

URBAN RENEWAL PLAN
CHARLES/NORTH REVITALIZATION AREA

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URBAN RENEWAL PLAN
CHARLES/NORTH REVITALIZATION AREA

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
BALTIMORE, MARYLAND

ORIGINALLY APPROVED BY
THE MAYOR AND CITY COUNCIL OF BALTIMORE
BY ORDINANCE NO. 799
OCTOBER 25, 1982

REVISIONS SINCE ORIGINAL APPROVAL BY THE MAYOR AND CITY COUNCIL OF BALTIMORE:

- I. Amendment No. 1, dated May 21, 1984, approved by the Mayor and City Council of Baltimore by Ordinance No. 160, dated June 29, 1984.
- II. Amendment No. 2, dated April 16, 1987, and revised June 22, 1987, approved by the Mayor and City Council of Baltimore by Ordinance No. 989, dated June 29, 1987.
- III. Amendment No. 3, dated May 14, 1990, approved by the Mayor and City Council of Baltimore by Ordinance No. 546, dated June 20, 1990.
- IV. Amendment No. 4, dated December 1, 1992, approved by the Mayor and City Council of Baltimore by Ordinance No. 195, dated April 1, 1993.
- V. Amendment No. 5, dated March 28, 2003, approved by the Mayor and City Council of Baltimore by Ordinance No. 04-695, dated June 23, 2004.
- VI. Amendment No. 6, dated September 25, 2006, approved by the Mayor and City Council of Baltimore by Ordinance No. 06-317, dated October 5, 2006.
- VII. Amendment No. 7, dated April 30, 2007, approved by the Mayor and City Council of Baltimore by Ordinance No. 07-574, dated November 27, 2007.

CHARLES/ NORTH REVITALIZATION AREA

URBAN RENEWAL PLAN

TABLE OF CONTENTS

	<u>Paragraph Reference</u>	<u>Page</u>
PROJECT DESCRIPTION	A.	1
Boundary Description	A.1.	1
Plan Objectives	A.2.	2
Types of Proposed Renewal Action	A.3.	3
LAND USE PLAN	B.	3
Land Use Plan Map	B.1.	3
Land Use Provisions and Standards	B.2.	3
Permitted Uses	B.2.a.	3
Regulations, Controls and Restrictions on Land to be Acquired by the City	B.2.b.	10
TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES	C.	11
Rehabilitation Area	C.1.	11
Acquisition	C.2.	12
Purposes for Acquiring Properties Within the Project Area	C.2.a.	12
Conditions Under Which Properties Not Designated for Acquisition May be Acquired	C.2.b.	12
Relocation	C.3.	13
Removing Development Rewards for Demolishing Landmarks or Contributing Structures	C.4.	13
REVIEW OF DEVELOPER’S PLANS	D.	14
Department of Housing and Community Development Review	D.1.	14
Design Objectives	D.2.	14
Developer’s Obligations	D.3.	15
New Construction and Rehabilitation	D.4.	15
Demolition	D.5.	15
PROPERTY REHABILITATION STANDARDS	E.	16
Building Fronts and Sides Abutting Streets	E.1.	16
Rear and Side Walls	E.2.	18
Roofs	E.3.	19
Auxiliary Structures	E.4.	19
Yards	E.5.	19
Existing Passageways	E.6.	20
Signs	E.7.	21
Lighting	E.8.	22
Footways	E.9.	23
Period of Compliance	E.10.	23

Design Review and Approval	E.11.	23
OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF STATE AND LOCAL LAWS	F.	24
Land Disposition	F.1.	24
Zoning	F.2.	24
Other Provisions	F.3.	24
DURATION OF PROVISIONS AND REQUIREMENTS	G.	25
PROCEDURES FOR CHANGES IN APPROVED PLAN	H.	25
SEPARABILITY	I.	25
APPLICABILITY	J.	25
APPENDIX A: Design Guidelines and Standards for Renovation of Existing Contributing Structures	A.	26
Guidelines and standards for renovations of existing Contributing Structures that are specific to this Urban Renewal Plan	A.I.	28
Building Walls	A.I.1.	28
Storefronts	A.I.2.	28
Windows and Doors	A.I.3.	29
Traditional Canopies and Marquees	A.I.4.	29
Compliance	A.II.	30
APPENDIX B: Design Guidelines and Standards for Accessory Elements that are Attached to both Renovated and New Buildings	B.	31
Guidelines and Standards	B.I.	31
Shutters	B.I.A.	31
Fabric Awnings and Canopies	B.I.B.	31
Fabric Awnings and Canopies	B.I.B.1.	31
Additional Guidelines for All Awnings and Canopies	B.I.B.2.	32
Signs on Awnings and Canopies	B.I.B.3.	33
Security Screens and Grilles	B.I.C.	33
Standards for Signs	B.I.D.	33
Maximum Number and Sizes allowed in each Zoning District	B.I.D.1.	33
General	B.I.D.2.	34
Flat Signs	B.I.D.3.	34
Projecting Signs	B.I.D.4.	35
Freestanding Signs	B.I.D.5.	35
Other Signs	B.I.D.6.	36
Lighting	B.I.E.	37
Antennas and roof mounted equipment	B.I.F.	38
Roof Decks	B.I.G.	38

Compliance	B.II.	39
APPENDIX C: Design Guidelines and Standards for Site Plans	C.	39
Guidelines and Standards	C.I.	39
General	C.I.A.	39
Landscaping	C.I.B.	39
Parking Lots	C.I.C.	40
Compliance	C.II.	41
APPENDIX D: Maintenance Standards for Private Properties	D.	42
APPENDIX E. Design Guidelines and Standards for New Construction	E.	42

EXHIBITS:

1. Land Use Plan Map, Exhibit 1, revised May 15, 2006, corrected version dated 4-17-07 *
2. Property Acquisition Map, Exhibit 2, revised March 28, 2003, dated 6-30-05
3. Land Disposition Map, Exhibit 3, revised March 28, 2003, dated 6-30-05
4. Zoning District Map, Exhibit 4, revised May 15, 2006, corrected version dated 6-14-07 *
5. Contributing Structures, Exhibit 5, dated as revised August 10, 2006
6. Proposed Landmark Structures, dated as revised August 10, 2006

* These were the only amendments to this Plan made by Amendment No. 7, Ordinance No. 07-574.

CHARLES/ NORTH REVITALIZATION AREA

A. PROJECT DESCRIPTION

1. Boundary Description

Beginning for the same at the intersection of the center line of the Jones Falls Expressway and the east side of N. Charles Street; thence from said point of beginning and binding on the east side of N. Charles Street northerly to intersect the south side of E. Lanvale Street; thence binding on the south side of E. and W. Lanvale Street westerly to intersect the south side of Falls Road; thence binding on the south side of Falls Road northwesterly to intersect the east side of N. Howard Street; thence binding on the east side of N. Howard Street northerly on an extended line to intersect the north side of W. North Avenue; thence binding on the north side of W. North Avenue westerly to intersect the west property line of Lot 1, Ward 12, Section 5, Block 3600-B; thence binding on said west property line northerly to intersect the south property line of Lot 1A, Ward 12, Section 5, Block 3600-B; thence binding on said south property line westerly to intersect the west property line of said Lot 1A; thence binding on said west property line northerly to intersect the south property line of Lot 1B, Ward 12, Section 5, Block 3600-B; thence binding on said south property line northwesterly on a meandering line to intersect the southwest boundary line of Lot 2, Ward 12, Section 5, Block 3600-B; thence binding on said southwest property line northwesterly to intersect the southwest property line of Lot 1C, Ward 12, Section 5, Block 3600-B; thence binding on said southwest property line northwesterly to intersect the south property line of Lot 2A, Ward 12, Section 5, Block 3600-B; thence binding on said south property line westerly to intersect the southwest property line of said Lot 2A; thence binding on the southwest property line of said Lot 2A northwesterly crossing a 9 foot alley, continuing on the southwest property line of Lot 1/6, Ward 12, Section 5, Block 3607, to intersect the northwest property line of said Lot 1/6; thence binding on the northwest property line of said Lot 1/6 northeasterly to intersect a line extending the southwest property line of Lot 63, Ward 12, Section 5, Block 3607 across a 10 foot alley; thence binding on said southwest property line, as extended, northwesterly, crossing said 10 foot alley to intersect the north property line of said Lot 63; thence binding on the north property line of said Lot 63 easterly to intersect the west side of Huntington Avenue; thence binding on the west side of Huntington Avenue northerly to intersect an extended line of the north property line of Lot 64/68, Ward 12, 3608; thence binding on the extended north property line of said Lot 64/68 easterly to intersect the east property line of said Lot 64/68; thence binding on said east property line southerly to intersect an extended line of the north property line of Lot 16, Ward 12, Section 5, Block 3608; thence binding on said north property line as extended easterly to intersect the west side of N. Howard Street; thence binding on the west side of N. Howard Street northerly to intersect the south side of W. 23rd Street; thence binding on the south side of W. 23rd Street easterly to intersect the east side of Mace Street; thence binding on the east side of Mace Street southerly to intersect the north side of W. 22nd Street; thence binding on the north side of W. 22nd Street easterly to intersect the west side of Hargrove

Alley; thence binding on the west side of Hargrove Alley southerly to intersect the south side of E. 20th Street; thence binding on the south side of E. 20th Street westerly to intersect the west side of a 15 foot alley east of Saint Paul Street; thence binding on the west side of said alley southerly on an extended line to intersect the north property line of Lot 1, Ward 12, Section 8, Block 3801; thence binding on the north property line of said Lot 1 easterly to intersect the east property line of said Lot 1; thence binding on the said east property line southerly on an extended line to intersect the south side of E. North Avenue; thence binding on the south side of E. North Avenue westerly to intersect the east side of Saint Paul Street; thence binding on the east side of Saint Paul Street southerly to intersect the south side of Trenton Street; thence binding on the south side of Trenton Street easterly to intersect the west side of Hargrove Alley; thence binding on the west side of Hargrove Alley southerly to intersect the south side of Federal Street; thence binding on the south side of Federal Street southeasterly to intersect the east side of N. Calvert Street; thence binding on the east side of N. Calvert Street southerly to intersect the center line of the Jones Falls Expressway; thence binding on the center line of the Jones Falls Expressway westerly and northwesterly to the point of beginning.

2. Plan Objectives and Goals

The basic goal of this Urban Renewal Plan is the revitalization of the Charles/North area in order to create a unique mixed-use neighborhood with enhanced viability, stability, attractiveness, and convenience for residents of the surrounding area and of the City as a whole. The objectives and goals of this Plan include:

- a. helping maintain and protect the existing architectural and historic fabric of the community by setting standards to ensure that the design of new structures and the rehabilitation of existing structures will be consistent with the scale and architectural design of the community's collection of historic buildings;
- b. establishing a positive and identifiable image for the Charles/ North area compatible with surrounding residential areas;
- c. accommodating the expansion of existing retail small business;
- d. promoting new retail business activity in the area;
- e. establishing and enforcing uniform comprehensive design and rehabilitation standards that will enhance the physical environment of the business area through private investment;
- f. bringing about a general physical improvement of the area through coordinated public improvements;
- g. providing a pleasant environment for the staging of year-round promotional activities and events;
- h. removing blighting influences and creating development lots for commercial uses.

- i. encouraging urban accessibility by providing sufficient parking while encouraging the shared use of parking spaces and promoting transit;
- j. developing mechanisms that ensure the improved maintenance of structures and properties within the district;
- k. giving the neighborhood and business associations the ability to have a say in the character and quality of the future development that will take place within their neighborhoods;
- l. creating a demolition review process that encourages the retention of significant existing structures by (1) allowing time for the exploration of options other than demolition and (2) linking the final approval of the demolition permit to the quality of the new building that is proposed to be built in its place. As part of the process, the appropriate design review panel will review and recommend to the Commissioner the approval or denial of demolition permits to ensure that the demolition conforms with the goals and objectives of this Plan;
- m. discouraging the demolition of significant existing structures by prohibiting the construction of a larger new building on the site of a demolished building;
- n. developing use controls and design, parking, and landscape standards that help to maintain a pedestrian scale throughout the neighborhood; and
- o. developing standards to increase the quality of public spaces.

3. Types of Proposed Renewal Action

- a. coordinated public improvements;
- b. property rehabilitation that shall comply with the codes and ordinances of the City of Baltimore, and the requirements set forth in this Plan; and
- c. property acquisition, clearance and redevelopment.

B. LAND USE PLAN

1. Land Use Plan Map

Predominant land uses, streets and all other public right-of-way proposed or existing to remain, within the project area, are shown on the Land Use Plan Map, Exhibit 1.

2. Land Use Provisions and Standards

a. Permitted Uses

Only the use categories shown on Exhibit 1, “Land Use Plan”, and Exhibit 4, “Zoning Districts” are permitted within the Project Area. The use classifications are Community

Business, Community Commercial, Central Commercial, Office-Residential, and Industrial. Accessory uses, including landscaping, off-street parking and off-street loading will be permitted. In addition, certain existing uses will be permitted to continue subject to the provisions governing nonconforming and noncomplying uses in this Plan.

Note: In this document, all land use categories use the same descriptive terms that are used for the land use categories in the Zoning Code of Baltimore City.

- (1) Community Business (B-2): accommodates the needs of a larger consumer population than a Neighborhood Business District.
 - (a) In the area designated “Community Business” in the Land Use Plan, permitted uses are limited to those authorized by the Zoning Code of Baltimore City as permitted uses in a B-2 District. However, the following uses that are permitted uses in the City’s B-2 Zoning Districts are prohibited in this Plan:

- Check-cashing agencies
- Clubs and lodges: private nonprofit
- Fraternity and sorority houses: off-campus
- Motels
- Radio and television antennas that are free-standing or that extend more than 25 feet above the building on which they are mounted, not including microwave antennas (satellite dishes)
- Taverns, not including live entertainment or dancing, with a fire rated capacity over 250 people

- (b) In the area designated “Community Business” in the Land Use Plan, conditional uses are limited to those authorized by the Zoning Code of Baltimore City as conditional uses in a B-2 District. However, the following uses that are conditional uses in the City’s B-2 Zoning Districts are prohibited uses in this Plan:

- Community correction centers
- Drug stores and pharmacies: drive-in, not including the sale of alcoholic beverages or tobacco products
- Dry cleaning establishments: drive-in
- Firearm sales, ammunition sales, or both, when in a business establishment that is permitted in a Business District and located at least 100 yards from the boundary line of a park, religious institution, educational institution, public building, or other place of public assembly
- Garages, other than accessory, for storage, repair, and servicing of motor vehicles, not over 1 ½-tons capacity, but not including body repair, painting or engine rebuilding
- Gasoline service stations
- Heliports
- Parole and probation field offices

Pawnshops
Photographic printing and developing establishments: drive-in
Poultry-and rabbit-killing establishments
Restaurants: drive-in, no pick-up drives with window service
Travel trailers, recreational vehicles and similar camping equipment:
parking or storage

(2) Community Commercial (B-3): accommodates more intensive, sometimes highway-oriented, commercial uses.

(a) In the area designated “Community Commercial” in the Land Use Plan, permitted uses are limited to those authorized by the Zoning Code of Baltimore City as permitted uses in a B-3 District. However, the following uses that are permitted uses in the City’s B-3 Zoning Districts are prohibited in this Plan:

Check-cashing agencies
Fraternity and sorority houses: off-campus
Highway maintenance shops and yards
Meat markets, including sale of meats and meat products to
restaurants, hotels, clubs and similar establishments
Milk and dairy products: processing and distribution
Mobile home: sales
Model home and garage displays
Recycling collection stations
Repeater, transformer, pumping, booster, switching, conditioning,
and regulating stations and similar installations
Restaurants and lunch rooms, including live entertainment and
dancing
Rooming houses, with a maximum of 10 units
Rooming houses with 11 or more units
Stables for horses
Taverns, but not including live entertainment or dancing, with a fire
rated capacity over 250 people
Trailers: sales and rental

(b) In the area designated “Community Commercial” in the Land Use Plan, conditional uses are limited to those authorized by the Zoning Code of Baltimore City as conditional uses in a B-3 District. However, the following uses that are conditional uses in the City’s B-3 zoning districts are prohibited uses in this Plan:

After-hours establishments
Community correction centers
Firearm sales, ammunition sales, or both, when in a business
establishment that is permitted in a Business District and
located at least 100 yards from the boundary line of a park,

religious institution, educational institution, public building, or other place of public assembly

Heliports

Massage salons

Parole and probation field offices

Pawnshops

Photographic printing and developing establishments: drive-in

Poultry-and rabbit-killing establishments

Travel trailers, recreational vehicles and similar camping equipment:
parking or storage

- (3) Central Commercial (B-5): provides for those uses and activities that are generally associated with and support downtown uses – this district permits business, service and intensive, sometimes commercial highway-oriented uses, as well as all of the uses permitted in the downtown Central Business district.

- (a) In the area designated “Central Commercial” in the Land Use Plan, permitted uses are limited to those authorized by the Zoning Code of Baltimore City as permitted uses in a B-5 District. However, the following uses that are permitted uses in the City’s B-5 Zoning Districts are prohibited in this Plan:

Animal hospitals

Auto Painting shops

Building and lumber material-sales establishments without shops and yards

Carpet and rug: cleaning establishments

Check-cashing agencies

Clubs and lodges: private nonprofit

Contractor and construction shops without yards

Fraternity and sorority houses: off-campus

Highway maintenance shops and yards

Hospitals

Meat markets, including sale of meats and meat products to restaurants, hotels, clubs and similar establishments

Milk and dairy products: processing and distribution

Mobile home: sales

Model home and garage displays

Motor vehicles: rental

Moving and storage establishments

Palmists

Radio and television antennas that are free-standing or that extend more than 25 feet above the building on which they are mounted, not including microwave antennas (satellite dishes)

Rescue missions

Recycling collection stations

Repeater, transformer, pumping, booster, switching, conditioning, and regulating stations and similar installations

Skating rinks
Stables for horses
Taverns, not including live entertainment or dancing, with a fire rated capacity over 250 people
Trailers: sales and rental
Warehousing and wholesale establishments and storage

- (b) In the area designated “Central Commercial” in the Land Use Plan, conditional uses are limited to those authorized by the Zoning Code of Baltimore City as conditional uses in a B-5 District. However, the following uses that are conditional uses in the City’s B-5 Zoning districts are prohibited uses in this Plan:

Adult-entertainment businesses, located at least 300 feet from any other adult-entertainment business
Book or video stores: adult, located at least 300 feet from any other book or video store: adult, any adult-entertainment business and any peep-show establishment
After-hours establishments
Amusement parks and permanent carnivals
Automobile accessory stores, including related repair and installation services
Community correction centers
Drug stores and pharmacies: drive-in, but not including the sale of alcoholic beverages or tobacco products
Dry-cleaning establishments: drive-in
Firearm sales, ammunition sales, or both, when in a business establishment that is permitted in a Business District and located at least 100 yards from the boundary line of a park, religious institution, educational institution, public building, or other place of public assembly
Garages, other than accessory, for storage, repair, and servicing of motor vehicles over 1 ½-tons capacity not including body repair, painting, and engine rebuilding
Gasoline service stations
Heliports
Parole and probation field offices
Pawnshops
Peep-show establishments located at least 300 feet from any other peep show establishment, any adult-entertainment business and any book or video store: adult
Photographic printing and developing establishments: drive-in
Poultry-and rabbit-killing establishments
Racetracks
Restaurants: drive-in, not including pick-up drives with window service
Stadiums
Theaters: drive-in

Travel trailers, recreational vehicles, and similar camping equipment:
parking or storage

- (4) Office-Residential (O-R-): encourages a mixture of residential and office uses in blocks of existing row house buildings (the larger the number after the hyphen, the higher the density that is allowed in that district).

- (a) In the area designated “Office-Residential” in the Land Use Plan, permitted uses are limited to those authorized by the Zoning Code of Baltimore City as permitted uses in O-R Districts. However, the following uses that are permitted uses in the City’s O-R Zoning Districts are prohibited in this Plan:

Recreational Facilities, as listed:

Athletic fields: nonprofit or publicly owned

- (b) In the area designated “Office-Residential” on the Land Use Plan, conditional uses are limited to those authorized by the Zoning Code of Baltimore City as conditional uses in an O-R District. However, the following uses that are conditional uses in the City’s O-R Zoning Districts are prohibited uses in this Plan:

Community correction centers

Fraternity and sorority houses: off-campus

Heliports

Parole and probation field offices

Travel trailers, recreational vehicles, and similar camping equipment:
parking or storage

- (c) The following off-street parking requirements must be provided in all of the Office-Residential Land Use districts in this Plan:

1 off-street parking space for every 2 dwelling units

1 off-street space for every 2 efficiency units in multiple family dwellings and apartment hotels

1 off-street parking space for every 4 rooming units

- (5) Industrial (M-): allows storage, manufacturing, and industrial uses (the larger the number after the hyphen, the higher the intensity that is allowed in that district); M-1 and M-2 Zoning Districts allow industrial uses that are not as “heavy” as those allowed in the City’s M-3 Zoning District and those industrial uses that are compatible with adjoining business or residential districts.

- (a) In the area designated “Industrial” in the Land Use Plan, permitted uses are limited to those authorized by the Zoning Code of Baltimore City as permitted uses for that particular Industrial District. However, the following uses that are permitted in some of the City’s Industrial Zoning Districts are prohibited in this Plan:

Adhesive products: manufacturing
Flammable liquids: manufacturing and storage
Gases, noncombustible and non-toxic: manufacturing and storage
Serums, toxins and viruses: manufacturing and processing

- (b) In the area designated “Industrial” in the Land Use Plan, conditional uses are limited to those authorized by the Zoning Code of Baltimore City as conditional uses for that particular Industrial District. However, the following uses that are conditional in some of the City’s Industrial zoning districts are prohibited uses in all of the industrial districts in this Plan:

Atomic reactors
Community correction centers
Heliports
Marinas: dry storage (boatels)
Marinas: industrial (boat repair facilities)
Marinas: recreational
Mining, gravel, sand or other raw materials
Recycling collection stations
Textile mill products: processing and sorting

(6) Nonconforming Use

A nonconforming use as defined in the Zoning Code of Baltimore City is any lawfully existing use of a structure or land that is not permitted in the use regulations of the district in which the structure or land is located. A nonconforming use can continue to operate within an urban renewal area that prohibits it, but cannot move within the lot or structure or expand without authorization from the Board of Municipal and Zoning Appeals. If a nonconforming use has moved from a lot or structure for longer than 12 months, it can only be replaced by a permitted use. If a nonconforming use has been inactive and not in continuous operation for 12 months that use may not be reestablished, and can only be replaced by a permitted use. For more detailed information about nonconforming use regulations see Title 13 of the Zoning Code of Baltimore City.

(7) Noncomplying Structure

A noncomplying structure as defined in the Zoning Code of Baltimore City is any lawfully existing structure that does not comply with the bulk regulations of the district in which the structure is located. A noncomplying structure will be permitted to continue. It may be maintained or repaired. If a noncomplying structure is destroyed or damaged by fire, it may be repaired or reconstructed with the same square feet as before if a building permit for the work is obtained and the work is started and diligently pursued within 12 months of the destruction or damage. For more detailed information about noncomplying structure regulations see Title 13 of the Zoning Code of Baltimore City.

b. Regulations, Controls and Restrictions on Land to be Acquired by the City:

The following regulations, controls and restrictions will be implemented where applicable by covenants, or other provisions of the agreement for land disposition and instruments of conveyance executed pursuant thereto:

(1) Provisions Applicable to All Land and Property to be Acquired – by the City

(a) General Provisions

- i. No buildings, structure or parking area shall be constructed over an easement within the project area without the prior consent of the Commissioner of the Department of Housing and Community Development and the Director of Public Works.
- ii. No materials shall be stored or permitted to remain outside buildings. No waste materials, refuse or garbage shall be permitted to remain outside buildings except as permitted by the Baltimore City regulations regarding containers for garbage; the areas for such containers shall be properly screened.
- iii. No sign shall extend above the roof line or parapet wall of the building to which it is attached; no sign shall project more than 12 inches from the building to which it is attached. No animated or pulsating signs shall be permitted. The total area of exterior signs for each building shall not exceed in gross area three (3) feet times the street frontage, in feet of the building; except that signs not exceeding twelve (12) square feet in area erected for the purpose of directing motorists to the entrance or exit points of off-street parking areas shall be permitted when attached to a fence, screening wall or building wall and shall not be included in the total area calculated for exterior signs.
- iv. All land not covered by structures, paved parking, loading or related service areas, paved areas for pedestrian circulation or decorative surface treatments shall be provided with landscape treatment. Landscape treatment includes planting any, all or a combination of the following: trees, shrubs, ground cover, grass, and flowers. The amount of landscape treatment should be determined by the nature of the development and should serve to improve the utility of the site, soften and relieve the effects of structure and pavement, and provide a visual harmony. All screening and landscaping shall be maintained in good condition.
- v. The setback areas abutting street right-of-way, with the exception of plazas, driveways, sidewalks and other walkways, shall be used exclusively for the planting and growing of trees, shrubs, lawn and other ground covering material. These areas shall not be used for nor considered in computing the parking and/or loading space requirements.

- vi. Exterior ventilation equipment or any mechanical equipment placed outside of a building, including on the roof, shall be effectively screened.

(b) Off-Street Parking Requirements

- i. Parking spaces shall be provided on all lots for development as established in the Zoning Code of Baltimore City, or in such lesser amount as may be authorized by the Board of Municipal and Zoning Appeals as a Special exception or Variance. In addition to these requirements, off-street parking areas shall be visually screened from public streets and adjacent properties.
- ii. All required parking spaces shall be provided with proper ingress and egress to a public street or alley by means of access drives and aisles.
- iii. All parking facilities shall be effectively screened. Screening shall consist of a masonry wall or durable fence, or combination thereof, not less than three (3) feet in height; in lieu of such wall or fence, a compact evergreen hedge of not less than four (4) feet in height at times of original planting may be used. Screening and landscaping shall be maintained in good condition and shall be so designed and placed so as not to obstruct vehicle sight distances at entrances and exits.
- iv. All exterior (surface) parking areas shall be paved with a hard, dust-free surface, and shall be properly illuminated.

(2) Applicability of Provisions and Requirements to Property not to be Acquired

The provision of Section B.2.a. (Permitted Uses) above shall apply to all properties not to be acquired within the project area. The provisions of Section B.2.b. shall apply as appropriate to properties not currently proposed to be acquired by this Plan if the owners thereof acquire adjacent project land made available to the Department of Housing and Community Development under the provisions of this Plan.

C. TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

1. Rehabilitation Area

The entire project area is designated for rehabilitation. Property owners will be required to undertake rehabilitation of those structures which are capable of being brought up to the rehabilitation standards in part E. of this Plan.

2. Acquisition

a. Purposes for Acquiring Properties within the Project Area

Properties designated for acquisition on the Property Acquisition Map, Exhibit 2, will be acquired for clearance and redevelopment, for rehabilitation, or for public improvements.

b. Conditions Under Which Properties Not Designated for Acquisition May be Acquired

(1) Non-Salvable and Non-Compliance with Provisions

- (a) It may be necessary to acquire by purchase or by condemnation for urban renewal purposes the fee simple interest or any lesser interest in and to such of the remaining properties or portions thereof in the Charles/North Revitalization Area not specifically designated for acquisition as may be deemed necessary and proper by the Commissioner of the Department of Housing and Community Development to effect the proper implementation of the project. This may include:
 - i. Any property in the project area containing a non-salvable structure, i.e., a structure which in the opinion of the Commissioner of the Department of Housing and Community Development cannot be economically rehabilitated.
 - ii. Any property the owner of which is unable or unwilling to comply or conform to the codes and ordinances of Baltimore City and the Property Rehabilitation Standards set forth in this Plan within 24 months from the date of written notice of the required improvements, the Department of Housing and Community Development, after due consideration that the property owner has failed to achieve substantial conformity with the codes and ordinances of Baltimore City, may acquire such property pursuant to the Eminent Domain Law of this State as if the property had originally been planned for acquisition after 90 days written notice to the owner. The Department of Housing and Community Development reserves the right to acquire any such non-complying property for a period of two (2) years from the date of said written 90 days notice by the Department of Housing and Community Development.
 - iii. In addition to, and not in place of, the remedy of acquisition by purchase or condemnation of noncomplying properties, the Department of Housing and Community Development may correct code violations and place a lien against the property in accordance with the provisions of the Building, Fire, and Related Codes of Baltimore City.

- (2) Actions to be Followed by the Department of Housing and Community Development Upon Acquisition of Properties as Non-Salvable or for non-Compliance with Provisions

Upon the acquisition of such properties, the Department of Housing and Community Development will either:

- (a) Demolish the structure or structures thereon and dispose of the land for redevelopment for uses in accordance with this Plan; or
- (b) Sell or lease the property subject to rehabilitation in conformance with the codes and ordinances of Baltimore City, and the Property Rehabilitation Standards set forth in this Plan; or
- (c) Rehabilitate the property in conformance with the codes and ordinances of Baltimore City and the Property Rehabilitation standards set forth in this Plan and dispose of property in accordance with applicable regulations. If sale cannot be consummated by the time rehabilitation is accomplished, property may be rented pending continuing sales efforts.

3. Relocation

- a. The Department of Housing and Community Development assures that before individuals or families are displaced from their dwelling units due to the requirements of this Plan, standard housing within the displacees' financial means shall be provided.

Residents living within the project area, if displaced through the requirements of this Plan, shall be given a priority by the Department of Housing and Community Development to any housing within the project area over which the Department has direct control.

- b. The Department of Housing and Community Development assures that before firms or individual businesses are displaced from their present location of operation due to the requirements of this Plan, standard commercial structures within the displacees' financial means, in or near the project area shall be identified. Businesses displaced because of the requirements of this Plan shall be given favorable consideration, but not necessarily priority, by the Department of Housing and Community Development in the review of commercial and industrial redevelopment proposals.

4. Removing Development Rewards for Demolishing Landmarks or Contributing Structures

If new development is constructed on a site that includes a Landmark, or Contributing Structure that has been demolished after the date of the enactment of this Amendment* to this Urban Renewal Plan, the FAR for that part of the new development that is within the boundaries of the original lot of the demolished building is reduced from the FAR that is allowed in the Zoning Code of Baltimore City for that part of the new development site to the actual FAR of the building that was demolished.

[* refers to Amendment No. 6, enacted October 5, 2006.]

D. REVIEW OF DEVELOPER'S PLANS

1. Department of Housing and Community Development Review

The Department of Housing and Community Development specifically reserves the right to review and approve the Developer's plans and specifications for development or rehabilitation in the project area with respect to their conformance with the provisions of the renewal plan and in order to achieve harmonious development of the project area. Such review and approval shall take into consideration, but shall not be limited to, the suitability of the site plan, architectural treatment, building plans, elevations, materials and colors, construction details, access, parking, loading, landscaping, identification signs, exterior lighting, reuse collection details, streets, sidewalks and the harmony of the plans with the surroundings.

2. Design Objectives

- a. Each building unit, whether existing or proposed, shall be an integral element of the overall site design and shall reflect and complement the character of the surrounding area.

Non-residential buildings shall be located so as to be compatible with surrounding living areas and organized in a manner to coordinate employee and customer physical requirements. Building façades shall be complementary to those adjacent.

- b. Parking Design Objectives

Off-street parking areas shall be designed with careful regard given to orderly arrangement, landscaping, ease of access and as an integral part of the total site design. All parking areas shall be screened from adjacent streets by dense screen planting and/or masonry screening walls.

Vehicular access to the parking areas shall be direct and not in conflict with vehicular movement which serves the various uses within the site. Ingress and egress points shall be well distanced from intersections to avoid congestion and interference with traffic.

- c. Loading Design Objectives

Loading space shall be provided to the maximum extent possible in convenient off-street facilities to serve business uses in the area.

- d. Streets, Pedestrian Walkways and Open Space Objectives

Developers shall provide adequate open space in combination with the proper siting of buildings and location of off-street parking areas. Streets, pedestrian walkways and open spaces including street furniture and signs, shall be designed as an integral part of the overall design, properly related to adjacent existing and proposed buildings.

e. Landscape Design Objectives

A coordinated landscape program shall be developed covering the entire area to incorporate the landscape treatment for open space, streets and parking areas into a coherent and integrated arrangement. Landscaping shall include trees, shrubbery and planting in combination with related paving and surface treatment.

3. Developer's Obligations

- a. The Developer shall not enter into, execute or be a part to any covenant, agreement, lease deed, assignment, conveyance or any other written instrument which restricts the sale, lease, use or occupancy of the property, or any part thereof, or any improvement placed thereon, upon the basis of national origin, race, religion, sex or color. Such agreement or covenant providing for this non-discrimination provision shall be included in the instruments and the City of Baltimore shall be deemed a beneficiary of such covenants and shall be entitled to enforce it. The Developer shall comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation.
- b. The Developer shall devote the land to those uses specified in this Plan and to no other uses.
- c. The Developer shall agree to retain the interest he acquires in the property transferred to him until he has completed the improvements, construction, and development in the area required by this Plan and disposition instruments and he shall further agree not to sell, lease or otherwise transfer the interest he acquires or any part thereof without the prior written consent of the Department of Housing and Community Development or until the Department shall have certified in writing that the Developer has completed the improvements, construction and development in the area.

The Department of Planning will fully utilize its Urban Design and Architecture Review Panel (UDARP) to work with Developers in the achievement of high quality site, building, and landscape design.

4. New Construction and Rehabilitation

All plans for new construction (including parking lots), rehabilitation, or change in use of any property not to be acquired under the provisions of this Plan shall be submitted to the Department of Housing and Community Development for review. Upon finding that the proposed plans are consistent with the objectives of the urban renewal plan, the Commissioner of the Department of Housing and Community Development shall authorize the processing of the plans for issuance of a building permit. The provisions of this section are in addition to and not in lieu of all other applicable laws and ordinances relating to new construction.

5. Demolition

All applications for demolition permits shall be submitted to the Department of Housing and Community Development for review and approval. Upon finding that the proposed demolition is consistent with the objectives of the urban renewal plan, the Commissioner of the

Department of Housing and Community Development shall authorize the issuance of the necessary permit. If the Commissioner finds that the proposal is inconsistent with the urban renewal plan and therefore denies the issuance of the permit, he shall seek approval of the Board of Estimates to acquire for and on behalf of the Mayor and City Council of Baltimore the property, in whole or in part, on which said demolition was to have occurred by purchase, lease, condemnation, gift or other legal means for the renovation, rehabilitation and disposition thereof. In the event that the Board of Estimates does not authorize the acquisition, the Commissioner, shall, without delay issue the demolition permit.

E. PROPERTY 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 within the Project Area, whether occupied or vacant, and additional standards for the Project Area are found in Appendices A through E.

1. Building Fronts and Sides Abutting Streets

- a. All structural and decorative elements of building fronts and sides abutting streets shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of that building.
- b. All cornices, upper story windows (and all other portions of a building containing wood trim) shall be made structurally sound. Rotten or weakened portions shall be removed, repaired, or replaced to match as closely as possible the original patterns. All exposed wood shall be painted or stained, or otherwise treated for protection.
- c. Windows:
 - (1) Windows not in the front of buildings shall be kept properly repaired, or, with Fire Department approval, may be closed with materials and a design that match or are compatible with the materials, design and finish of the adjacent wall. Plywood will not be allowed as an infill material.
 - (2) All windows must be tight-fitting and have sashes of proper size and design. Sashes with rotten wood, broken joints or loose mullions or muntins shall be replaced. All broken and missing windows shall be replaced with glass, plexiglass or lexan. All exposed wood shall be repaired and painted.
 - (3) Window openings in upper floors of the front of the building shall not be filled or boarded up. Windows in unused areas of the upper floors may be backed by a solid surface on the inside of the glass providing that backing is painted in a manner that is compatible with the exterior façade of the building. Windows panes shall not be painted. Shutters may be used to cover filled-in window openings where appropriate to the design of the structure. Existing filled-in windows on fronts of buildings and sides of corner buildings shall be opened up in accordance with regulations 3(a) and 3(c).

- (4) Windows that face alleys and are visible from major streets may be boarded with either fixed shutters or trimmed wood panels. No other form of boarding shall be permitted.
- d. Building Fronts:
- (1) A building front shall be defined to include:
 - (a) the building face, porches and the entrance area leading to the door.
 - (b) The door, side-lights, transoms, display platforms, devices including lighting and signing 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.
 - (2) Show windows, entrances, signs, lighting, sun protection, porches, security grilles, etc., shall be compatible, harmonious and consistent with the original scale and character of the structure.
 - (3) Enclosures and housing for security grilles and screens shall be as inconspicuous as possible and compatible with other elements of the façade.
 - (4) All exposed portions of the grille, screen or enclosure which are normally painted and all portions which require painting to preserve, protect or renovate the surface shall be painted.
 - (5) All exterior screens and grilles must be constructed so they can be opened or removed unless integral to the design of the building. Such screens and grilles shall be opened or removed during the normal business hours of that building.
 - (6) Show windows with aluminum trim, mullions or muntins shall be consistent and compatible with the overall façade design. It is recommended that they be painted with a paint suitable for metal surfaces to simulate a bronze anodized finish.
 - (7) Decalcomanias one square foot or less in area may be affixed to show windows or entrance door windows.
- e. Solid or permanently enclosed or covered store fronts shall not be permitted, unless treated as an integral part of the building façade using wall materials and window detailing compatible with the upper floors, or other building surfaces; all damaged, sagging or otherwise deteriorated store fronts, show windows or entrances shall be repaired or replaced. This shall apply to retail and other buildings open to the public; it does not apply to warehouse, industrial or office uses.
- f. Awnings
- Soft awnings are permitted over the first floor and upper floors above the windows only. All other forms of awnings or canopies, though not recommended, shall be approved by

the Department of Housing and Community Development and the Charles/North Community Association prior to fabrication and installation.

- g. Adjoining buildings used by the same occupant shall be rehabilitated in a unified and harmonious manner. Each building shall be rehabilitated and repaired with materials and in a manner consistent with the original construction techniques where feasible.
- h. All exterior front or side walls which have not been wholly or partially resurfaced or built over shall be repaired and cleaned or painted in an acceptable manner. Brick walls shall be pointed where necessary. Painted masonry walls shall have loose material removed and be painted a single color except for trim which may be another color. Patched walls shall match existing adjacent surfaces as to materials, colors, bond and joining. Cleaning of masonry façades by means of sandblasting shall not be permitted except where sandblasting is determined by the Commissioner of the Department of Housing and Community Development to be the only feasible means of surface cleaning of masonry and where, in his opinion, it will not cause damage to historic building materials.
- i. Applied facing materials shall be treated as follows: aluminum siding, corrugated/ribbon metal and wood, if in good condition, shall be painted with a paint suitable for metal surfaces in an earth tone color to be approved by D.H.C.D.; all other materials shall be repaired as necessary according to the minimum standards set forth in this Plan; aluminum siding, form stone, real or simulated wood shakes or pebble faced plywood shall not be permitted for any future use; all new materials shall be colored in warm earth tones and shall be approved by the D.H.C.D. for color, design and material type.
- j. Dormer windows on roofs sloping toward the street shall be treated in accordance with the same criteria as building fronts.
- k. Existing miscellaneous elements on the building fronts, such as empty electrical or other conduits, unused sign brackets, etc., shall be eliminated.
- l. Sheet metal gutters and downspouts, ducts, flues and vents visible from the street shall be kept in repair and painted, or replaced as necessary and shall be neatly located and securely installed. Gutters and downspouts shall be painted to harmonize with other building front colors.
- m. Presently unpainted stone buildings shall not be painted.

2. Rear and Side Walls

- a. Rear and side walls shall be repaired and cleaned or painted to present a neat, fresh and uniform appearance.
- b. Side walls, where visible from any of the streets, shall be finished or painted so as to harmonize with the front of the buildings.

3. Roofs

On all new construction, and to the extent possible on existing construction:

- a. Chimneys, elevator penthouses or any other auxiliary structures on the roofs shall be repaired and cleaned as required for rear and side walls. Any construction visible from the street or from other buildings shall be finished so as to be harmonious with other visible building walls.
- b. Any mechanical equipment placed on a roof shall be so located as to be hidden from view from the shopping streets, and to be as inconspicuous as possible from other viewpoints. Equipment shall be screened with suitable elements of a permanent nature or finished so as to harmonize with the rest of the building. Where such screening is unfeasible, equipment shall be installed in a neat, presentable manner and shall be painted in such a manner as to minimize its visibility.
- c. Television and radio antennae shall be located so as to be as inconspicuous as possible.
- d. Roofs shall be kept free of trash, debris, or any other elements which is not a permanent part of the building or a functioning element of it is mechanical or electrical system.

4. Auxiliary Structure

Structures at the rears of buildings attached or unattached to the principal commercial structure which are structurally deficient, shall be properly repaired or demolished.

5. Yards

Where a front, side or rear yard exists or is created through the demolition of structures, the owner shall condition the open areas in a manner consistent with the following standards. The owner shall submit his proposal for use of space to the Department for approval.

a. Off-Street Parking Requirements

- (1) Parking spaces shall be provided on all lots as established in the Zoning Code of Baltimore City, or in such lesser amount as may be authorized by Board of Municipal and Zoning Appeals as a Special Exception or Variance. In addition to these requirements, off-street parking areas shall be visually screened from public streets and adjacent properties except where such screening would inhibit the use of the area for parking and/or loading.
- (2) All required parking spaces shall be provided with the proper ingress and egress to a public street or alley by means of access drives and aisles.
- (3) All parking facilities shall be effectively screened. Screening shall consist of a masonry wall or durable fence, or combination thereof, not less than three (3) feet in height; in lieu of such a wall or fence, a compact evergreen hedge of not less than three (3) feet in height at the time of original planting may be used. This will be

required along street frontage. Screening and landscaping shall be maintained in good condition and shall be so designed and placed so as not to obstruct vehicle sight distances at entrances and exists. The design of the lot screening shall be approved by the Department of Housing and Community Development in consultation with the Charles/North Community Association.

- (4) All exterior (surface) parking areas shall be paved with a hard, dust-free surface, and shall be properly illuminated, and maintained in a neat and clean manner.
 - (5) A sign not exceeding six (6) square feet may be used to identify and control parking and loading on private lots.
- b. Trash storage areas shall be maintained in a neat and clean manner at all times.
 - c. Off-Street Loading, Storage and Service
 - (1) Where permitted by the Zoning Code of Baltimore City, front, side or rear yards may be used for loading, storage or service. In addition to any requirements of the zoning code, these areas shall be appropriately screened from all adjacent streets and properties except where such screening would inhibit the use of the area for parking and/or loading. Appropriate screening shall include, but is not necessarily limited to, solid and perforated masonry walls at least five feet six inches in height, solid fences and trees, and shrubs planted at appropriate intervals or a combination of these.
 - (2) All yards used for loading and vehicle storage and service shall be provided with the proper ingress and egress to a public street or alley by means of access drives and aisles. Such drives and aisles shall be consistent with the intended use of property and shall not be excessive in size.

d. Enclosures of Yards

A rear yard may be enclosed along side and rear property lines by appropriate wall, consistent and harmonious in design with the rear walls on the building. Solid doors or solid gates may be used to the extent necessary for access and delivery. Such walls must be not less than five feet nor more than five feet six inches in height. Use of barbed wire or broken glass on top of walls shall not be permitted.

6. Existing Passageways

- a. All existing passageways fronting on any street or alley shall comply with all of the terms of this Plan, especially maintenance and repair of exterior walls.
- b. They shall be kept structurally intact and free from hazards to the general public.
- c. They shall be kept free of debris.
- d. All masonry surfaces shall be repaired and cleaned or painted to present a neat, fresh and uniform appearance.

- e. Provision for metal security gates at each end of such passageways shall be the responsibility of the occupants of buildings immediately adjacent. These gates must be provided with a lock. Non-metal gates and non-metal locks are not permitted. It shall be the responsibility of first floor occupants of buildings immediately adjacent to both sides of such passageways to lock gates after normal business hours. Passageways must be provided with sufficient lighting if gates are to be left unlocked during normal business hours of darkness. When security gates are “open”, they shall be fixed to the wall either by a metal latch or wood device.

7. Signs

- a. Material and design of all signs shall be approved by the Department of Housing and Community Development upon consultation with the Charles/North Community Association. All lighting and electrical elements such as wire, conduits, junction boxes, transformers, ballasts, switches and panel boxes shall be concealed from view as much as possible.
- b. Flat signs shall be attached to and placed parallel to the building face and shall not project more than 12” from the surface of the building and shall not exceed in area three times the width in feet of the frontage of the building. In the case of corner properties, each façade is to be calculated separately as to size allowed for each. The tops of flat signs shall be placed no higher than the bottom of the second story window. Signs may be placed higher than 13 feet if approved by the Department of Housing and Community Development. Lettering applied to ground floor show windows or entrance doors shall not exceed six (6) inches in height. Signs shall be permitted at rear entrance doors but shall not exceed six square feet in size, except where authorized by the Department of Housing and Community Development. Existing flat signs shall be permitted to remain provided they are in good repair and meet the provisions of this Plan.
- c. Marquees for theaters and existing ballrooms shall be permitted. Should the theater cease to operate as such, the marquee shall be permitted to remain only as long as all of the following conditions are met:
 - (1) The marquee is properly maintained; and
 - (2) Temporary messages of community interest or those relating to special events are displayed. Temporary messages related to persons or organizations leasing the theater proper will be permitted. Businesses leasing space within the building and not the theater proper may not use the marquees for business identification or advertising unless it is in conjunction with a special event for which the theater proper has been leased on a temporary basis.

Should these conditions cease to exist or should the theater proper be leased to a business for a use other than those aforesaid, the marquee shall be treated as an overhanging sign and subject to the conditions of this Plan.

- d. Painted signs on buildings surfaces or use of separate cutout letters shall be permitted in accordance with the above limits for flat signs.
- e. Non-illuminated secondary signs shall not exceed two (2) square feet in area and shall not project more than one inch beyond the surfaces of the building.
- f. Roof top signs and signs above the parapet of a building shall not be permitted. Billboards installed subsequent to the enactment of this Plan shall not be permitted. Billboards in existence prior to the enactment of this Plan shall be permitted to remain provided they are well maintained.
- g. Painted or inlaid signs on cloth awnings are permitted.
- h. Flashing or moving signs other than barber poles shall not be permitted.
- i. Existing overhanging signs attached to buildings within the project boundaries must be removed. No new overhanging signs shall be erected in the future except for parking signs which cannot project more than four (4) feet or be more than twelve (12) square feet per face for a total of twenty-four (24) square feet.
- j. All existing free standing signs may remain provided they are in good condition. Those in need of repair shall be repaired with approval by the Department of Housing and Community Development or shall be removed. No new free standing signs shall be erected.
- k. No portable or permanent signs shall be allowed in the footways or within five feet of the property line within the project boundaries.
- l. All signs not conforming to the above regulations shall be removed within two years from date of enactment of this Plan. Future minor privilege permits for all signs shall be issued only for those signs meeting project design criteria.
- m. No private signs shall be permitted except as herein provided or as otherwise authorized by the Department of Housing and Community Development for temporary purposes not exceeding thirty days.

8. Lighting

All lighting shall be screened by a housing and/or lens for safety purposes and to eliminate glare. The following lighting methods are permitted.

- a. Fully recessed downlights or wallwashers in projecting metal box. Box must run full length of storefront at top of sign area.
- b. Shielded fluorescent lamps with diffusers in projecting metal box. Box must run full length of storefront at top of sign zone.

- c. “Gooseneck incandescents”, porcelain enamel reflector on bent metal tube arm. Housing to prevent glare at pedestrian eye line.
- d. Internally illuminated (except projecting signs) or back-lit (halo) letters.

9. Footways

Footways adjacent to all properties within the area boundaries shall be maintained in a manner consistent with applicable Baltimore City Codes. In addition, when required, footways shall be repaired or replaced to present a neat and even appearance and in a manner that is compatible with the materials, design and finish of adjacent footway surfaces.

10. Period of Compliance

To the extent that rehabilitation requirements for commercial uses are specifically applicable to the Charles/North Revitalization Area, and are not generally required elsewhere, the work necessary to meet such requirements shall be completed within two (2) years from the effective date of this Plan, or the effective date of the Ordinance applying these Standards to the properties unless specifically outlined elsewhere in this Plan. No work, alterations or improvements shall be undertaken after enactment of the ordinance approving this Plan or the effective date of Ordinances amending these Rehabilitation Standards or the properties affected thereby, which do not conform with the requirements herein.

However, the Commissioner of the Department of Housing and Community Development may waive compliance with one or more of these standards provided the proposed improvements are recommended for approval by the Charles/North Community Association or its successor and provided that the proposed improvements do not adversely affect the Property Rehabilitation Objectives for the Charles/North Revitalization Urban Renewal Area. 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.

11. Design Review and Approval

- a. It shall be the responsibility of the Department of Housing and Community Development to supervise that part of the Renewal Plan dealing with design, code enforcement and inspection.
- b. Designs for all improvements, modifications, repairs, rehabilitation or painting affecting the exterior of the existing buildings, yards, show windows, signs, exterior footways and new construction shall be submitted in the form of complete architectural drawings to the Department of Housing and Community Development and written approval by the Department shall be required before obtaining the necessary permit and proceeding with the work.
- c. The Department of Housing and Community Development shall be concerned with all aspects of design affecting exterior appearance, and in particular with the following:
 - (1) Colors to be used on buildings and signs.

- (2) Design of show windows and entrance area, including choice of materials and types of security devices.
- (3) Design of signs, methods of illumination, colors, materials, methods of suspension.
- (4) Conditioning of rear yard spaces, location of delivery signs.
- (5) All exterior materials and colors.
- (6) Design of awnings, shutters and upper floor windows.
- (7) Compatibility of new construction as to scale, color, materials and signing.
- (8) Design and construction of exterior footways and footway elements such as street trees and driveways.

F. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF STATE AND LOCAL LAWS

1. Land Disposition

- a. Land and property interests acquired by the Mayor and City Council within the area will be disposed of by sale, lease, conveyance or transfer or other means available to the City, in accordance with the provisions of this Plan.
- b. The parcels shown on Exhibit 3, Land Disposition Map, are schematic and approximate. The Department of Housing and Community Development shall have the right, in its discretion, to fix their precise boundaries and size. For purposes of disposition, the parcels, or lots, as shown on Exhibit 3, may be subdivided or combined.

2. Zoning

All appropriate provisions of the Zoning Code of Baltimore City shall apply to the properties in the Charles/North Revitalization Area. Any change in the Zoning Code embodied in this Urban Renewal Plan and designated on Exhibit 4, Zoning Districts, shall be approved by ordinance in accordance with the procedural requirements of the Zoning Code and Article 66-B of the Annotated Code of Maryland (1957 Edition, as amended).

3. Other Provisions

The sign controls and height restrictions contained in the Renewal Plan, as well as the Design Standards and Maintenance Standards contained in the Appendices, are over and above the codes and ordinances of the City of Baltimore.

G. DURATION OF PROVISIONS AND REQUIREMENTS

The provisions and requirements of this Renewal Plan, as it may be amended from time to time, remain in full force and effect for a period of 40 years from the date the Renewal Plan is last amended by the City.

H. PROCEDURES FOR CHANGES IN APPROVED PLAN

The Department of Housing and Community Development shall submit to the Charles/North Community Association and/or its successors for its review and comments all proposed amendments to the urban renewal plan no later than at the same 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 from this review shall be submitted to the Department of Housing and Community Development no later than 3 weeks after they have been submitted to the Charles/North Community Association and/or its successors, otherwise, it is presumed the proposed changes are satisfactory. Prior to passage of any ordinance amending the urban renewal plan, a public hearing shall be held. The Charles/North Community Association and/or its successors shall receive, at least ten days prior to such hearing, written notice of the time and place of such hearing. With respect to any land in the project area previously disposed of by the City for use in accordance with the urban renewal plan, the then owner of such land whose interests therein are materially affected by such changes shall receive at least ten days prior to such hearing written notice of the time and place of such hearing and information as to where a copy of the proposed amendments may be inspected.

I. SEPARABILITY

In the event it be judicially determined that any word, phrase, clause, sentence, paragraph, section or part in or of this Plan or the application thereof to any person or circumstances is invalid, the remaining provisions and the application of such provisions to other persons or circumstances shall not be affected thereby, it being hereby declared that the remaining provisions of this Plan without the word, phrase, clause, sentence, paragraph, section or part, or the application thereof, so held invalid, would have been adopted and approved.

J. APPLICABILITY

If a Planned Unit Development is approved within the boundaries of this Plan, the Planned Unit Development shall be the land-use governing document.

If a provision of this Plan is in conflict with a provision of any zoning, building, electrical, plumbing, health, fire or safety law or regulation, the provision that establishes the higher standard for the protection of the public health and safety prevails.

Nothing in this Plan shall be construed to supersede the requirements or procedures for public notice and public hearings, comments, or participation otherwise required by law.

APPENDIX A: Design Guidelines and Standards for Renovation of Existing Contributing Structures

Contributing Structures are defined as structures that meet one or more of the following: contributes to the heritage of the Project Area; represents one or more periods of styles of architecture, landscape architecture, building or construction which has significant character, interest, or value as part of the development, heritage, or culture of the City of Baltimore; or provides certain historic or scenic value significant to the Project Area.

All of the Contributing Structures have been identified within the City and National Historic Districts that are located within the Project Area. The goals are as follows: retain the historical and architectural integrity of existing structures; if demolition is necessary for new development, encourage the preservation of the front section, or front walls of the existing buildings on the site; and ensure that the rehabilitation of existing Contributing Structures in the Project Area is consistent with the Secretary of the Interior Standards.

Contributing Structures (as shown on Exhibit 5):

1525 N. Charles Street
1701-1717 N. Charles Street
1800-1802 N. Charles Street
1816-1820 N. Charles Street
1819-1825 N. Charles Street
1901 N. Charles Street
2100-2118 N. Charles Street
2100 Block N. Charles Street (odd side)

1900 N. Howard Street

5-7 E. Lafayette Avenue
12-20 E. Lafayette Avenue

1801-1805 Lovegrove Street

1700 Block Maryland Avenue (even side)
1735-37 Maryland Avenue
1800-1818 Maryland Avenue
1900 Maryland Avenue
2019-2031 Maryland Avenue
2100-2126 Maryland Avenue
2101-2111 Maryland Avenue
2117-2133 Maryland Avenue

3-9 W. North Avenue
8-34 W. North Avenue
100-108 W. North Avenue
113 W. North Avenue

1 E. North Avenue
30 E. North Avenue

1501-1535 St. Paul Street
1601-1629 St. Paul Street
1700-1734 St. Paul Street
1701-1731 St. Paul Street
1800-1830 St. Paul Street
1801-1815 St. Paul Street
1900 Block St. Paul Street (even side)
1913-1933 St. Paul Street
2001-2015 St. Paul Street
2100 Block St. Paul Street (even and odd sides)

10-20 E. 21st Street
17-37 E. 21st Street

19-23 E. 22nd Street

Proposed Landmark Structures (as shown on Exhibit 6):

1800-1802 N. Charles Street
1819-1825 N. Charles Street
1901 N. Charles Street

1900 Block N. Howard Street (even side)

5-7 E. Lafayette Avenue

1 E. North Avenue
30 E. North Avenue

3-9 W. North Avenue
8-34 W. North Avenue
100 W. North Avenue

1500-1535 St. Paul Street
1900 Block St. Paul Street (even side)
2001-2013 St. Paul Street

I. Guidelines and standards for renovations of existing Contributing Structures that are specific to this Urban Renewal Plan.

1. Building Walls

- a. Side walls that face a public street should be treated as front walls.
- b. Rear walls should present a neat and uniform appearance. If openings are filled in, the infill material should match the existing wall material. If existing walls are composed of numerous materials, painting is a recommended solution.
- c. Unpainted brick or stone walls must not be painted, unless it is historically appropriate to paint them or they are located on a block face where two-thirds or more of the existing masonry building faces are already painted.
- d. New building materials used on walls facing public streets must be compatible with those of the existing structures. The materials must be brick, pre-cast concrete, stone, or wood.
- e. Stucco (except when part of an historic structure) and exterior insulation and finish systems may not be used on public street facades unless they are parts of architectural elements that do not exceed 10% of the area of the façade. These materials may be used on the backs of buildings and on the sides that do not face public streets.

2. Storefronts

The use of appropriate, interesting, and detail rich storefronts in the commercial and mixed-use parts of the Project Area is encouraged. Store fronts are very important parts of the Project Area because they are the part of the buildings that are right on the sidewalk, next to the pedestrians and drivers. And because of all their glass and openness they contribute significantly to the safety of the pedestrians in the streets and the owner, employees, and customers in the shops. And storefronts, because of the transparency between the sidewalk and the interior of the shops and the changeability of displays, can add an ever changing richness to the experiences for the passing pedestrians.

- a. The design for new storefronts must be compatible with the design of original storefronts within the neighborhood and with the design of the upper portion of the building. Design elements that are present in the upper façade may be incorporated in the storefront design.
- b. Materials that are not typical of the original materials used on neighborhood storefronts, such as formstone, pierced concrete block, aluminum siding, exposed plywood, or wood shakes must not be used.
- c. Replacement display windows, entrances, signs, lighting, and security protection must be compatible with the design, character, and scale of the existing building. All show window elements must be located below the building's second floor windows.

3. Windows and Doors

- a. Windows facing public streets must not be filled, boarded up, or covered by signs.
- b. Windows above the first floor that are in an unused part of a building must remain intact, but may be covered on the interior. The covering must consist of a solid surface, such as plywood painted a dark color or another dark panel material.
- c. Windows not facing public streets may be closed up only if permission is received by the Fire Department. Windows that are approved for closing must be completely removed from the building and replaced with a material that has been approved by the Department of Planning prior to installation.
- d. Windows that face public streets or are part of an entrance must be glazed with clear glass. These windows may not be glazed with any type of sheet plastic or constructed of glass block.
- e. Replacement windows must be sized to fit within the existing masonry openings. The use of infill panels to make replacement windows large enough for existing masonry openings will not be permitted. Existing masonry openings must not be enlarged to fit new windows. Maintain the same strong horizontal and vertical alignment for new window openings that are found in the existing traditional buildings in the neighborhood. Maintain historic proportions of the internal divisions within the windows themselves.
- f. If windows fabricated from materials other than wood are selected, the shape and number of the glass panes and the scale and profile of the frame, sash, mullions, and muntins must be compatible with the style of the building. Also, the material or the coating on the material of the window parts must not be a stark or bright white, but a softer white, cream, or darker color. Snap-in muntin grid inserts are not acceptable.
- g. Windows that face public streets or are part of an entrance must be glazed with clear glass. These windows may not be glazed with any type of sheet plastic or constructed of glass block.
- h. Inappropriate new window or door features are discouraged. These also include the installation of plastic, canvas, or metal strip awnings that detract from the character and appearance of the building.
- i. Outside vestibule doors on rowhouses should be retained.

4. Traditional Canopies and Marquees:

Traditional canopies and marquees on commercial buildings should be retained whenever possible. Reconstruction of historic canopies and marquees that have been removed shall be supported by the Department of Planning when the original design is duplicated.

5. Structures and Site Plan Elements:

The introduction of new structures and site plan elements into the neighborhood that are incompatible with the character of the Project Area because of size, color, and materials will be discouraged.

II. Compliance

An approved building permit, with a “Notice to Proceed”, is required before any proposed exterior work proceeds on any building located within the Project Area. After the application for the permit is filed, the applicant will work with the Department of Planning to begin the approval process. The process will involve working with City staff and representatives of the Project Area and civic associations. The process will require fulfillment of the, Urban Renewal, DHCD Housing, Building, and Zoning Code regulations before the building permit with the “Notice to Proceed” is approved by the City.

No work, alterations, or improvements may be undertaken that do not conform with the requirements of this Plan. However, the Commissioner may waive compliance with one or more of these standards if the Planning Commission determines that the waiver does not adversely affect the Design Goals contained in this Plan.

Nothing in this Renewal Plan may 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.

Appendix B: Design Guidelines and Standards for Accessory Elements That Are Attached to Both Renovated and New Buildings

Different, special purpose, accessory elements are attached to the exterior of many buildings within the Project Area. Awnings and canopies, security screens and grills, and signs are often added to new or renovated facades. Lighting fixtures are added to the exterior walls for decorative and security purposes and to illuminate signs. Often antenna, mechanical equipment, and sometimes decks are placed on top of the roofs. These design guidelines and standards must be used by the Department of Planning to determine the suitability of these accessory elements.

I. Guidelines and Standards

A. Shutters

Shutters may be used on buildings only if architecturally appropriate. Shutters must be mounted using one of two techniques: mounted with hinges and a metal latch or fastened directly to the wall as if they were permanently opened. The Department of Planning will make the final determination on the appropriateness of shutter material, design, size, placement, and mounting system.

B. Fabric Awnings and Canopies

Awnings are classic elements for commercial storefronts, providing opportunities for signage, identifying character, and protection from the elements for pedestrians. Throughout the nineteenth century, awnings were part of virtually every storefront in the city. Their use was primarily functional, keeping out unwanted sunlight and providing shelter for customers on the sidewalk. In addition to preventing window displays from fading, awnings, in reducing the amount of direct sunlight in the store, are energy saving. They are also useful for hiding security grille housing and air conditioners. Today, awnings are considered for decorative as well as functional purposes.

1. Fabric Awnings and Canopies

All applications for awnings will be considered by the Planning Department on a case by case basis.

The Department of Planning will consider the following guidelines in making its decision:

- (1) The particular building type must have historically featured the proposed type of awning.

- (2) The proposed awnings must complement the building façade's detailing, color, materials, scale, proportion, and form. The color and patterns must harmonize with the buildings façade, not overwhelm it. Awnings ornamentation, including the valance edge details, must suit the character of the building. The awnings must fit within the frame of the windows and door openings.
- (3) Awnings on store fronts must be designed in the tradition of commercial awnings. The Department of Planning will consider permanent awnings for use on commercial buildings if they meet the other design guidelines and are part of a traditional commercial window display.
- (4) Awnings on residential structures must be designed in the tradition of residential awnings. Because residential awnings were designed to provide shade and cooling only in the summer, the Department of Planning will approve them for residential use only if the fabric is removable or retractable. The Department of Planning will not consider year round, permanent, window awning installations for residential properties.
- (5) Because all awning fabrics (cotton duck, vinyl-coated cotton duck, vinyl-laminated polyester, and woven acrylic) have life spans that vary from 5 to 7 years, the awning proposal must include a maintenance/replacement plan for the canopy and its fabric.
- (6) The installation must be the least destructive to the building and most stable possible.

2. Additional Guidelines for All Awnings and Canopies

- (1) Awnings made from metal strips, shiny plastic, plastic coated, or plastic appearing materials are prohibited. Metal or rigid awnings are not allowed except for marquees for hotels and theatres.
- (2) Awning fabric must be flameproof.
- (3) Awnings may not project more than 7 feet from the wall of a building. The maximum height for any part of an awning is 13 feet above the sidewalk. The top of the awning must also be at least 1 inch below the windows of the floor above. The bottom of the awning must have a clearance of at least 8 feet above the sidewalk.
- (4) The bottom of the awning may not be covered with fabric or any other material to create an enclosed volume.

3. Signs on Awnings and Canopies

Signs painted on, applied to, or sewn into awnings are permitted. The areas of these signs added together with the areas of the other signs on the building must be less than the maximum area of signs that are allowed on the building.

C. Security Screens and Grilles

1. Security screens and grilles may be used only:
 - a. when windows are accessible from the ground (less than 9 feet above the ground);
 - b. when windows are accessible from fire escapes;
 - c. when windows are accessible from adjacent roofs; or
 - d. when windows cannot be seen from a public street.
2. Enclosures and coverings for security grilles and screens must be as inconspicuous as possible and designed to blend in with the rest of the building.
3. Security screens and grilles must be made of a dark material or painted a dark color.
4. Security screens and grilles in front of show windows must be opened or removed when a business is open.
5. New fixed security grilles and screens for storefront windows must be located on the inside of the windows.
6. Exterior components of security systems should be as inconspicuous as possible.

D. Standards for Signs

All new signs must be in accordance with the Zoning Code of Baltimore City and, as appropriate, subject to minor privilege requirements. In addition, the following regulations are included in this Renewal Plan to help ensure that new signs are well designed and add to the quality and character of neighborhood:

1. Maximum Number and Sizes allowed in each Zoning District
 - a. In Business and Manufacturing Zoning Districts the maximum area of all the signs on the front of a building in square feet must be less than the width of the front façade in linear feet times 1.5. For example, if the front of a building is 20 feet wide, the total area of all the signs on the front of the building may not exceed 30 square feet. The front wall and the side wall of corner properties may have signs on each wall. The maximum area of the

signs in square feet on each wall must be less than the length of that wall in linear feet.

- b. In the Office-Residential Zoning Districts, only one identification sign of up to 36 square feet in area is allowed if it is not illuminated, or one identification sign of up to 24 square feet is allowed if it is directly illuminated. This is the same maximum number and area of signs that is allowed in the Zoning Code of Baltimore City.

2. General

- a. The type of the sign, its location, and the design of its brackets must be harmonious in scale, color, and style with the building it is part of.
- b. Signs may not cover architectural details, windows, or cornices of buildings.
- c. The information included on a sign should be kept to a minimum. Excessive language makes the sign harder to read, especially for people in cars. Wording should be limited to the name of the business and perhaps the type of service provided.
- d. The use of logos, graphic symbols, or freestanding letters is encouraged.
- e. Signs should be designed to be part of the overall storefront design. Colors should be coordinated and compatible with the rest of the building façade. Multi-color signs must be designed carefully as they can easily become too busy and chaotic. Lettering styles on the signs can be selected to reflect the business or the style of the building. In all cases, signs should be laid out, constructed, and installed by sign fabricators to insure professional results.
- f. Wood, metal, or plastic signs that are coated or painted are permitted.
- g. Internally lit box signs are not permitted.
- h. Internally lit or back lit individual letter signs are permitted.
- i. The design for all permanent signs must be submitted to the Department of Planning for approval. The submission must include a scale drawing showing the sign and its location, size, material, and methods for mounting and lighting.

3. Flat signs

- a. The sign must be placed parallel to the building and may not extend more than 8 inches from the building's wall. The bottom of the sign must be 8 feet or higher above the ground.

- b. For multi-story buildings, the top of the sign for first-floor tenants must be below the bottom of the second-story windows.
- c. Flat signs may not cover architectural details, windows, or cornices of buildings.

4. Projecting Signs

- a. One projecting sign is permitted for each street level business within the Project Area. Also, an additional projecting sign is permitted for each building in the Project Area to list upper floor businesses in that building.
- b. Signs may be double faced.
- c. Signs must be mounted perpendicular to the building and must not extend more than 4 feet from the wall. The bottom of the sign must have a clearance of at least 9 feet above the sidewalk. The top of the sign must not extend above the bottom of the second floor window sills or be more than 14 feet above the ground, whichever is lower.
- d. The maximum area of any projecting sign is 12 square feet on each side. The areas of these signs added together with the areas of the other signs on the building must be less than the maximum area of signs that are allowed on the building.

5. Freestanding Signs

- a. One freestanding sign is allowed in an open side or front yard for each lot line of a parcel that faces a public street. The maximum height of a freestanding sign is 5 feet; the maximum area for each side of the sign is 16 square feet.
- b. Internally lit, freestanding box signs are not permitted.
- c. The freestanding sign panel may:
 - (1) extend directly to the ground;
 - (2) be supported by a thin slab or wall that extends to the ground, with both ends of the slab or wall extending at least to the ends of the sign panel; or
 - (3) be supported by dark colored poles or posts that extend to the ground, and the outside edge of the poles or posts must be aligned with the ends of the sign panel.

6. Other Signs

a. Signs for Upper Story Tenants:

- (1) Each commercial tenant that occupies an upper floor of a building may have a listing on the building's directory sign or, if the directory sign does not exist, may have a flat or painted sign.
- (2) Flat or painted signs for upper story tenants are limited to a maximum of 5 square feet each and may not project more than 4 inches from the building. The areas of these signs added together with the areas of the other signs on the building must be less than the maximum area of signs that are allowed on the building.
- (3) Signs for businesses on upper floors of buildings should be limited to a maximum of 8" high lettering painted on the inside of the upper floor window or on the entry level door.

- b. New rooftop signs, billboards, and other general advertising signs are not permitted.
- c. Signs that are painted on a building and signs that are made of individually cut-out letters attached directly to a building are permitted. The areas of these signs added together with the areas of the other signs on the building must be less than the maximum area of signs that are allowed on the building.
- d. Signs painted on, applied to, or sewn into awnings are permitted. The areas of these signs added together with the areas of the other signs on the building must be less than the maximum area of signs that are allowed on the building.
- e. Signs painted or etched on display windows are permitted. Non-flashing neon signs located inside store windows are permitted. The areas of these signs added together with the areas of the other signs on the building must be less than the maximum area of signs that are allowed on the building.
- f. The total area of all the signs, posters, placards, and graphic displays located in a display window must not take up more than 25% of the area of that window.
- g. "Temporary" signs may be displayed within storefront windows provided that the signs do not cover more than 20% of the window area and are not on display for more than 30 days.
- h. Flashing, blinking, fluctuating, or otherwise animated signs other than barber poles, time and temperature signs less than 4 square feet in area, signs on theater marquees, or existing flashing neon signs are not permitted.

- i. Banners are not permitted in any zoning district within Baltimore City unless they are specifically approved on appeal by the Board of Municipal and Zoning Appeals. Flags and banners that are decorative, compatible with the building, its use, and the architectural design of adjacent buildings will be considered for approval by the Department of Planning if they are approved by the BMZA.

E. Lighting

1. Light fixture styles should be compatible with the design of the building.
2. Light fixtures with exposed fluorescent, quartz, mercury vapor, or regular incandescent light bulbs are not permitted on the fronts or sides of buildings facing public streets. Light fixtures with exposed low-wattage, decorative light bulbs are permitted.
3. The following types of lighting fixtures on the fronts or sides of buildings facing public streets are permitted:
 - a. Recessed down lights that are installed in a box-like structure. The fixture must be the same length as the architectural element or sign that it lights. The box may also be designed to angle the light towards a display window or adjacent wall.
 - b. Light boxes with fluorescent lights that are hidden behind a plastic or metal grille.
 - c. Gooseneck incandescent fixtures – fixtures with porcelain enamel reflectors on bent metal arms that are designed to prevent glare at the pedestrian level.
4. Internally lit or back lit individual letter signs are permitted.
5. Internally lit box signs are not permitted.
6. Security lighting should be provided, whenever possible, to serve both pedestrians and vehicles.
7. Unshielded, specialized security lighting fixtures are not allowed on the fronts of buildings. Other shielded, architecturally appropriate fixtures on the fronts of buildings that increase pedestrian security are encouraged.
8. Security lighting should be provided, whenever possible, along the sides of buildings not facing streets, in the rear of buildings, and in adjacent loading and parking areas. This lighting may be provided by specialized security lighting fixtures.

9. All lighting must be oriented or shielded so that residences are not directly exposed to the source of the glare.

F. Antennas and roof mounted equipment

1. Accessory rooftop structures such as antennas, satellite dishes, other communications equipment, HVAC, or other operating equipment must be placed as inconspicuously as possible and must be properly screened.
2. Design standards for antennas are as follows:
 - a. Antennas may not exceed 15 feet in height by 6 feet in width.
 - b. Height is measured from the roof or the ground to the top of the antenna.
 - c. Appropriate screening must be provided to prevent visibility from adjacent properties.
 - d. Antennas must be designed to accommodate co-location.

G. Roof Decks

Roof decks and railings must be placed so that they are not visible from public streets that face the fronts of buildings.

II. Compliance

An approved building permit, with a “Notice to Proceed”, is required before any proposed exterior work proceeds on any building located within the Project Area. After the application for the permit is filed, the applicant will work with the Department of Planning to begin the approval process. The process will involve working with City staff and representatives of the Project Area and civic associations. The process will require fulfillment of the Urban Renewal, DHCD Housing, Building, and Zoning Code regulations before the building permit with the “Notice to Proceed” is approved by the City.

No work, alterations, or improvements may be undertaken that do not conform with the requirements of this Plan. However, the Commissioner of the Department of Housing and Community Development may waive compliance with one or more of these standards if the Commissioner determines that the waiver does not adversely affect the Design goals contained in the Plan.

Nothing in this Renewal Plan may 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.

Appendix C: Design Guidelines and Standards for Site Plans

I. Guidelines and Standards

Site plans are reviewed by the City of Baltimore's Site Plan Review Committee, a committee of city agencies convened by the City's Department of Planning. The following guidelines are to be used by the Committee in addition to the Committee's general guidelines.

A. General

1. In commercial parts of the Project Area, sidewalks should be at least 10 feet in clear width to encourage pedestrian use. The use of even wider sidewalks in commercial areas for outdoor table service, as allowed by the Zoning Code, is encouraged.
2. Vending machines set up outside of buildings must be located so they are not visible from public streets.
3. No new outdoor public pay phones are permitted. Existing, legally established outdoor public pay phones may remain.
4. Loading docks and service areas must be located so they do not face public streets.
5. Dumpsters or other private trash containers must be screened by a masonry wall or a wood fence with opaque gates at least 6 feet in height, designed to be complementary to the building served. Ready access to dumpsters for all building occupants must be provided. The dumpsters or trash containers must not be located in the front or sides of buildings facing public streets.
6. Barbed or razor wire fencing is not allowed anywhere within the Project Area.

B. Landscaping

The following regulations are included in this Plan to help to increase the amount and quality of trees and landscaped green space throughout the Project Area:

1. When buildings are set back from the property lines along major streets, the land area between the edge of the sidewalk and the building must be well landscaped.
2. Other appropriate sidewalk landscaping may include planting in properly located containers provided that they are maintained and replanted seasonally.
3. Street trees are a critical component for softening and celebrating the Project Area's urban qualities. With the same tree species planted at relatively regular intervals along both sides of the block, street trees provide a contrast to the hard materials of the city and create a pattern and presence that adds a sense of unity

to the street. For these reasons, street trees must be included along all City streets wherever possible.

The health of the trees and careful pruning are also critical issues. The selection of the species, the size of the tree pits, the quality of the soil, and the prevention of compaction of the tree pit soil are essential for insuring that trees remain healthy. Tree pits must be a minimum of 4 feet by 6 feet, or 4 feet by 8 feet in size if possible. If sidewalks are wide enough, tree pits may be wider than 4 feet and set back from the street curb. Loose set cobblestones may be set within the tree pit to help prevent compaction of the soil, allow the penetration of water, and provide a surface for getting in and out of cars parked next to the curb.

4. Parking lots with more than 8 spaces must incorporate one deciduous tree within the area of the lot design for every 2,500 square feet of parking lot pavement.
5. Chain link fences are not allowed along edges of building lots facing public streets unless they are black coated and incorporated within a hedge. Wood, painted or coated aluminum, cast iron, and steel fences are acceptable.
6. Metal or plastic slats threaded through chain link fences or fabric attached to chain link fences are not allowed.

C. Parking Lots

1. Parking lots may not be placed in the front of a building. They are, however, acceptable on the side of a building provided there is adequate screening so that the view of cars is shielded from public streets.
2. The edges of the parking lot screening should extend out to the sidewalk property line to maintain the continuous line of building faces along the street.
3. All parking lots facing public streets must be screened along the streets with walls, screen fences, or screening landscaping.
 - a. Solid masonry or wood walls that are used to screen parking lots along public streets must be between 2 feet 6 inches and 3 feet 6 inches high.
 - b. Fences that do not completely block views that are used to screen parking lots must be a minimum of 4 feet high and maximum of 5 feet high, with 20-40% of the fence being solid material.
 - c. Hedges are allowed for screening parking lots, but they must have a black coated chain link or metal picket fence behind or inside them. The hedge must hide the fence from the public sidewalk. The hedge must be maintained at a minimum of 2 feet 6 inches and at a maximum of 3 feet 6 inches high.

4. Chain link fences are not allowed along edges of parking lots facing public streets unless they are black coated and incorporated within a hedge. Wood, painted aluminum, cast iron, and steel fences are acceptable.
5. Chain link fences are allowed along edges of parking lots that do not face public streets.
6. Wheel blocks or curbs set back to stop front tires must be provided in parking lots to protect adjacent walls and fences from damage.
7. A minimum of 20 foot candles of lighting must be provided for all parking lots. The lighting must be oriented or shielded so that residences are not directly exposed to the source of the glare.

II. Compliance

An approved building permit, with a “Notice to Proceed”, is required before any proposed exterior work proceeds on any building located within the Project Area. After the application for neighborhood the permit is filed, the applicant will work with the Department of Planning to begin the approval process. The process will involve working with City staff and representatives of the civic associations. The process will require fulfillment of the Urban Renewal, DHCD Housing, Building, and Zoning Code regulations before the building permit with the “Notice to Proceed” is approved by the City.

No work, alterations, or improvements may be undertaken that do not conform with the requirements of this Plan. However, the Commissioner of the Department of Housing and Community Development may waive compliance with one or more of these standards if the Commissioner determines that the waiver does not adversely affect the Design Goals contained in this Plan.

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Appendix D: Maintenance Standards for Private Properties

Maintenance standards for private properties shall be consistent with Baltimore City Building, Fire, and Related Codes provisions.

Appendix E: Design Guidelines and Standards for New Construction

Design standards for new construction within the Project Area are intended to address and support the Plan Objectives and Goals as stated in Section A.2. of this Plan. Since the Project Area currently consists of structures erected between the 19th century and the present and in a variety of architecturally styles, planned new construction should emphasize such factors as compatibility of scale, massing, materials, orientation, and placement on the property both within the overall Project Area and in the particular block face within which the new construction is to be located, and not duplicate a particular style or period of design.

The Charles/North Revitalization Area is to be recognized as an urban area, with the need to sustain and enhance the urban fabric being of great significance. Overriding objectives should be to construct new structures that add to, and not detract from, the rich architectural character of the Project Area, enhance the overall urban atmosphere of the Project Area, and present pedestrian friendly, aesthetically pleasing, and functionally appropriate structures.

The following enumerates specific minimal guidelines that should be adhered to when introducing new construction in the Project Area:

- Proposed construction should be compatible with its immediate built environs and be sensitive to presenting appropriate mass, scale, height, and materials for its location.
- Structures less than 30 feet in height are discouraged in blocks that have a predominance of taller structures, with the exception of properties fronting Howard Street. Structures proposed as infill within mid-block areas should match or exceed existing heights of adjacent structures; e.g., single-story structures should not be introduced in blocks containing 3-story structures, so as to retain the architectural integrity of a particular block face.
- New construction should recognize the predominant character of the Project Area as a mixed-use urban neighborhood. Auto oriented land uses and their related structures should preferably be located along Howard Street, to take advantage of greater architectural flexibility and siting that already exists.
- Curb cuts for vehicular entrances/exits and service access should be restricted so as to preserve a pedestrian friendly street environment and should be prohibited in predominantly residential blocks. Alley and side street vehicular access should be encouraged to the maximum extent.
- Important view lines or corridors to significant structures or features (e.g., Pennsylvania Station, Lovely Lane Church, etc.) should be preserved and enhanced where possible.

- Landscaping of unbuilt portions of sites by plant materials, trees, decorative walls and fences, and/or paving is to be installed and properly maintained at all times, in order to promote an aesthetically enhanced neighborhood condition. Street trees should be planted in all public walkways on principal and side streets, in 4 feet x 6 feet or 4 feet x 8 feet tree pits, at 30 feet on center where possible, to promote the greening of the neighborhood.
- New structures should provide an appearance of pedestrian friendliness with fenestration, façade articulation, lighting, landscaping, and other elements. Large areas of blank wall surfaces or unarticulated building massing are to be avoided.
- Commercial storefronts are important street level elements in a mixed-use area, providing opportunity to add lighting for pedestrian security and an invitation to patronize establishments and to promote the area character as pedestrian friendly and as an arts and entertainment oriented district.
- The inclusion of public artwork is strongly encouraged in new construction sites, to support the overall attractiveness and distinction of the Project Area and the designation of the Station North Arts and Entertainment District area.
- Materials to be used should present an appearance of permanence and an appropriate level of finish. Unpainted concrete masonry units, oversize brick, etc., are to be discouraged unless particularly appropriate to the proposed design. Uses of industrial type fencing, such as chain link, are strongly discouraged unless placed within or screened by plant hedging along minor streets and are prohibited on major street frontages.
- All service and exterior storage areas must be contained on site and properly screened from grade level view from any public way and from aerial view from any adjoining residential structures.
- Surface parking lots, except those serving auto-oriented service facilities, are prohibited on major streets and must be properly screened by walls, fences, and/or landscaping on all other streets. Screening must be a minimum of 3 feet in height and a maximum of 4 feet in height and shall be adequately lighted at night to provide a general sense of security. Lighting must not produce glare affecting surrounding uses. New construction projects should include structured, enclosed parking wherever feasible and should allow for retail, commercial, or residential use at grade level fronting principal streets.
- New construction at mid-block locations should be positioned on the site so as to be compatible with adjoining structures and avoid presenting a “gapped tooth” appearance to the block façade. Mid-block setbacks from front property lines are strongly discouraged.
- Signage on buildings or sites is limited to identifying and/or advertising facilities or establishments located on the site and is prohibited from advertising off-site uses, facilities, occupancies, or contact numbers, except for temporary information regarding sale or lease of the premises. No new billboards are allowed on new construction sites.
- Signage for establishments and facilities open to public use are strongly encouraged to include appropriate identification and information in the English language in addition to any non-

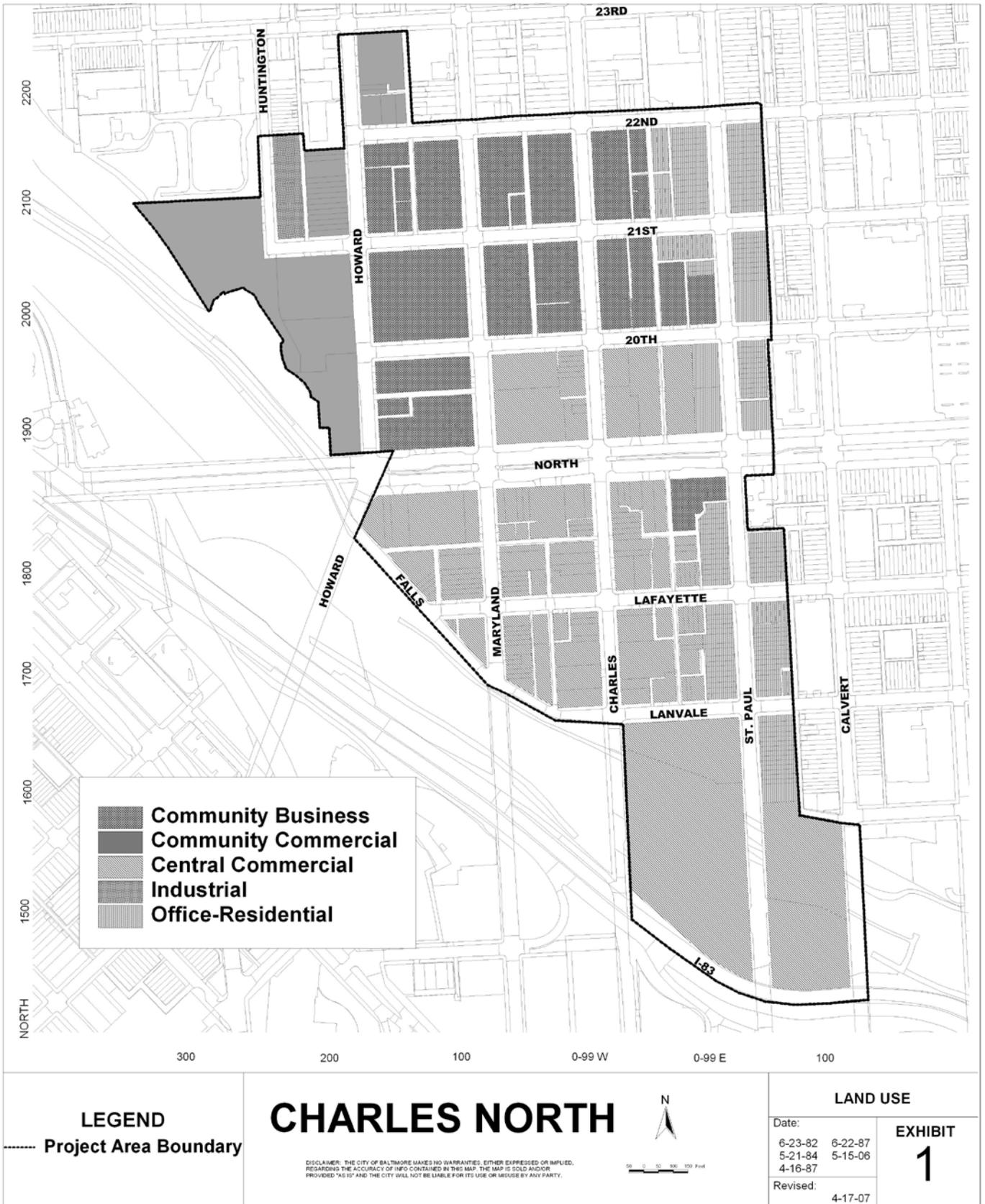
English language signage, so as to avoid the interpretation of exclusivity to those facilities intended for public patronage.

- Appropriate illumination of properties and public footways is encouraged to provide attractive, secure, and aesthetically pleasing environmental conditions in the area. Designs of lighting fixtures and elements should take into consideration avoidance of glare, the proper level of illumination, and the use of lighting and fixtures to promote area interest and character. Lighting of an entire structure's façade, unless institutional, public, or monumental, is discouraged.
- Public footways abutting new construction sites must be provided with new paving and streetscaping from front and/or side property line to curb so as to provide a finished, uniform appearance and to avoid a patchwork appearance.

All new construction projects within the Project Area may be subject to review by the Urban Design and Architectural Review Panel (UDARP), as well as other advisory committees or groups as may be deemed important to review the project, unless specifically waived from such review by the Department of Planning.

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Exhibit 1 – Land Use



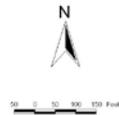
	Community Business
	Community Commercial
	Central Commercial
	Industrial
	Office-Residential

LEGEND

----- Project Area Boundary

CHARLES NORTH

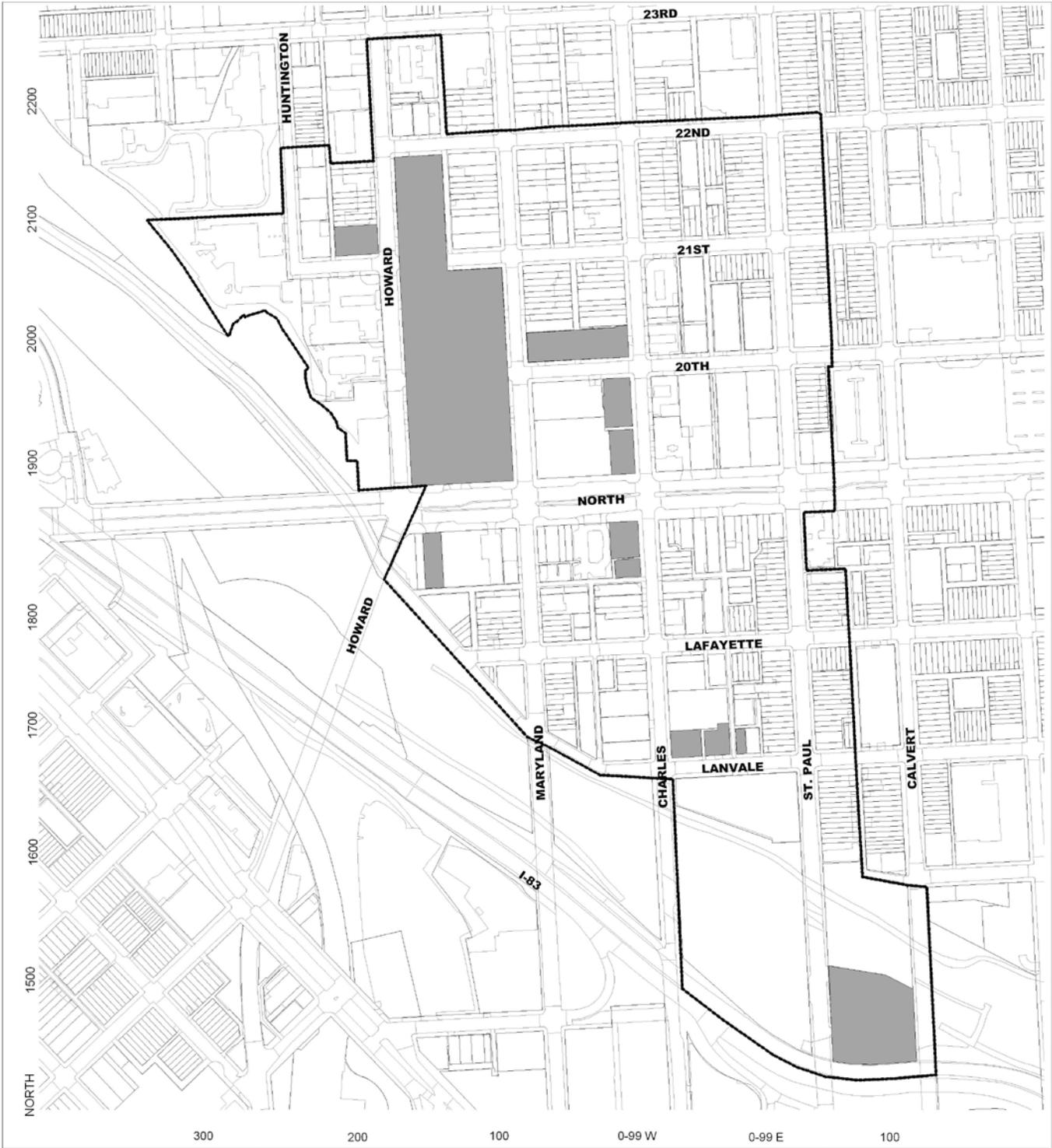
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LAND USE	
Date:	
6-23-82	6-22-87
5-21-84	5-15-06
4-16-87	
Revised:	4-17-07

EXHIBIT
1

Exhibit 2 – Property Acquisition



<p>LEGEND</p> <p>— Project Area Boundary</p> <p>■ Acquisition Lots</p>	<p>CHARLES NORTH</p> <p><small>DISCLAIMER: THE CITY OF BALTIMORE MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, REGARDING THE ACCURACY OF INFO CONTAINED IN THIS MAP. THE MAP IS SOLD AS/IS/AS FOR PROVIDED "AS IS" AND THE CITY WILL NOT BE LIABLE FOR ITS USE OR MISUSE BY ANY PARTY.</small></p> <p>N</p> <p>0 50 100 150 Feet</p>	<p>PROPERTY ACQUISITION</p> <p>Date: 6/30/05</p> <p>Revised:</p> <p>EXHIBIT</p> <p>2</p>
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Exhibit 3 – Disposition

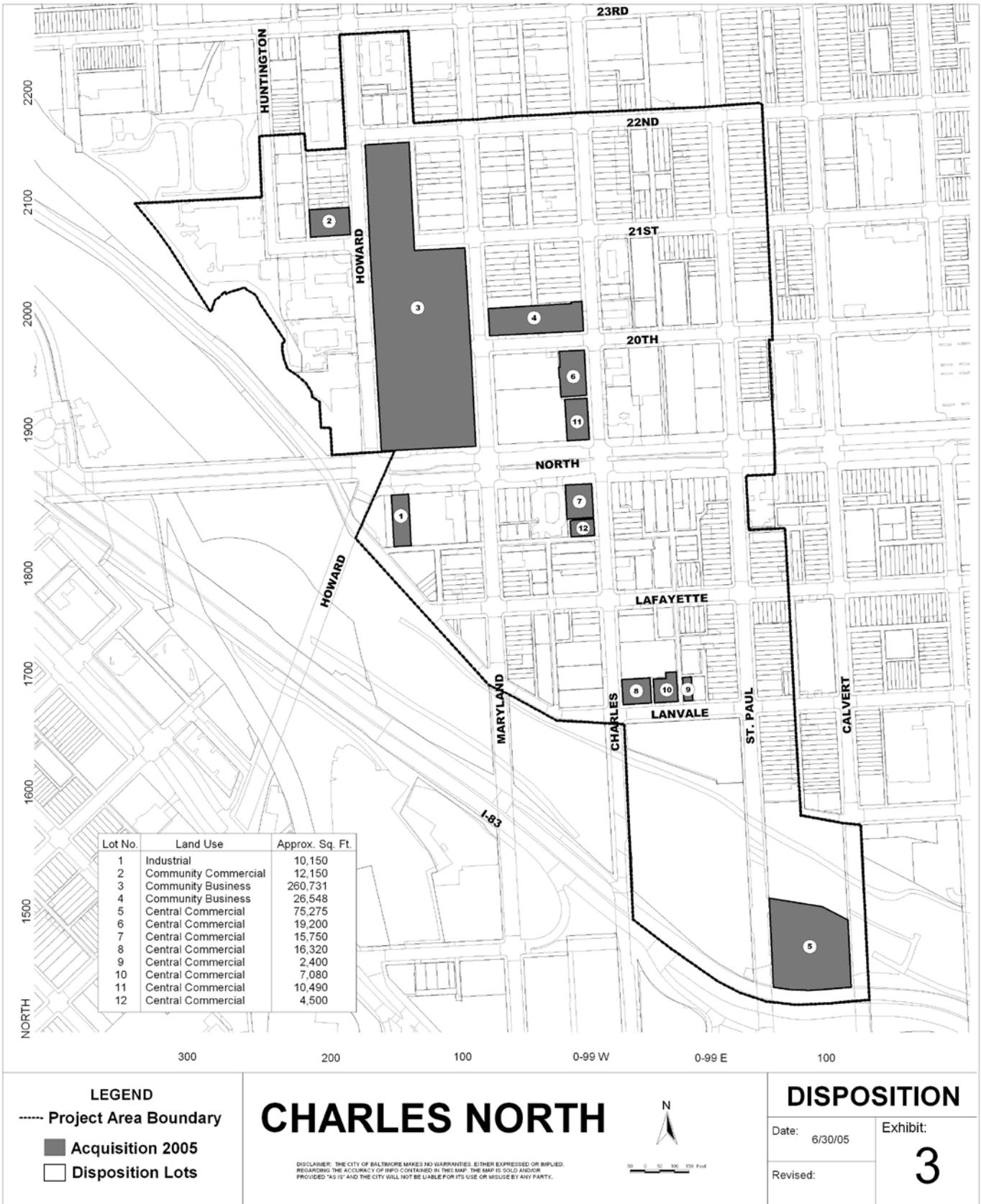
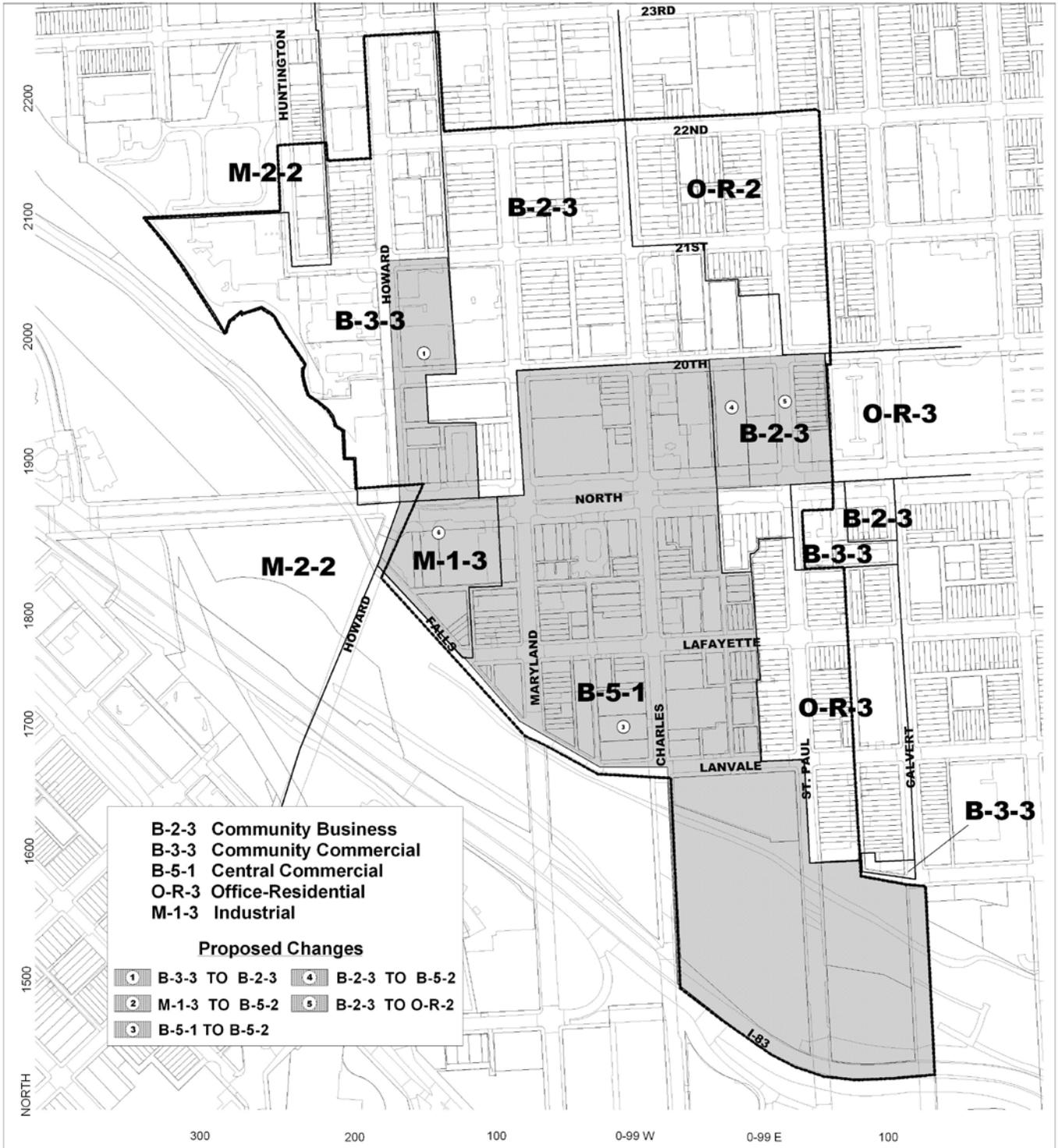
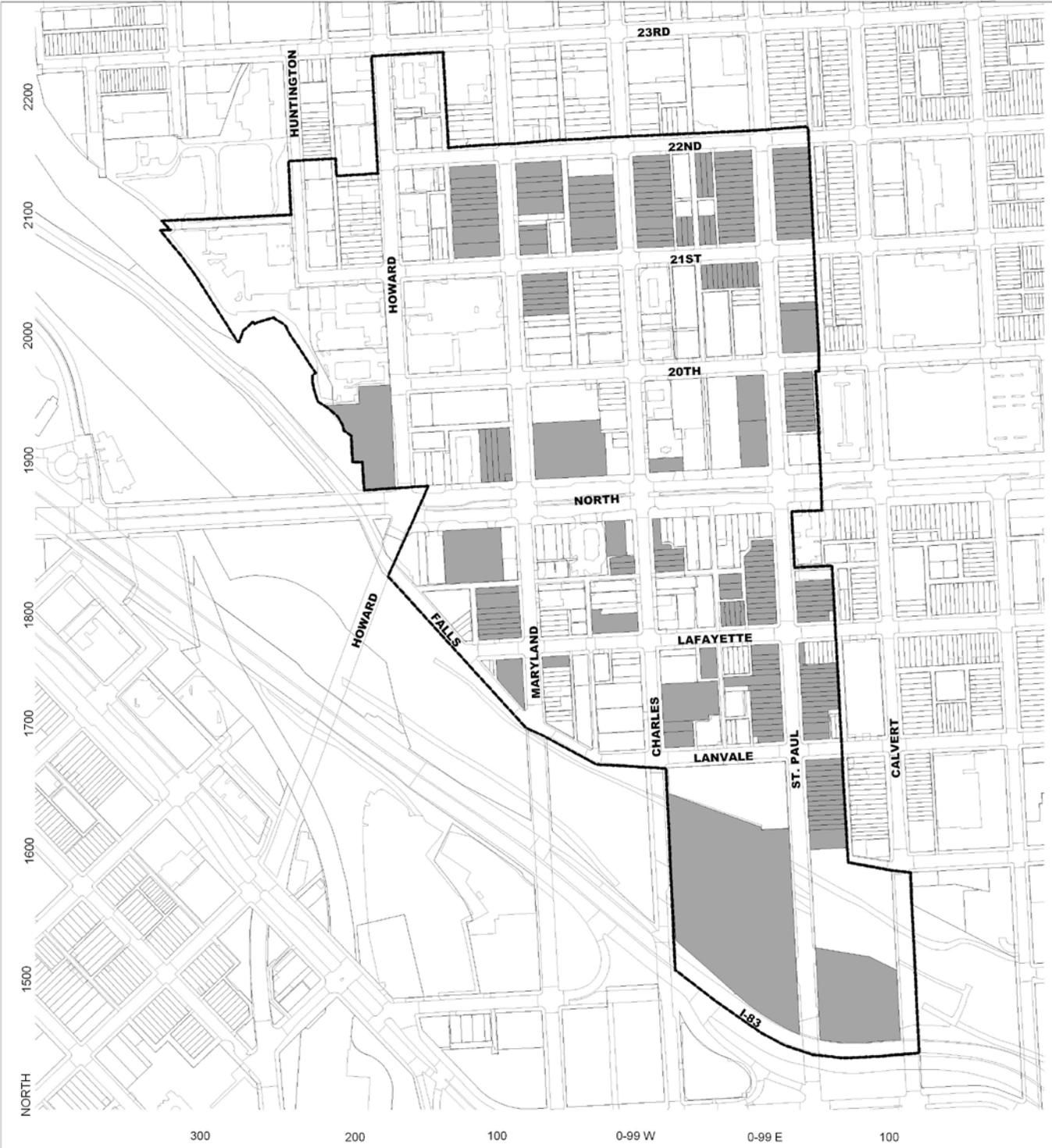


Exhibit 4 – Zoning Districts



<p>LEGEND</p> <p>----- Project Area Boundary</p> <p>— Existing Zoning</p>	<p>CHARLES NORTH</p> <p><small>DISCLAIMER: THE CITY OF BALTIMORE MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, REGARDING THE ACCURACY OF INFO CONTAINED IN THIS MAP. THE MAP IS SOLD AND/OR PROVIDED "AS IS" AND THE CITY WILL NOT BE LIABLE FOR ITS USE OR MISUSE BY ANY PARTY.</small></p>	<p>ZONING</p> <p>Date: 6-22-87 6-23-82 7-22-87 5-21-84 5-15-06 4-16-87 4-17-07</p> <p>Revised: 6-14-07</p>	<p>EXHIBIT</p> <p>4</p>

Exhibit 5 – Contributing Structures



LEGEND

----- Project Area Boundary

■ Contributing

CHARLES NORTH

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CONTRIBUTING STRUCTURES

Date: 1-5-06 5-15-06	Exhibit: 5
Revised: 8-10-06	

Exhibit 6 – Proposed Landmark Structures

