



Legislation Text

File #: 20-0564, Version: 0

Explanation: Capitals indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

* **Warning:** This is an unofficial, introductory copy of the bill.
The official copy considered by the City Council is the first reader copy.

Introductory*

City of Baltimore Council Bill

Introduced by: Councilmember Sneed

A Bill Entitled

An Ordinance concerning

Urban Renewal - Middle East - Amendment

For the purpose of amending the Urban Renewal Plan for Middle East to modify certain land uses allowed in the Plan, to correct, clarify, and conform certain provisions and references in the Plan to those in the current Baltimore City Zoning Code, to replace Appendix B with new Appendix B, to delete Appendix E in its entirety, to remove certain properties from the lists in Appendices A, C, and D and to remove certain other properties located within the Renewal Area; to replace the exhibits with new exhibits to reflect the changes in the Plan, and to modify the boundaries of the Plan to reflect the removal of certain properties, as shown on the new exhibits; 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 Middle East was originally approved by the Mayor and City Council of Baltimore by Ordinance 79-1202 and last amended by Ordinance 18-190.

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

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 Middle East are approved:

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

A. Description of Project

1. Boundary Description

The boundary description of the Plan is shown on Exhibit 1, “Land Use Plan”, dated September 16, 2019.

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

B. Land Use Plan

(1) Permitted Land Uses

Only the use categories shown on the Land Use Plan Map, Exhibit No. 1, shall be permitted within the project area. These are Residential;; Office-Residential;; Commercial, which includes Neighborhood Business, and General Commercial;[Industrial, Public, and Institutional] General Industrial; Educational Campus; Bioscience; Industrial Mixed-Use; Hospital; [Nonconforming Use, and Noncomplying Structure] and Nonconformities.

a. Residential

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

b. Office-Residential

Office-residential uses shall be those permitted [in] under the [O-R Zoning District] Office Residential use categories of the Zoning Code of Baltimore City.

c. Commercial

(1) Commercial uses permitted shall be those permitted under the [B-1] C-1 (Neighborhood Business), [B-2 (Community business)] C-2 (Community Commercial), [and B-3 (Community Commercial)] C-3 (General Commercial), and C-4 (Community Commercial) use categories of the Zoning Code of Baltimore City.

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

[d. Industrial]

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

[e. Public]

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

[f. Institutional]

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

d. General Industrial

General Industrial uses shall be those permitted under the I-2 General Industrial Use categories of the Zoning Code of Baltimore City.

e. Educational Campus

Educational campus uses shall be those permitted under the EC Educational Campus Use categories of the Zoning Code of Baltimore City.

f. Bioscience

Bioscience uses shall be those permitted under the BSC Bioscience Use categories of the Zoning Code of Baltimore City.

g. Industrial Mixed-Use

Industrial Mixed-Uses shall be those permitted under the IMU Industrial Mixed-Use categories of the Zoning Code of Baltimore City.

h. Hospital

Hospital uses shall be those permitted under the hospital use categories of the Zoning Code of Baltimore City.

[g. Nonconforming Use]

[A nonconforming use is any lawfully existing use of a building or other structure, or of land that does not conform to the applicable use regulations of the district in which it is located, according to the Zoning Code of Baltimore City. Nonconforming uses shall be permitted to continue, subject to the provisions of Title 13, titled "Nonconformance". 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.]

[h. Noncomplying Structure]

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

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
618 North Castle Street
616 North Castle Street
614 North Castle Street
612 North Castle Street
610 North Castle Street
608 North Castle Street
606 North Castle Street
604 North Castle Street
602 North Castle Street
600 North Castle Street
2026 McElderry Street
2024 McElderry Street
2022 McElderry Street
2020 McElderry Street
2018 McElderry Street
2016 McElderry Street
2014 McElderry Street
2012 McElderry Street
2010 McElderry Street
2008 McElderry Street
2006 McElderry Street
2004 McElderry Street
2002 McElderry Street
2000 McElderry Street
601 North Castle Street
603 North Castle Street
605 North Castle Street
607 North Castle Street
609 North Castle Street
611 North Castle Street
613 North Castle Street
615 North Castle Street
617 North Castle Street
619 North Castle Street
621 North Castle Street
623 North Castle Street
625 North Castle Street
627 North Castle Street
629 North Castle Street
631 North Castle Street

633 North Castle Street
2028 McElderry Street
601 North Collington Avenue
501 North Washington Street
503 North Washington Street
505 North Washington Street
507 North Washington Street
511 North Washington Street
513 North Washington Street
515 North Washington Street
517 North Washington Street
519 North Washington Street
521 North Washington Street
523 North Washington Street
525 North Washington Street
529 North Washington Street
531 North Washington Street
533 North Washington Street
535 North Washington Street
537 North Washington Street
539 N Washington Street
541 North Washington Street
543 North Washington Street
536 North Castle Street
534 North Castle Street
532 North Castle Street
530 North Castle Street
528 North Castle Street
526 North Castle Street
524 North Castle Street
522 North Castle Street
520 North Castle Street
510 North Castle Street
2014 Jefferson Street
2012 Jefferson Street
2010 Jefferson Street
2008 Jefferson Street
2006 Jefferson Street
2004 Jefferson Street
2002 Jefferson Street
501 North Castle Street
503 North Castle Street
505 North Castle Street
507 North Castle Street
509 North Castle Street
511 North Castle Street
513 North Castle Street
515 North Castle Street
517 North Castle Street
519 North Castle Street
521 North Castle Street
523 North Castle Street
525 North Castle Street

527 North Castle Street
529 North Castle Street
531 North Castle Street
533 North Castle Street
2019 McElderry Street
2021 McElderry Street
2023 McElderry Street
2025 McElderry Street
2027 McElderry Street
2029 McElderry Street
536 North Chester Street
532 North Chester Street
530 North Chester Street
528 North Chester Street
526 North Chester Street
524 North Chester Street
522 North Chester Street
520 North Chester Street
518 North Chester Street
516 North Chester Street
514 North Chester Street
512 North Chester Street
510 North Chester Street
508 North Chester Street
506 North Chester Street
504 North Chester Street
502 North Chester Street
2032 Jefferson Street
2030 Jefferson Street
2028 Jefferson Street
2026 Jefferson Street
2024 Jefferson Street
2022 Jefferson Street
2020 Jefferson Street
2018 Jefferson Street
2102 Jefferson Street
2104 Jefferson Street
2106 Jefferson Street
2108 Jefferson Street
2110 Jefferson Street
2114 Jefferson Street
2116 Jefferson Street
2118 Jefferson Street
2120 Jefferson Street
2122 Jefferson Street
2124 Jefferson Street
2126 Jefferson Street
500 North Collington Avenue
502 North Collington Avenue
504 North Collington Avenue
506 North Collington Avenue
508 North Collington Avenue
510 North Collington Avenue

512 North Collington Avenue
514 North Collington Avenue
516 North Collington Avenue
518 North Collington Avenue
520 North Collington Avenue
522 North Collington Avenue
524 North Collington Avenue
526 North Collington Avenue
528 North Collington Avenue
2121 McElderry Street
539 North Chester Street
537 North Chester Street
535 North Chester Street
533 North Chester Street
531 North Chester Street
527 North Chester Street
525 North Chester Street
523 North Chester Street
517 North Chester Street
515 North Chester Street
513 North Chester Street
511 North Chester Street
509 North Chester Street
507 North Chester Street
503 North Chester Street
502 North Duncan Street
504 North Duncan Street
506 North Duncan Street
508 North Duncan Street
510 North Duncan Street
512 North Duncan Street
514 North Duncan Street
516 North Duncan Street
520 North Duncan Street
522 North Duncan Street
524 North Duncan Street
503 North Duncan Street
505 North Duncan Street
507 North Duncan Street
513 North Duncan Street
2200 Jefferson Street
2202 Jefferson Street
2204 Jefferson Street
2206 Jefferson Street
2208 Jefferson Street
2210 Jefferson Street
2212 Jefferson Street
2214 Jefferson Street
2216 Jefferson Street
2218 Jefferson Street
2222 Jefferson Street
2224 Jefferson Street
2226 Jefferson Street

2228 Jefferson Street
2230 Jefferson Street
500 North Patterson Park Avenue
502 North Patterson Park Avenue
504 North Patterson Park Avenue
506 North Patterson Park Avenue
508 North Patterson Park Avenue
510 North Patterson Park Avenue
512 North Patterson Park Avenue
514 North Patterson Park Avenue
516 North Patterson Park Avenue
518 North Patterson Park Avenue
520 North Patterson Park Avenue
522 North Patterson Park Avenue
524 North Patterson Park Avenue
526 North Patterson Park Avenue
528 North Patterson Park Avenue
530 North Patterson Park Avenue
2253 McElderry Street
2251 McElderry Street
2249 McElderry Street
2247 McElderry Street
2245 McElderry Street
2243 McElderry Street
2241 McElderry Street
2239 McElderry Street
2237 McElderry Street
2235 McElderry Street
2233 McElderry Street
2229 McElderry Street
2213 McElderry Street
2211 McElderry Street
2209 McElderry Street
2207 McElderry Street
2205 McElderry Street
2203 McElderry Street
2201 McElderry Street
523 North Collington Avenue
521 North Collington Avenue
519 North Collington Avenue
517 North Collington Avenue
515 North Collington Avenue
513 North Collington Avenue
511 North Collington Avenue
509 North Collington Avenue
507 North Collington Avenue
505 North Collington Avenue
503 North Collington Avenue
501 North Collington Avenue
510 North Madeira Street
508 North Madeira Street
506 North Madeira Street
504 North Madeira Street

502 North Madeira Street
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509 North Madeira Street
511 North Madeira Street
513 North Madeira Street
515 North Madeira Street
517 North Madeira Street
519 North Madeira Street
521 North Madeira Street
523 North Madeira Street
525 North Madeira Street
405 North Wolfe Street
407 North Wolfe Street
409 North Wolfe Street
411 North Wolfe Street
413 North Wolfe Street
415 North Wolfe Street
417 North Wolfe Street
419 North Wolfe Street
402 North Chapel Street
404 North Chapel Street
406 North Chapel Street
408 North Chapel Street
410 North Chapel Street
412 North Chapel Street
414 North Chapel Street
416 North Chapel Street
418 North Chapel Street
403 North Chapel Street
405 North Chapel Street
407 North Chapel Street
409 North Chapel Street
411 North Chapel Street
413 North Chapel Street
415 North Chapel Street
417 North Chapel Street
419 North Chapel Street
402 North Washington Street
404 North Washington Street
406 North Washington Street
408 North Washington Street
410 North Washington Street
412 North Washington Street
414 North Washington Street
416 North Washington Street
418 North Washington Street
1901 Jefferson Street
1903 Jefferson Street
1905 Jefferson Street
1907 Jefferson Street

1909 Jefferson Street
1911 Jefferson Street
1913 Jefferson Street
1915 Jefferson Street
1921 Jefferson Street
1923 Jefferson Street
1925 Jefferson Street
1927 Jefferson Street
1929 Jefferson Street
1931 Jefferson Street
1933 Jefferson Street
1935 Jefferson Street
1937 Jefferson Street
1920 Orleans Street
1918 Orleans Street
1916 Orleans Street
1914 Orleans Street
1910 Orleans Street
1908 Orleans Street
1906 Orleans Street
1904 Orleans Street
1902 Orleans Street
1900 Orleans Street
415 North Washington Street
429 North Washington Street
431 North Washington Street
433 North Washington Street
435 North Washington Street
2003 Jefferson Street
2005 Jefferson Street
2007 Jefferson Street
2009 Jefferson Street
2011 Jefferson Street
424 North Castle Street
422 North Castle Street
420 North Castle Street
418 North Castle Street
416 North Castle Street
404 North Castle Street
2022 Orleans Street
2020 Orleans Street
2018 Orleans Street
2016 Orleans Street
2014 Orleans Street
2012 Orleans Street
2010 Orleans Street
2000 Orleans Street
403 North Castle Street
405 North Castle Street
407 North Castle Street
409 North Castle Street
411 North Castle Street
413 North Castle Street

415 North Castle Street
417 North Castle Street
419 North Castle Street
421 North Castle Street
423 North Castle Street
425 North Castle Street
427 North Castle Street
429 North Castle Street
2015 Jefferson Street
2017 Jefferson Street
2019 Jefferson Street
2021 Jefferson Street
2023 Jefferson Street
2025 Jefferson Street
2027 Jefferson Street
2029 Jefferson Street
2031 Jefferson Street
2033 Jefferson Street
2035 Jefferson Street
2037 Jefferson Street
2039 Jefferson Street
422 North Chester Street
420 North Chester Street
418 North Chester Street
416 North Chester Street
414 North Chester Street
412 North Chester Street
410 North Chester Street
408 North Chester Street
406 North Chester Street
404 North Chester Street
402 North Chester Street
400 North Chester Street
2050 Orleans Street
2048 Orleans Street
2046 Orleans Street
2044 Orleans Street
2042 Orleans Street
2040 Orleans Street
2038 Orleans Street
2036 Orleans Street
2026 Orleans Street
401 North Chester Street
403 North Chester Street
405 North Chester Street
407 North Chester Street
409 North Chester Street
411 North Chester Street
413 North Chester Street
415 North Chester Street
417 North Chester Street
419 North Chester Street
421 North Chester Street

423 North Chester Street
425 North Chester Street
2101 Jefferson Street
2103 Jefferson Street
2105 Jefferson Street
2107 Jefferson Street
2109 Jefferson Street
2111 Jefferson Street
2113 Jefferson Street
2115 Jefferson Street
2117 Jefferson Street
2121 Jefferson Street
2123 Jefferson Street
2125 Jefferson Street
2127 Jefferson Street
2129 Jefferson Street
2131 Jefferson Street
2133 Jefferson Street
2135 Jefferson Street
2137 Jefferson Street
2139 Jefferson Street
428 North Collington Avenue
426 North Collington Avenue
424 North Collington Avenue
422 North Collington Avenue
420 North Collington Avenue
418 North Collington Avenue
416 North Collington Avenue
414 North Collington Avenue
412 North Collington Avenue
410 North Collington Avenue
408 North Collington Avenue
406 North Collington Avenue
404 North Collington Avenue
402 North Collington Avenue
2134 Orleans Street
2132 Orleans Street
2130 Orleans Street
2128 Orleans Street
2126 Orleans Street
2124 Orleans Street
2122 Orleans Street
2120 Orleans Street
2118 Orleans Street
2116 Orleans Street
2114 Orleans Street
2112 Orleans Street
2110 Orleans Street
2108 Orleans Street
2106 Orleans Street
2104 Orleans Street
2102 Orleans Street
2100 Orleans Street

402 North Duncan Street
404 North Duncan Street
406 North Duncan Street
408 North Duncan Street
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422 North Duncan Street
426 North Duncan Street
427 North Duncan Street
425 North Duncan Street
423 North Duncan Street
421 North Duncan Street
419 North Duncan Street
417 North Duncan Street
415 North Duncan Street
413 North Duncan Street
411 North Duncan Street
409 North Duncan Street
407 North Duncan Street
405 North Duncan Street
403 North Duncan Street
401 North Collington Avenue
403 North Collington Avenue
405 North Collington Avenue
407 North Collington Avenue
409 North Collington Avenue
411 North Collington Avenue
413 North Collington Avenue
415 North Collington Avenue
417 North Collington Avenue
419 North Collington Avenue
421 North Collington Avenue
2201 Jefferson Street
2203 Jefferson Street
2205 Jefferson Street
2207 Jefferson Street
2209 Jefferson Street
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2235 Jefferson Street
2237 Jefferson Street
452 North Patterson Park Avenue
450 North Patterson Park Avenue
448 North Patterson Park Avenue
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444 North Patterson Park Avenue
442 North Patterson Park Avenue
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438 North Patterson Park Avenue
436 North Patterson Park Avenue
434 North Patterson Park Avenue
432 North Patterson Park Avenue
430 North Patterson Park Avenue
428 North Patterson Park Avenue
426 North Patterson Park Avenue
424 North Patterson Park Avenue
422 North Patterson Park Avenue
420 North Patterson Park Avenue
418 North Patterson Park Avenue
416 North Patterson Park Avenue
414 North Patterson Park Avenue
412 North Patterson Park Avenue
410 North Patterson Park Avenue
408 North Patterson Park Avenue
406 North Patterson Park Avenue
404 North Patterson Park Avenue
402 North Patterson Park Avenue
400 North Patterson Park Avenue
2236 Orleans Street
2234 Orleans Street
2232 Orleans Street
2230 Orleans Street
2228 Orleans Street
2226 Orleans Street
2224 Orleans Street
2222 Orleans Street
2220 Orleans Street
2218 Orleans Street
2216 Orleans Street
2214 Orleans Street
2212 Orleans Street
2210 Orleans Street
2208 Orleans Street
2206 Orleans Street
2204 Orleans Street
2202 Orleans Street
2200 Orleans Street
400 North Madeira Street
402 North Madeira Street
404 North Madeira Street
406 North Madeira Street
408 North Madeira Street

410 North Madeira Street
412 North Madeira Street
414 North Madeira Street
416 North Madeira Street
418 North Madeira Street
420 North Madeira Street
422 North Madeira Street
403 North Madeira Street
405 North Madeira Street
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409 North Madeira Street
411 North Madeira Street
413 North Madeira Street
415 North Madeira Street
417 North Madeira Street
419 North Madeira Street
421 North Madeira Street
423 North Madeira Street
425 North Madeira Street
427 North Madeira Street
429 North Madeira Street
431 North Madeira Street
205 North Collington Avenue
207 North Collington Avenue
209 North Collington Avenue
211 North Collington Avenue
213 North Collington Avenue
215 North Collington Avenue
217 North Collington Avenue
219 North Collington Avenue
221 North Collington Avenue
223 North Collington Avenue
225 North Collington Avenue
227 North Collington Avenue
229 North Collington Avenue
2201 Orleans Street
2203 Orleans Street
2205 Orleans Street
2207 Orleans Street
2209 Orleans Street
2211 Orleans Street
2213 Orleans Street
2215 Orleans Street
2217 Orleans Street
2219 Orleans Street
2221 Orleans Street
2223 Orleans Street
2225 Orleans Street
2227 Orleans Street
2229 Orleans Street
2231 Orleans Street
2233 Orleans Street
244 North Patterson Park Avenue

240 North Patterson Park Avenue
238 North Patterson Park Avenue
236 North Patterson Park Avenue
234 North Patterson Park Avenue
232 North Patterson Park Avenue
230 North Patterson Park Avenue
228 North Patterson Park Avenue
226 North Patterson Park Avenue
224 North Patterson Park Avenue
222 North Patterson Park Avenue
220 North Patterson Park Avenue
218 North Patterson Park Avenue
216 North Patterson Park Avenue
214 1/2 North Patterson Park Avenue
214 North Patterson Park Avenue
212 North Patterson Park Avenue
210 North Patterson Park Avenue
208 North Patterson Park Avenue
206 North Patterson Park Avenue
204 North Patterson Park Avenue
202 North Patterson Park Avenue
200 North Patterson Park Avenue
2228 East Fayette Street
2226 East Fayette Street
2224 East Fayette Street
2222 East Fayette Street
2220 East Fayette Street
2218 East Fayette Street
2216 East Fayette Street
2214 East Fayette Street
2212 East Fayette Street
2210 East Fayette Street
2208 East Fayette Street
2206 East Fayette Street
2204 East Fayette Street
2202 East Fayette Street
2200 East Fayette Street
2203 Mullikin Street
2207 Mullikin Street
2209 Mullikin Street
2204 Mullikin Street
2206 Mullikin Street
230 North Madeira Street
228 North Madeira Street
226 North Madeira Street
224 North Madeira Street
222 North Madeira Street
220 North Madeira Street
218 North Madeira Street
216 North Madeira Street
214 North Madeira Street
212 North Madeira Street
210 North Madeira Street

208 North Madeira Street
206 North Madeira Street
204 North Madeira Street
211 North Madeira Street
213 North Madeira Street
215 North Madeira Street
217 North Madeira Street
219 North Madeira Street
221 North Madeira Street
223 North Madeira Street
225 North Madeira Street
227 North Madeira Street
229 North Madeira Street

- (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 as formstone, wood siding, structural glass veneer, aluminum and vinyl siding, etc. shall not be permitted. Front or side walls may be resurfaced with stucco-like materials.
- Unfinished, smooth-faced concrete is prohibited. Smooth-faced concrete must be finished with approved materials.
- Existing siding and unpainted formstone may remain if it is in good condition and in need of minimal repair. It may not be painted.
- Chimneys, elevator penthouses, or any other auxiliary structures on roofs requiring renovation shall meet all required zoning and building code requirements. Any construction visible from the street or from other buildings shall be finished so as to be harmonious with other visible building walls.
- Chimneys must be standard modular brick.
- Foundations must be patched with like materials.

2. Windows and doors

- All windows must be tight fitting and have sashes of proper size and design for the existing structure.
- Sashes with rotten wood, broken joints, or broken or loose mullions or muntins shall be replaced. All broken and missing windows shall be replaced. All exposed wood shall be repaired and painted.
- Replacement windows and doors must be of the same size and shape of the existing opening and fit within the structure's existing, original openings. Windows and doors that are fabricated with dimensions lesser than the structure's existing openings are not allowed to be installed with panel surrounds that serve to alter existing, original openings.
- Existing masonry openings may not be enlarged except to accommodate contemporary door dimensions or unless submitted construction documents illustrate the new enlarged openings as a component of the comprehensive design for the structure or structures.
- Window and door openings in the front of the building shall not be filled or boarded unless otherwise required by the Baltimore City Code.
- 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.

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.
- 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 September 16, 2019
Exhibit 2, "Property Acquisition", with new Exhibit 2, "Property Acquisition", dated September 16, 2019
Exhibit 3, "Property Disposition", with new Exhibit 3, "Property Disposition", dated September 19, 2019
Exhibit 4, "Zoning Districts", with new Exhibit 4, "Zoning Districts, dated September 16, 2019

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 __, dated July 20, 2020”, 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.