

URBAN RENEWAL PLAN

FRANKLIN SQUARE

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URBAN RENEWAL PLAN

FRANKLIN SQUARE

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

BALTIMORE, MARYLAND

ORIGINALLY APPROVED BY
THE MAYOR AND CITY COUNCIL OF BALTIMORE
BY ORDINANCE NO. 831
JULY 19, 1978

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

- I. Amendment No. 1, dated February 1, 1983, and revised May 19, 1983, approved by the Mayor and City Council of Baltimore by Ordinance No. 957, dated June 13, 1983.
- II. Amendment No. 2, dated September 5, 1986, approved by the Mayor and City Council by Ordinance No. 919, dated April 24, 1987.
- III. Amendment No. 3, dated January 12, 2015, approved by the Mayor and City Council by Ordinance No. 15-355, dated May 14, 2015.

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APPENDIX A: PROPERTY REHABILITATION

APPENDIX B: PROPERTIES FOR ACQUISITION AND DISPOSITION FOR REHABILITATION

EXHIBITS

1. Land Use Map, dated as revised May 14, 2015
2. Property Acquisition Map, dated as revised September 5, 1986
3. Land Disposition Map, dated as revised September 5, 1986
4. Zoning Districts Map, dated as revised May 14, 2015

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A. PROJECT DESCRIPTION

1. Boundary Description

Beginning for the same at the intersection of the west side of N. Monroe Street and the south side of Mulberry Street; thence from said point of beginning and binding on the south side of Mulberry Street easterly to intersect the west side of N. Carey Street; thence binding on the west side of N. Carey Street southerly to intersect the south side of Booth Street; thence binding on the south side of Booth Street westerly to intersect the west side of S. Gilmor Street; thence binding on the west side of S. Gilmor Street northerly to intersect the southern property line of Lot 30, Block 212, Section 7, Ward 19; thence binding on said property line westerly to intersect the east side of the first 2'6" alley; thence binding on the east side of said alley southerly to intersect the south side of the first 10' alley; thence binding on the south side of said alley westerly to intersect the west side of S. Vincent Street; thence binding on the west side of S. Vincent Street northerly to intersect the south side of the first 4' alley; thence binding on the south side of said alley and the northern property lines of Lots 12 through 16, Block 212, Section 7, Ward 19 generally westerly and southerly to intersect the east side of S. Mount Street; thence binding on the east side of S. Mount Street northerly to intersect the south side of Frederick Avenue; thence binding on the south side of Frederick Avenue southwestly to intersect the west side of S. Fulton Avenue; thence binding on the west side of S. Fulton Avenue northerly to intersect the south side of Booth Street; thence binding on the south side of Booth Street westerly to intersect the west side of S. Monroe Street; thence binding on the west side of Monroe Street northerly to the point of beginning.

2. Objectives and Reasons for the Various Provisions of this Plan

- a. To achieve a strong residential neighborhood, including supporting commercial and public facilities in the Franklin Square Area.
- b. To provide, through acquisition of properties for clearance and redevelopment and for rehabilitation, a substantial number of housing units for low- and moderate-income families.
- c. To remove substandard buildings and to eliminate blighting influences especially as they affect residential uses.
- d. To keep to a minimum the involuntary displacement of individuals and families by providing, wherever possible, for residential rehabilitation.

- e. To bring about a general physical improvement in the area by coordinated private and public improvements.
 - f. To encourage home ownership through the use of all applicable federal, state, and local programs.
 - g. To achieve safe and sanitary living conditions.
3. Types of Proposed Renewal Actions
- a. Rehabilitation;
 - b. Clearance and Redevelopment; and
 - c. Provision of public facilities and public improvements.

B. LAND USE PLAN

1. Permitted Uses

Only the use categories shown on the Land Use Plan, Exhibit No. 1, shall be permitted within the Project Area. The use categories are Residential, Office-Residential, Community Business, Community Commercial, Public, and Industrial. Accessory uses including landscaping, off-street parking, and off-street loading will be permitted. In addition, certain uses, for the most part mixed uses, will be permitted to continue subject to the provisions governing non-conforming and non-complying uses set forth below.

a. Residential

In the area designated as Residential on the Land Use Plan, the following uses shall be permitted:

those uses permitted under the R-8 and R-9 categories of the Zoning Ordinance of Baltimore City.

b. Office-Residential

In the area designated as Office-Residential on the Land Use Plan Map, the following uses shall be permitted:

residential and physician offices/medical center. The physician offices/medical center in the 200 block of N. Carey Street shall accommodate no more than four physicians per structure.

c. Community Business

In the area designated as Community Business on the Land use Plan, Map, the following uses shall be permitted:

those uses permitted under the B-2 category of the Zoning Ordinance of Baltimore City.

d. Community Commercial

In the area designated as Community Commercial on the Land Use Plan Map, the following uses shall be permitted:

those uses permitted under the B-3 category of the Zoning Ordinance of Baltimore City.

e. Public

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

f. Industrial

In the area designated as Industrial on the Land Use Plan Map, the following uses shall be permitted:

light manufacturing and related activities of a relatively nuisance-free nature, compatible with adjacent residential or commercial uses; warehousing and storage activities; the expansion of existing businesses in the area for additional building space. Industrial uses shall comply with the Performance Standards set forth in Chapter 7, Part B of the Zoning Ordinance of Baltimore City.

g. Non-Conforming

A non-conforming use is any lawfully existing use of a building or other structure, or of land which does not conform to the applicable use regulations of the district in which it is located according to Article 30 of the Baltimore City Code (1976 Edition, as amended), entitled "Zoning." Non-conforming uses shall be permitted to continue, subject to the provisions of Chapter 8 of said Article 30, titled "Non-Conformance."

h. Non-Complying

A non-complying structure, as set forth in Chapter 8 of Article 30 of the Baltimore City Code (1976 Edition, as amended), titled "Zoning," is any lawfully existing structure which does not comply with the bulk regulations of the zoning district in which it is located. These non-complying structures shall be permitted to continue, subject to the provisions of said Chapter 8.

In addition, a non-complying use - when such term is used herein - is any lawfully existing use of a building or other structure, or of land, which does not comply with the land use regulations of this Plan. These non-complying uses shall be permitted to continue for an indefinite period of time, except that:

- (1) any non-complying land use which is discontinued for a period exceeding twelve (12) months shall not be re-established;
- (2) no change in the permanent physical members of a structure, such as bearing walls, columns, beams or girders, or no substantial change in the roof or in the exterior walls shall be made in or to a building or structure except those required by law or except to make the building and use thereof conform to the regulations of this Plan; and
- (3) no non-complying land use shall be changed to any other non-complying land use.

2. Regulations, Controls and Restrictions

a. Provisions Applicable to All Land and Property to be Acquired

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

- (1) General Provisions
 - (a) 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 the Department of Public Works.
 - (b) No materials shall be stored or permitted to remain outside buildings. No waste material, 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.

- (c) 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 free-standing signs shall be permitted.

No animated or pulsating signs shall be permitted. The total area of exterior signs for each building shall not exceed in gross area one (1) foot times the street frontage, in feet, of the building; except that signs not exceeding six (6) 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.

- (d) All land not covered by structures, paved parking, loading, or related service areas, paved areas for pedestrian circulation or decorative surface treatment shall be provided with landscape treatment. Landscape treatment encompasses the planting of any, all, or a combination of the following: trees, shrubs, ground cover, grass, 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 visual harmony. All screening and landscaping shall be maintained in to good condition.
 - (e) The setback areas abutting street rights-of-way, with the exception of driveways, sidewalks and other walkways, shall be used exclusively for the planting and growing of trees, shrubs, lawn and other ground covering materials. These areas shall not be used for nor considered in computing the parking and/or loading space requirements.
 - (f) Exterior ventilation equipment or any mechanical equipment placed outside of a building, including on the roof, shall be effectively screened.
- (2) Off-Street Parking Requirements - Parking spaces shall be provided on all lots for development as established in the Zoning Ordinance 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.

- (3) Redeveloper's Obligations - The Redeveloper shall not enter into, execute, or be a party 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 improvements placed thereon, upon the basis of national origin, race, religion, sex or color. Such agreement or covenant providing for this nondiscrimination 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 Redeveloper shall comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation.
- (4) Disposition Lot 4 - The use of this lot shall be residential. Rehabilitation of the existing structure shall be undertaken as well as new construction of an addition.
- (5) Disposition Lot 21 - The use of this lot shall be limited to a medical center only. The height of the building shall not exceed 35 feet.

b. Provisions Applicable to All Land and Property Not to be Acquired

(1) General Provisions

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

(2) New Construction, Exterior Rehabilitation, and Change in Use

All plans for new construction (including parking lots), exterior rehabilitation or change in use on 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. Only upon finding that the proposed plans are consistent with the objectives of the Urban Renewal Plan, shall the Commissioner of the Department of Housing and Community Development 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.

(3) 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 objectives of the Urban Renewal Plan and therefore denies the issuance of the permit, he shall, within 90 days of such denial, seek approval of the Board of Estimates to acquire for an 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.

C. TECHNIQUES USED TO ACHIEVE PLAN OBJECTIVES

1. Acquisition

Properties designated for acquisition on the Property Acquisition Map, Exhibit 2, (including parts thereof or interests therein), will be acquired either for clearance and redevelopment, for rehabilitation, or for public improvements,. The properties which are being acquired for residential rehabilitation are listed in Appendix B.

a. Conditions Under Which Properties Not Designation for Acquisition May be Acquired

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

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 Franklin Square Project not specifically designated for acquisition on the Property Acquisition Map, Exhibit 2, 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:

- (a) 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.
- (b) 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 of this Plan within 12 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 and the Property Rehabilitation Standards

of this Plan, may acquire such property pursuant to the Eminent Domain Law of this State as if the property has 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.

(2) Rehabilitation By the Department of Housing and Community Development or others

It may be necessary to acquire by purchase or condemnation the fee simple interest, or any lesser interest in and to such of the remaining properties not specifically designated for acquisition on the Property Acquisition Map in order to carry out rehabilitation by the Department of Housing and Community Development or for resale.

These properties are being acquired because:

- (a) it is necessary to make residential structures available for use for low- and moderate-income families; or
- (b) rehabilitation on a structure-by-structure basis is infeasible, and assemblage of a group of properties is required to carry out the objectives set forth in this Plan; or
- (c) rehabilitation of individual, scattered properties is necessary in order to remove blighting influences from otherwise sound residential blocks.

b. Actions to be Followed by the Department of Housing and Community Development Upon Acquisition of Properties

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

- (1) Demolish the structure or structures thereon and dispose of the land for redevelopment for uses in accordance with this Plan; or
- (2) Sell or lease property subject to rehabilitation in conformance with the codes and ordinances of Baltimore City; or
- (3) Rehabilitate the property in conformance with the codes and ordinances of Baltimore City and the Property Rehabilitation Standards 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 sale efforts.

2. Rehabilitation

a. Property Rehabilitation Standards

Property rehabilitation shall comply with the codes and ordinances of the City of Baltimore. 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. Over and above the codes and ordinances of Baltimore City, the provisions set forth in Appendix A shall apply to all non-residential properties, whether occupied or vacant, within the Project Area other than those to be acquired for clearance. The Commissioner shall not approve any permits which are not consistent with these standards.

b. Design Review and Approval

Designs for all building improvements, modifications, repair, rehabilitation or painting of the exterior of existing buildings, their yards or show windows, and for all signs, shall be submitted to and approved by the Department of Housing and Community Development before proceeding with the work.

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' 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. Review of Development

a. Department of Housing and Community Development Review

(1) Land to be Acquired and Disposed of

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

The Department of Housing and Community Development will fully utilize its Design Advisory Panel to work with developers in the achievement of high quality site, building and landscape design.

(2) Land Not to be Acquired

Under the provisions of Sections B.2.b.(2) and (3), the Department of Housing and Community Development has the right to review all plans for new construction, exterior rehabilitation, change in use, or demolition on any property not to be acquired. In reviewing these plans, the Commissioner of the Department of Housing and Community Development shall be concerned with the objectives and design aspects contained in this Plan, and, in reviewing non-residential rehabilitation, will be guided by the provisions in Appendix A of this Plan.

b. Community Review

The Department of Housing and Community Development may submit to the Franklin Square Project Area Committee, or its successor or its assignee, for its review and comments, the form and content of all proposals to redevelop land to be disposed of and the Preliminary and proposed Final Construction Plans for each disposition lot designated in this Plan. The Commissioner of the Department of Housing and Community Development may also, at his discretion, submit to the above-named committee, or its successor or its assignee, for its review and comment, the plans for development or rehabilitation on any property not to be acquired.

The Franklin Square Project Area Committee, or its successor or its assignee, shall advise the Department of Housing and Community Development of its recommendations regarding acceptability and/or priority of all plans and proposals. The written comments shall be transmitted to the Department of Housing and Community Development no later than 3 weeks after the proposals and/or plans have been submitted to the Franklin Square Project Area Committee, or its successor or its assignee; otherwise, it is presumed that the proposals and/or plans are acceptable. The Commissioner of the Department of Housing and Community Development retains final authority to approve or disapproved all plans and to grant or withhold development priorities, disposing of redevelopment land through procedures established by the Department of Housing and Community Development.

c. Statement of Proposals to Provide Low- and Moderate-Income Housing

On project land to be disposed of for residential uses, a predominant amount of all dwelling units permitted by this Plan shall be for low- and moderate-income families. The Department of Housing and Community Development, in overseeing the development of this low- and moderate-income housing, shall utilize all applicable Federal programs for assisting in its construction.

D. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

The following information is required by Ordinance No. 152 of the Mayor and City Council of Baltimore, approved June 28, 1968.

1. Land Disposition

- a. Land and property interests acquired by the Mayor and City Council within the Project Area will be disposed of by sale, lease, conveyance, or transfer or other means available to the City, in accordance with the Land Disposition Map, Exhibit 3.
- b. The parcels shown on Exhibit 3 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 Ordinance of Baltimore City shall apply to properties in the Franklin Square Project Area. Any change in the Zoning Ordinance 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 Ordinance and Article 66B of the Annotated Code of Maryland (1957 Edition, as amended).

E. DURATION OF PROVISIONS AND REQUIREMENTS

The Franklin Square Renewal Plan, as it may be amended from time to time, shall remain in full force and effect for a period of forty (40) years from the date of original adoption of this Renewal Plan by ordinance of the Mayor and City Council of Baltimore.

F. PROCEDURES FOR CHANGES IN APPROVED PLAN

The Department of Housing and Community Development shall submit to the Franklin Square Project Area Committee, or its successor for its review and comments all proposed amendments to the Urban Renewal Plan no later than at the time the proposed amendments are submitted to the Director of the Department of Planning by the Department of Housing and Community Development. The written comments and recommendations from this review shall be transmitted to the Department of Housing and Community Development no later than three weeks after they have been submitted to the Franklin Square Project Area Committee, or its successor; 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 Franklin Square Project Area Committee, or its successor, 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.

G. SEVERABILITY

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.

APPENDIX A

PROPERTY REHABILITATION

1. Non-Residential Rehabilitation Objectives and Standards

a. Non-Residential Rehabilitation Objectives

To rehabilitate non-residential buildings in the Franklin Square Urban Renewal Area so as to:

- (1) renovate each building as a complementing part of a building group, emphasis being on overall design of the group of buildings;
- (2) preserve original façade and the design characteristics of parts of buildings visible from the public streets;
- (3) eliminate extraneous façade and roof items incompatible with the original building design to minimize the impact of contemporary services; and
- (4) insure that signs do not detract from the overall design.

b. Non-Residential Rehabilitation Standards

(1) Roofs

(a) General Provisions

- i. All roof-mounted signs and unused roof hardware shall be removed.
- ii. Rooftop mechanical equipment shall be located far enough back from the edge of the roof so that it cannot be seen from the sidewalk across the street, either in front of or to one side of the building. Functional equipment may be retained until major repair or replacement of the equipment becomes necessary, at which time it shall be removed from view. All mechanical equipment shall be painted with a flat paint in a color compatible with the color of the front of the building upon which it rests. Equipment, such as water towers with redwood slates, which would have their operation impaired by the addition of paint and which are of acceptable visual quality, shall be permitted.

- iii. All chimneys, elevator penthouses or other auxiliary structures on the roofs shall be clean and in good repair. All deteriorated masonry chimneys shall be either removed or restored. All future metal chimneys shall be located so that they cannot be seen from the sidewalk across the streets either in front of, or to one side of, the building.
- iv. Flashing visible from the sidewalk must be neat and free of pitch. Visible flashing shall be painted to match the surface of wall above it.
- v. All gutters and rain water leaders must be in good condition. Copper half-round gutters shall be used on the front or side of a building and may be exposed. Painted metal, vinyl or stainless steel gutters and rain water leaders may be used at the rear of the building.

(b) For pitched roof visible from the sidewalk across the street either in front of, or to one side of a building the following addition roof requirements shall apply:

- i. The finished roofing material shall be clean and in good state of repair.
- ii. The finished roofing material shall be limited to one of the following:

- terne metal
- standing seam, painted sheet metal roofing
- shingle or tile
- slate

- iii. The finished roofing material shall have a color compatible with the building color scheme.
- iv. Dormers shall be compatible with the design of the buildings' street façade. The finish materials and colors shall be harmonious with both the roof and façade of the buildings.
- v. Skylights shall be of low profile and all metal parts shall match the roofing material. Skylights shall be kept to the rear of the ridge of the roof.

(2) Exterior Walls

(a) All of the exterior walls of all structures located in the Project Area and used entirely or in part for commercial purposes shall be included in this requirement.

- (b) All miscellaneous elements on the exterior walls of the structures such as empty electrical boxes, conduits, pipes, unused sign brackets, etc., shall be removed.
 - (c) All brick walls shall be cleaned, repaired, and repointed as required. Brick walls shall be either preserved in their natural color or painted a color compatible with the colors of neighboring structures.
 - (d) All natural stone walls shall be cleaned, repaired, and pointed.
 - (e) All stucco surfaces shall be cleaned and repaired. New stucco surfaces shall have a sand texture. All stucco surfaces shall be in color compatible with the colors of the neighboring structures.
 - (f) No new formstone finishes shall be permitted. All defective formstone finishes shall be removed and the brick walls behind them restored. Walls now covered with formstone that is not defective shall be permitted for five years from the date of enactment of the Ordinance approving this Renewal Plan.
 - (g) All rotten, broken or deteriorated wood siding shall be replaced. Existing material in sound condition and permissible under the Baltimore City Building Code shall be cleaned, stripped, and painted. All wood siding shall be designed to be compatible with the design of the building and the neighborhood.
 - (h) Existing metal siding which is undamaged, structurally sound, and permissible under the Baltimore City Building Code may be retained. All other metal siding shall be removed and replaced with a permissible material compatible with the design of the building and the neighborhood. All metal siding that remains shall be kept cleaned, in a good state of repair, and in a color compatible with the colors of the neighboring structures.
- (3) Architectural Details
- (a) Cornices - Where cornices exist they shall be restored to their original design. The removal of cornice work, without prompt replacement of similar design, will not be permitted. Where cornices have been removed during previous renovation work, new cornices shall be installed. New cornices shall be compatible with the design of the building.

- (b) Windows - All of the windows in a single façade shall be of matching design. All window openings shall have the same height and width they did at the time that the wall in which the openings are located was originally built. Filling in these openings at the top, bottom or sides is not permitted. The following additional requirements shall apply for all new windows:
- i. All windows shall have wood frames, sash and mullions or appearance of the same. Vinyl clad wood or metal or other weather resistant materials may be used provided that they are kept painted or have an acceptable integral color.
 - ii. All windows shall be kept in good repair and properly painted.
 - iii. Ornamental window grilles and balconettes may be incorporated as a decorative or security device.
 - iv. The lintels over windows shall be preserved or restored. Rotten wood lintels shall be replaced with concealed steel lintels. Brick arch work and stone lintels shall be restored.
 - v. Window sills shall be preserved, replaced and restored to match the original design of the building.
 - vi. Boarding up or filling in windows on the front façades of occupied properties is not permitted.
 - vii. Windows facing alleys, yards, or side streets may be filled in provided that the finished appearance is of windows behind closed shutters. The shutters shall be compatible with the design of the building and of the neighboring structures.
- (c) Doorways and Entrances - In cases where there are doorways to buildings that are not incorporated in the storefront, the character of the original doorway shall be preserved. Where possible, the original style of these doorways, including solid, paneled, wood doors, wood frames, brick or stone sills, transoms, and glazed sidelights, shall be incorporated into the design of the remodeled shop front. The following additional requirements shall apply to all doorways and entrances:
- i. Storm and screen doors shall be compatible with entrance doors.
 - ii. Hardware visible (*sic!*) from the outside shall be in character with the original hardware. Closers, hasps, and locks, mounted on the exterior surface of doors, are not permitted.

- iii. Any grilles, bars and grates covering doors or windows shall be designed to be compatible with the design of the building and of the neighboring structures.
 - iv. Doorways shall be designed with consideration for the needs of the handicapped and the elderly.
 - v. Where steps or stoops are required at a doorway or entrance they shall be designed to match the original design. In cases where there are more than two risers, the steps or stoops shall be provided with a railing of compatible design.
- (d) Shopfronts - The following requirements shall be applied to all shop fronts:
- i. All extraneous and unused hardware, signing and equipment shall be removed.
 - ii. All broken, rotten or damaged elements shall be removed and replaced with elements that are harmonious with the design of the building and with the neighborhood.
 - iii. “Cararra Glass” and ribbed or patterned metal are not permitted as acceptable replacement materials for shop fronts.
 - iv. At such time as sign panels covering or replacing shop cornices are removed or deemed to need replacement they shall be taken down and the cornice restored.
 - v. New store fronts that project beyond the original front lines of the stores are not permitted.
 - vi. Awnings are permitted provided that they are constructed of soft, flame retardant material and are able to be retracted to the face of the building when not in use. The awnings and the housing into which they are retracted shall be designed to be compatible with the design of the building and with the neighborhood.
 - vii. Grates, bars, and grilles shall be designed so as to be inconspicuous as possible. They shall be kept painted and free of rust. In all cases they shall be kept open during the normal daylight business hours of the community. Non-metal grilles and screens shall be prohibited. Enclosures and housing for security grilles and screens shall be as inconspicuous as possible and shall be compatible with the design of the shop front.

- viii. Solid or permanently enclosed or covered shop fronts shall not be permitted. Where the window treatment of the first floor is to be modified, such that the window openings will be made smaller, these new openings will not be smaller in size than the openings of the second or third floor windows of the subject structure. These new windows shall be chosen to be in character with the structure.
 - ix. All elements of the fronts of shops shall be harmonious and of integral design. The practice of “patching” or layering materials one on top of the other is not permitted. Damaged parts shall be replaced so as to be undetectable as a replacement part.
 - x. Stoops, recessed entrances and doorways shall be designed where possible to eliminate steps and thresholds that may prove difficult for the handicapped or the elderly.
- (e) Signs and Exterior Lighting - The following requirements shall be applied to all shop fronts:
- i. Rooftop signs, above the parapet of the building, except for billboards shall not be permitted.
 - ii. Flashing or moving signs shall not be permitted.
 - iii. Except for billboards, all non-conforming signs on building fronts shall be removed at the time rehabilitation work is undertaken, and all non-conforming signs other than on building fronts shall be removed within twelve (12) months after the passage of Ordinance 831, dated July 19, 1978.
 - iv. When the rehabilitation work is undertaken on building fronts, all new flat signs will be erected parallel to the face of building and shall be incorporated in the design of the shop front. If the shop front design includes a cornice, the sign shall be placed in the shop windows. If a shop front cornice is not used, the sign shall be placed either in the shop window or on the portion of the building façade above the shop window and below the sill of the second floor windows.
 - v. Signs may be printed on the inside surface of the shop fronts but must be designed to be compatible with the design of the entire façade. Signs painted on the facade or on the inside glass should be limited to lettering no greater than 6” in heights. When these signs are the only identifying sign for the property, they can use 12” lettering. These signs shall not exceed 20% of the area of the shop front window.

- vi. Signs may be a maximum of 36” high and project not more than 12” from the outside face of the exterior wall. All signs shall be designed to be harmonious with the design of the building façade and the neighboring structures.
 - vii. Sign lettering shall be constructed of materials compatible with the character of the building.
 - viii. No future signs shall be permitted to be mounted at right angles to the face of the buildings.
 - ix. Secondary signs shall not project more than one inch beyond the face of the building and shall not be greater than three square feet in size. These signs shall be designed to be harmonious with the façade of the building and shall be placed no higher than the sill of the second story window.
 - x. Signs may be incorporated in the design of any awning included in the design of a shop front provided such signs are compatible with both the design of the building and the awning.
 - xi. Exterior lighting shall be limited to lighting fixtures designed to be in harmony with the character of the buildings and the street. Such fixtures shall be mounted in the entrance ways and on the front façade of the building. Flood lighting concealed above a shop front cornice may be used to light the façades of the building. Lighting of the shops will be encouraged during the evening hours at times agreed upon by the Merchants’ Association.
 - xii. Lighting of the façades of the buildings may be accomplished with projecting fixtures at the roof line or at the shop front cornice line. Such fixtures shall be inconspicuous, harmonious with the design of the building and project no more than 24” from the face of the building.
 - xiii. “Temporary signs” may be displayed within shop front windows provided that these signs are not larger than one-third the square foot area of the window in which they are displayed and are on display not more than thirty consecutive days.
 - xiv. Electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches, and panel boxes shall be concealed from view.
- (f) Color Schemes - All colors and color schemes used in the Project Area shall be harmonious with the designs of the buildings in the neighborhood.

(g) Auxiliary Structures - Structures at the rears of buildings attached or unattached to the principal commercial structures which are found by the Commissioner of the Department of Housing and Community Development to be structurally deficient, shall be properly repaired or demolished.

(h) Rear Yards - Where a rear yard exists or is created through the demolition of structures, the owner shall condition the open area in one of the following ways as outlined below. The owner shall submit his proposal for use of space to the Commissioner of the Department of Housing and Community Development for approval.

i. Enclosure of Yards

A rear yard shall be enclosed along the side and rear property lines by a masonry wall at least five feet six inches in height consistent and harmonious with the rear wall of the building and solid doors or solid gates for access and delivery and to the extent necessary. Use of barbed wire or broken glass on top of walls shall not be permitted.

ii. Provisions of Parking Area

An unenclosed rear yard may be used as a parking or loading area providing that it is properly paved, illuminated, and maintained. A sign not exceeding six (6) square feet may be used to identify and control parking and loading. Merchants shall be responsible for the maintenance of parking area in a neat and clean manner. No storage of trash containers shall be allowed in this area except when housed in permanent structures of acceptable design. The parking area may terminate at the rear of the building, or at an enclosed rear yard conforming with the provisions of (h) (I) above.

(i) Refuse Storage

All outdoor refuse storage areas shall be screened from the view of adjacent properties and public rights-of-way. Screening shall consist of a masonry wall or durable fence, or combination thereof, not less than four feet nor more than eight feet in height. In lieu of such wall or fence, a compact evergreen hedge of not less than four feet in height at the time of original planting may be used.

(j) Off-Street Loading

Where possible non-residential establishments shall have off-street loading and unloading areas.

(k) Off-Street Parking

All parking areas shall be effectively screened from adjoining residential areas and shall have adequate landscaping and screening on property lines adjacent to public sidewalks.

(l) Compliance

No alteration or improvement work shall be undertaken after enactment of Ordinance 831, dated July 19, 1978, which does not conform to 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 do not adversely affect the Property Rehabilitation Objectives for the Franklin Square 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.

The work necessary to meet the requirements herein shall be undertaken within two years from the date of enactment of Ordinance 831, approved July 19, 1978, and shall be completed promptly in accordance with notice from the Commissioner of the Department of Housing and Community Development.

c. Review of Rehabilitation Plans

- (1) Designs for all building improvements, modification, repair, rehabilitation or painting concerning the exterior of the existing buildings, their yards or their show windows, and for all signs, shall be submitted to the Commissioner of the Department of Housing and Community Development and written approval by the Department shall be required before proceeding with the work.
- (2) The Commissioner of the Department of Housing and Community Development shall be concerned with all aspects of the designs affecting exterior appearance and in particular with the following:
 - Design of show windows and entrance area, including choice of materials and types of security devices;
 - Design of signs, methods of illumination, colors, materials, methods of suspension;
 - Conditioning of rear yard spaces, location of delivery signs;

- Design of awnings and canopies;
- All other exterior materials and colors;
- Landscape materials and design.

The Commissioner's review shall be guided by the property rehabilitation objectives and the property rehabilitation standards.

APPENDIX B

PROPERTIES FOR ACQUISITION AND DISPOSITION FOR REHABILITATION

The following properties are also being acquired and disposed of for rehabilitation. Certain properties listed below may be used, in whole or in part, as rear or side yard space for adjacent rehabilitated housing.

1408 through 1412 W. Baltimore Street

1502 through 1516 W. Baltimore Street

1521 W. Baltimore Street

1527 and 1529 W. Baltimore Street

21 N. Calhoun Street

217 through 231 N. Calhoun Street and rear of 219 N. Calhoun Street (Lot 54, Block 168)

208 and 210 N. Carey Street

216 N. Carey Street

1324 W. Fairmount Avenue

1315 and 1317 W. Fayette Street

1321 through 1327 W. Fayette Street

1500 through 1532 W. Fayette Street

1501 through 1535 W. Fayette Street

13 N. Gilmor Street

15 N. Gilmor Street

17 N. Gilmor Street

200 through 210 N. Gilmor Street

1300 and 1302 W. Lexington Street

1312 W. Lexington Street

1316 through 1324 W. Lexington Street

1618/20 and 1622 W. Lexington Street

1628 W. Lexington Street

1700 through 1704 W. Lexington Street

1720 through 1726 W. Lexington Street

202/04 N. Vincent Street

Exhibit 1: Land Use Plan

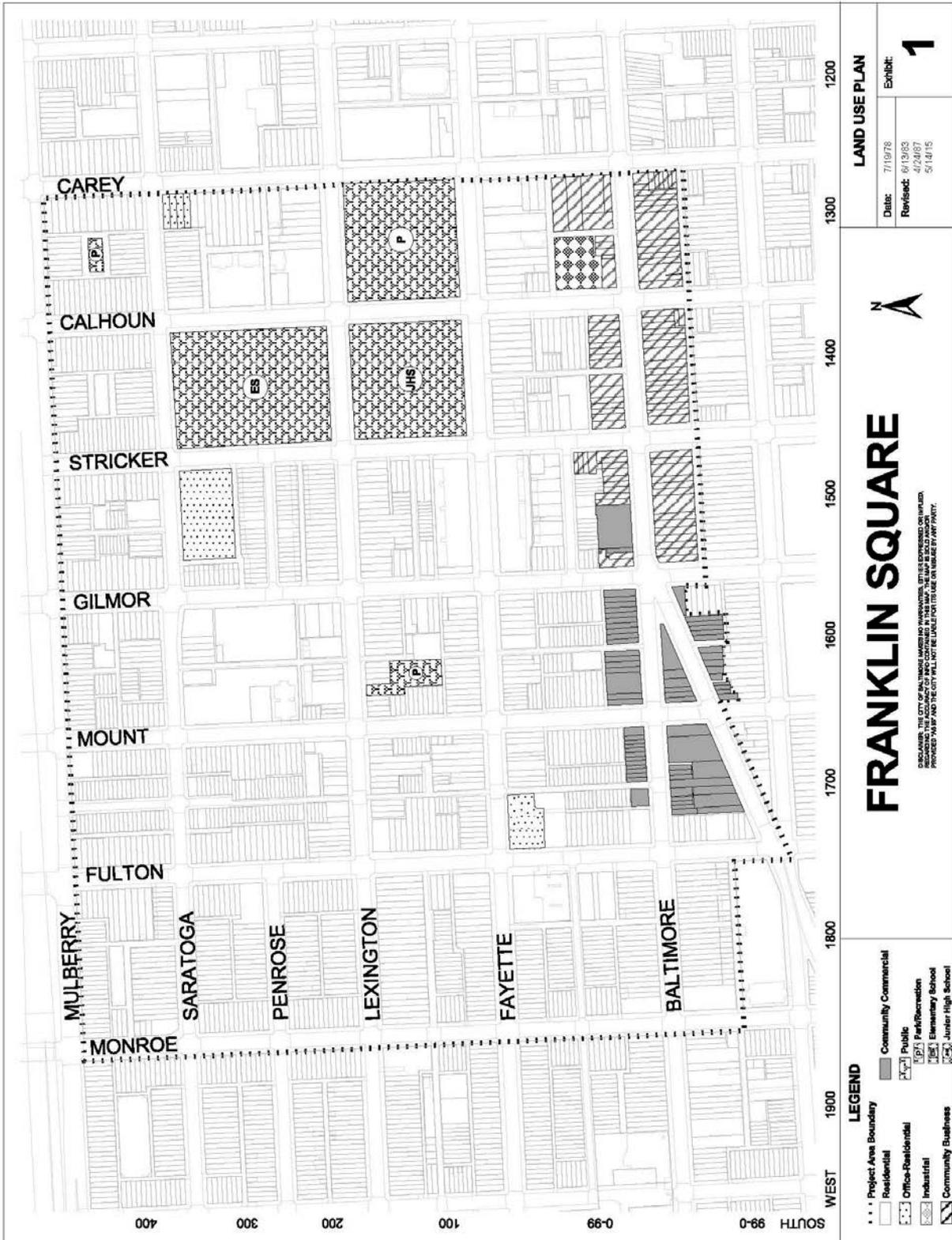


Exhibit 3: Land Disposition

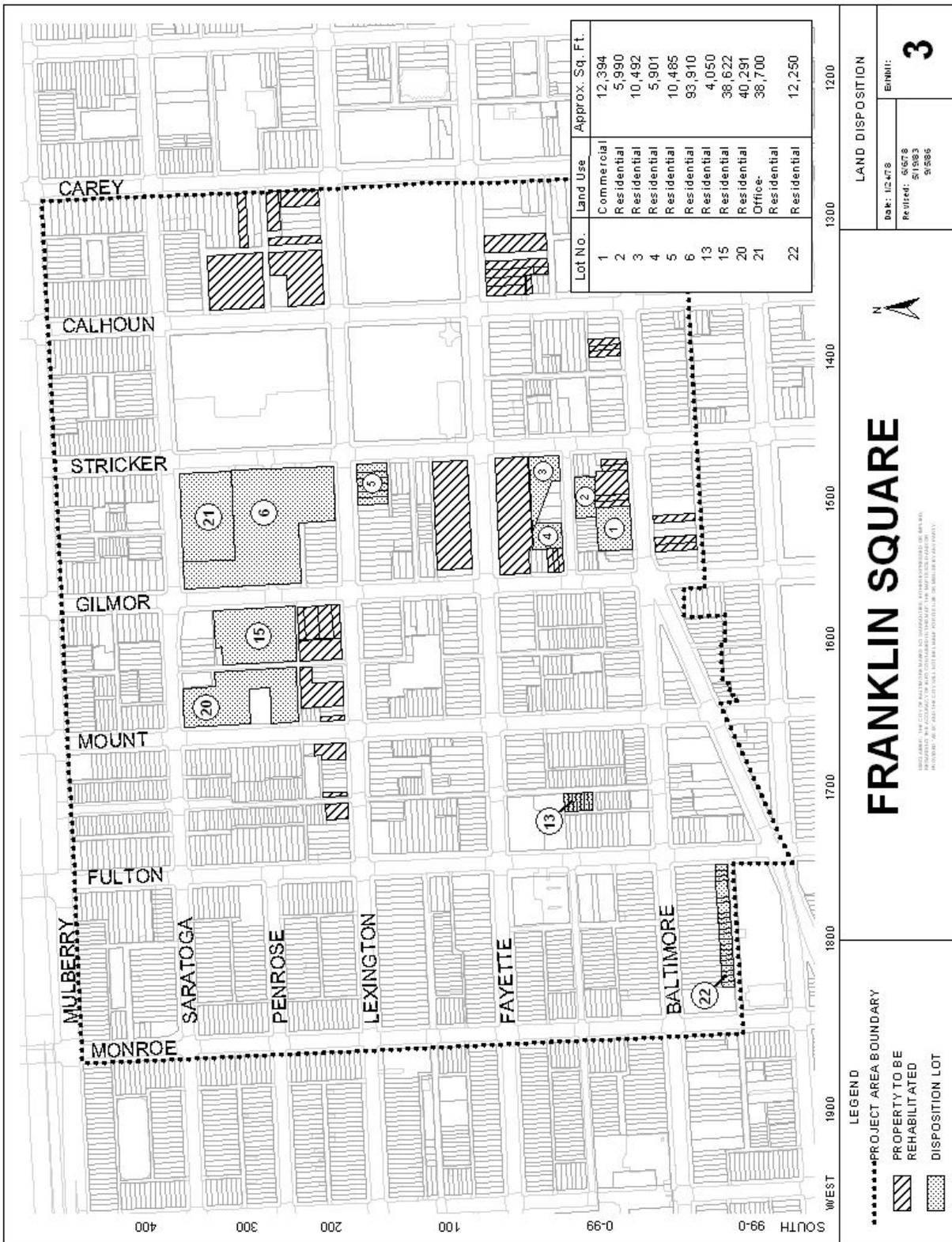


Exhibit 4: Zoning Districts

