are not allowed in front or side yards.

◆ Mechanical units: Air conditioning units and similar other mechanical equipment [should] SHALL also be screened from public view using similar methods.

◆ Mobility Impaired Ramps: When mobility impaired ramps are necessary, 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. Two sets of rails should be provided
◆ a grab rail parallel to the ramp to assist the user and a level handrail to relate the addition to its context.]

[Additions or garages:]

◆ Additions or garages visible from any street must be designed to be compatible with the architecture of the existing residence through the same or similar incorporation of materials. Garages shall be accessed from the rear alley.]

Parking: [Design Guidelines]

It is important to minimize the impact of parking structures on the character of pedestrian spaces and

streets, while providing for sufficient and convenient parking for residences and businesses.

Structured Parking: [If visible from any street, the parking structure must respond to the urban context and adhere to the following guidelines:]

◆ The materials palette for parking garage facades [may include a variety of different materials: granite, brick, masonry, limestone, other naturally occurring stone or cast stone, glass curtain wall, metal, and pre-cast concrete or poured in place concrete of high architectural quality] **SHOULD BE INTEGRATED INTO THE LARGER DEVELOPMENT, AND STAND-ALONE GARAGES SHOULD RESPOND TO THE URBAN CONTEXT.**

◆ Lighting of parking structures[: Lighting] should be enough to provide adequate security, but should be screened and controlled not to disturb surrounding residences.

◆ [Openings:] Garage facades should be designed with a modulated system of vertical openings [and pilasters]. [False fronts pretending to enclose other uses are not encouraged. However, design] **DESIGN** attention to an overall building facade that fits comfortably and compatibly into the pattern, articulation, scale, and massing of surrounding structures is needed. As such, the size and pattern of openings is of particular concern and should be of a scale related to the systems of fenestration in the neighborhood. No continuous horizontal openings are allowed.

◆ [Louvers and Grills:] Openings should [have] **INCORPORATE** [some form of screening material] **SCREENING THAT** [to block] **MINIMIZES** views of **HEADLIGHTS, GARAGE LIGHTING, AND cars** [on upper levels and to screen] **FROM** surrounding properties. **THE SCREENING DESIGN SHALL BE COMPATIBLE TO THE DESIGN OF THE OVERALL BUILDING** [form garage lighting as it is usually brighter than adjacent buildings and street lights] **AND HEADLIGHTS.** [Louvers for the upper floors and vertical grills for the ground floor are suggested. For public safety there should be a view into the garage at grade, but a combination of a low wall and/or landscaping should screen the bumpers, tires, and headlight of cars.]

Surface Parking:

◆ No surface parking lots for 4 or more vehicles shall be permitted.

SIGNS [Sign Design Guidelines]:

All signs must be in accordance with the Zoning Code of Baltimore City. In addition, the following provisions apply:

◆ All signs shall be designed to be compatible with the surrounding neighborhoods and with the signage system and templates developed for each individual building design.

[◆ When existing signs are removed, any holes or other damage shall be patched and painted as necessary to match the existing wall surface, and all unused brackets and conduits shall be removed.]

◆ All lighting and electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches and panel boxes must be concealed from view.

- ◆ Flashing or moving signs are not permitted.

Size/Placement

◆ The total area of signs for a building facade may not exceed 2 square feet per linear foot of building frontage. This total area includes window signs, awning signs, logos, product signs, temporary signs, or any other signage. However, no sign identifying a building occupied by a single user may exceed 100 square feet; no sign identifying individual tenants in a multi-tenant building may exceed 25 square feet. A building sign must be mounted flat against the surface of the building to which it is attached.]

- ◆ SIGNS SHALL BE PLACED AT BUILDING ENTRANCES.

◆ Signs shall not be placed so as to obstruct windows, storefronts, or cornices, ALTHOUGH LIMITED USAGE OF SIGNAGE DECALS APPLIED TO STOREFRONT GLASS IS PERMITTED.

- ◆ In no case shall a sign extend above the roof line.

◆ Any sign placed above the second floor of a building AND NOT AT A BUILDING ENTRANCE will be subject to the approval of the Director of Planning.

Flat signs[:]

◆ Flat signs shall be placed parallel to the building face and shall not project more than 12 inches from the surface of the building.

◆ INTERNALLY ILLUMINATED BOX SIGNS ARE NOT PERMITTED; HOWEVER, INTERNALLY ILLUMINATED INDIVIDUAL LETTERS ARE PERMITTED.

[Painted signs and cutout letters:]

◆ Painted signs on building surfaces or use of separate cutout letters shall be permitted in accordance with the above limits for slat signs.]

[Projecting] BLADE signs[:]

◆ [Projecting] BLADE signs shall not be extended more than [5] 3 feet beyond the building surface.

◆ [All signs shall be double-faced with a maximum thickness of 12 inches.] INTERNALLY ILLUMINATED PROJECTING SIGNS ARE NOT PERMITTED.

[Flags and banners:]

◆ Flags and banners may be displayed on a temporary and permanent basis, subject to obtaining the necessary minor privilege permit, so long as the banner material is not faded, torn, or frayed, and the poles are well maintained. Banners may be displayed only from buildings at least 2

stories high and may not be less than 10 feet above the sidewalk. All banner poles along one street should be set at the same angle from the horizontal plane. Banners may project up to one-third the width of the sidewalk, but not more than 5 feet, whichever is greater. Provision for flags and banners must otherwise conform to the provisions of City Ordinances.]

IN ADDITION TO THE DESIGN GUIDELINES, ABOVE, THE FOLLOWING DESIGN GUIDELINES EXIST FOR PROPERTIES WITHIN THE RESIDENTIAL AND COMMUNITY BUSINESS LAND USE AREAS DESIGNATED WITHIN THE URBAN RENEWAL PLAN:

RESIDENTIAL LAND USE

THE FOLLOWING DESIGN GUIDELINES APPLY TO ALL PROPERTIES WITHIN THE RESIDENTIAL LAND USE OF THE URBAN RENEWAL PLAN AREA:

- ◆ ONLY STANDARD MODULAR BRICKS ARE PERMITTED IN THE RESIDENTIAL LAND USE.
- ◆ ADDITIONS OR GARAGES VISIBLE FROM ANY STREET MUST BE DESIGNED TO BE COMPATIBLE WITH THE ARCHITECTURE OF THE EXISTING RESIDENCE THROUGH THE SAME OR SIMILAR INCORPORATION OF MATERIALS. GARAGES SHALL BE ACCESSED FROM THE REAR ALLEY.
- ◆ FOR ALL TOWNHOUSE RESIDENTIAL UNITS, OFF-STREET PARKING SHOULD BE ACCESSED FROM REAR ALLEYS.

COMMUNITY BUSINESS LAND USE

THE FOLLOWING DESIGN GUIDELINES APPLY TO ALL NEW CONSTRUCTION WITHIN THE COMMUNITY BUSINESS LAND USE OF THE URBAN RENEWAL PLAN AREA:

- ◆ CURB CUTS FOR SERVICING AND GARAGE ENTRANCES THAT MUST BE ACCESSED FROM THE STREET SHOULD ALIGN WITH EXISTING ALLEYS OR CURB CUTS ACROSS THE STREET TO REINFORCE THE NEIGHBORHOOD'S STREET GRID.
- ◆ ALL TRASH AND SERVICING MUST BE INTERNALLY LOCATED TO THE STRUCTURE.
- ◆ A MINIMUM OF 50% OF THE LINEAL HORIZONTAL DIMENSION OF THE GROUND-FLOOR FACADE SHALL BE WINDOWS OR OPENINGS.
- ◆ FOR NEW DEVELOPMENT SPANNING AN ENTIRE BLOCK FACE, SIDEWALKS MUST PROVIDE ADEQUATE WIDTH FOR ACCESSIBLE PEDESTRIAN TRAFFIC AND A LANDSCAPE ZONE. ADDITIONAL WIDTH SHALL BE ADDED BEYOND THE PEDESTRIAN AND LANDSCAPE ZONES TO ACCOMMODATE OUTDOOR SEATING, WITH OUTDOOR SEATING NOT ENCROACHING INTO THE DESIGNATED ZONES FOR PEDESTRIAN TRAFFIC OR LANDSCAPE. THE LANDSCAPE ZONE SHALL INCLUDE STREET TREES ALONG ALL FRONTAGES, UNLESS PROHIBITED BY UNDERGROUND UTILITIES.

7. Delete Exhibit 3, ◆Property Acquisition◆, and delete Exhibit 4, ◆Land Disposition◆ from the Plan.

8. Revise Exhibit 2, ♦Land Use♦, to reflect the changes in the Plan.
9. Renumber Exhibit 5 to be Exhibit 3, and rename that Exhibit from ♦Zoning♦, to ♦Recommended Zoning♦.
10. Renumber Exhibit 6, ♦Historic District♦, to be Exhibit 4.
11. Add new Exhibit 5, ♦Illustrative Plan♦, to the Renewal Plan.

SECTION 2. AND BE IT FURTHER ORDAINED, That the Urban Renewal Plan for Sharp-Leadenhall, as amended by this Ordinance and identified as ♦Urban Renewal Plan, Sharp-Leadenhall, revised to include Amendment __, dated March 2, 2015♦, 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.

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

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

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

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

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