



Legislation Text

File #: 21-0023, 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 Glover

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 November 10, 2020.

(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  
805 North Washington Street  
807 North Washington Street  
811 North Washington Street  
813 North Washington Street  
815 North Washington Street  
817 North Washington Street  
819 North Washington Street  
826 North Washington Street  
833 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  
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513 North Duncan Street  
2200 Jefferson Street  
2202 Jefferson Street  
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2206 Jefferson Street  
2208 Jefferson Street  
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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  
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511 North Collington Avenue  
509 North Collington Avenue  
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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  
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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  
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408 North Chester Street  
406 North Chester Street  
404 North Chester Street  
402 North Chester Street  
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2050 Orleans Street  
2048 Orleans Street  
2046 Orleans Street  
2044 Orleans Street  
2042 Orleans Street  
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401 North Chester Street

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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  
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404 North Collington Avenue  
402 North Collington Avenue  
2134 Orleans Street  
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2116 Orleans Street  
2114 Orleans Street  
2112 Orleans Street  
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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  
410 North Duncan Street  
412 North Duncan Street  
414 North Duncan Street  
416 North Duncan Street  
418 North Duncan Street  
420 North Duncan Street  
422 North Duncan Street  
426 North Duncan Street  
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423 North Duncan Street  
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419 North Duncan Street  
417 North Duncan Street  
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413 North Duncan Street  
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421 North Collington Avenue  
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2227 Jefferson Street  
2229 Jefferson Street  
2231 Jefferson Street  
2233 Jefferson Street  
2235 Jefferson Street  
2237 Jefferson Street  
452 North Patterson Park Avenue  
450 North Patterson Park Avenue  
448 North Patterson Park Avenue  
446 North Patterson Park Avenue  
444 North Patterson Park Avenue  
442 North Patterson Park Avenue  
440 North Patterson Park Avenue  
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  
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2208 Orleans Street  
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2204 Orleans Street  
2202 Orleans Street  
2200 Orleans Street  
400 North Madeira Street  
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408 North Madeira Street  
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414 North Madeira Street  
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422 North Madeira Street  
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415 North Madeira Street  
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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  
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2213 Orleans Street  
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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

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 \_\_, 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.

**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.