

URBAN RENEWAL PLAN

MADISON – PARK NORTH

PROJECT I EXTENSION

MOUNT ROYAL – FREMONT URBAN RENEWAL AREA

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PROJECT I EXTENSION

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ORIGINALLY APPROVED BY THE
MAYOR AND CITY COUNCIL OF BALTIMORE
BY ORDINANCE NO. 1594
DATED APRIL 16, 1963

REVISIONS SINCE ORIGINAL APPROVAL BY THE MAYOR AND CITY COUNCIL:

- I. Minor Amendment, dated August 29, 1966, approved by the Board of Estimates of the Mayor and City Council on October 19, 1966.
- II. Amendment No. 1, dated September 1, 1966, approved by the Mayor and City Council by Ordinance No. 962, dated March 28, 1967.
- III. Amendment No. 2, dated September 1, 1966, approved by the Mayor and City Council by Ordinance No. 1042, dated June 12, 1967.
- IV. Amendment No. 3, dated April 23, 1970, approved by the Mayor and City Council by Ordinance No. 800, dated June 1, 1970.
- V. Amendment No. 4, dated November 22, 1972, approved by the Board of Estimates of the Mayor and City Council on January 17, 1973.
- VI. Amendment No. 5, dated December 20, 1972, approved by the Board of Estimates of the Mayor and City Council on February 28, 1973.
- VII. Amendment No. 7, dated November 12, 1975, approved by the Mayor and City Council by Ordinance No. 1061, dated December 1, 1975.

Notes: Amendment No. 6, dated July 24, 1975, was approved by the Planning Commission but never submitted to the Board of Estimates for approval.

Ordinance No. 281, approved by the Mayor and City Council on February 13, 1985 as Amendment No. 3 to the Druid Heights Urban Renewal Plan, incorporated the east side of the 1800 and 1900 blocks of McCulloh Street within the boundaries of Druid Heights and deleted these blocks from the boundaries of Madison-Park North.

TABLE OF CONTENTS
MADISON – PARK NORTH

	Paragraph Reference	Page
TABLE OF CONTENTS	A.	
DESCRIPTION OF PROJECT	B.	1
Boundary Description	B.1.	1
Types of Proposed Renewal Actions	B.2.	3
Clearance and redevelopment	B.2.a.	3
Conservation	B.2.b.	3
Provision of public facilities	B.2.c.	3
LAND USE PLAN	C.	3
Land Use Map	C.1.	3
Thoroughfare and rights-of-way	C.1.a.	3
Easements	C.1.b.	3
Land Uses Not Covered by C.1.a. or C.1.b.	C.1.c.	3
Land Use Provisions and Building Requirements	C.2.	3
General Provisions	C.2.a.	3
Permitted Uses	C.2.b.	4
Residential	C.2.b.(1)	4
Principal Uses	C.2.b.(1)(a)	4
Accessory Uses	C.2.b.(1)(b)	4
Additional Limitations on Residential Use	C.2.b.(1)(c)	6
Business and Professional Office	C.2.b.(2)	8
Retail Commercial	C.2.b.(3)	9
Service Commercial	C.2.b.(4)	9

Public	C.2.b.(5)	10
Semi-Public	C.2.b.(6)	10
Nonconforming Use	C.2.b.(7)	10
Regulations, Controls and Restrictions on Land to be Acquired	C.2.c.	12
General Provisions applicable to all land and property to be Acquired	C.2.c.(1)	12
Provisions applicable to all land to be acquired within areas proposed for clearance and redevelopment	C.2.c.(2)	12
General Provisions	C.2.c.(2)(a)	12
Residential	C.2.c.(2)(b)	13
Business and Professional Office	C.2.c.(2)(c)	15
Retail Commercial	C.2.c.(2)(d)	16
Service Commercial	C.2.c.(2)(e)	17
Public	C.2.c.(2)(f)	17
Parking Facilities	C.2.c.(2)(g)	18
Semi-Public	C.2.c.(2)(h)	18
Provisions applicable to Land to be Acquired within conservation areas	C.2.c.(3)	19
Properties to be cleared and re- developed	C.2.c.(3)(a)	19
Properties to be acquired and resold	C.2.c.(3)(b)	20
Duration of Provisions and Requirements	C.2.d.	21
Applicability of Provisions and Requirements to property not to be acquired	C.2.e.	21
PROJECT PROPOSALS	D.	21
Land Acquisition	D.1.	21
Properties within the project area will be acquired for the following purposes:	D.1.a.	21

Clearance and Redevelopment	D.1.a.(1)	21
Public Facilities	D.1.a.(2)	21
Conservation	D.1.a.(3)	21
Conditions under which Properties not designated for Acquisition may be acquired	D.1.b.	21
Non-Salvable	D.1.b.(1)	21
Property Not Complying with Provisions	D.1.b.(2)	21
Structure Not Complying with Provisions	D.1.b.(3)	22
Incompatible Use or Uses	D.1.b.(4)	22
Non-Conforming Use or Uses	D.1.b.(5)	22
Conditions under which Properties designated for Acquisition may not be acquired	D.1.c.	23
Conservation	D.2.	23
Minimum Conservation Standards	D.2.a.	23
Additional Conservation Standards	D.2.b.	24
Redeveloper's Obligations	D.3.	25
New Construction in Rehabilitation Areas	D.4.	25
OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS	E.	26
Land Disposition	E.1.	26
Zoning	E.2.	26
Reasons for Various Provisions of this Plan	E.3.	26
PROCEDURES FOR CHANGES IN APPROVED PLAN	F.	27
SEPARABILITY	G.	27
APPENDIX		
Non-Conforming Uses	C.2.b.(7)	28

EXHIBITS

- | | | |
|----|--|--------|
| 1. | Project Area Boundary, dated as revised 2/13/85 | B.1. |
| 2. | Land Use Map, dated as revised 2/13/85 | C.1. |
| 3. | Property Acquisition Map, dated as revised 2/13/85 | C.2.c. |
| 4. | Land Disposition Map, dated as revised 2/13/85 | E.1. |
| 5. | Zoning Districts, dated as revised 2/13/85 | E.2. |

NOTE: none of the revised documents cited above are covered by a duly adopted revision of this Urban Renewal Plan, according to the chronologic listing of amendments given on the title page of this Plan.

MADISON – PARK NORTH URBAN RENEWAL PROJECT

B. DESCRIPTION OF PROJECT

1. Boundary Description

BEGINNING for the same at a point formed by the intersection of the north side of Laurens Street, 66 feet wide, and the center line of Tiffany Alley, 15 feet wide; and running thence binding on the center line of said Tiffany Alley northwesterly 727 feet and 8 inches, more or less, to intersect the south side of Presstman Street, 66 feet wide; thence binding on the south side of said Presstman street northeasterly 132 feet and 6 inches, more or less, to intersect the west side of Madison Avenue, 66 feet wide; thence binding on the west side of Madison Avenue northwesterly 925 feet and 6 inches, more or less, to intersect the center line of North Avenue, 100 feet wide; thence binding on the center line of North Avenue easterly 542 feet, more or less, to intersect the west side of Eutaw Place, 66 feet wide, as produced southeasterly; thence binding reversely and northwesterly along the west side of said Eutaw Place so produced 78 feet and 6 inches, more or less, to intersect the common boundary, as produced southwesterly of two parcels of land known as 932 West North Avenue and 2201 Eutaw Place; thence binding reversely and northeasterly along the last mentioned line 249 feet, more or less, to intersect the east side of Jordan Street, 20 feet wide; thence binding northwesterly along the east side of said Jordan Street 4 feet, more or less, to intersect the common boundary line dividing parcels known as 2012 and 2014 Linden Avenue; thence binding along said common boundary line as extended northeasterly 206 feet, more or less, to intersect the east side of Linden Avenue, 66 feet wide; thence binding on the east side of said Linden Avenue northwesterly 470 feet, more or less, to intersect the south side of Ducatel Street, 60 feet wide; thence binding on the south side of said Ducatel Street northeasterly 320 feet, more or less, to intersect the west side of Brookfield Avenue, 66 feet wide; thence binding on the west side of said Brookfield Avenue southeasterly 541 feet and 6 inches, more or less, to intersect the north side of Lennox Street, 66 feet wide, as produced westerly; thence binding reversely and easterly along the north side of said Lennox Street 1065 feet, 6 inches, more or less, to intersect the west side of Park Avenue, 66 feet wide; thence binding on the west side of said Park Avenue southerly 236 feet, more or less, to intersect the north side of Watts Street, 20 feet wide, as produced westerly; thence binding reversely and easterly along the north side of said Watts Street as produced, 161 feet, more or less, to intersect the west side of a 10 foot alley lying parallel to and distant 95 feet, more or less, from said Park Avenue; thence binding on the west side of said 10 foot alley northerly 70 feet, more or less, to intersect the north side of a 12 foot alley as produced westerly and lying parallel to and distant 100 feet, more or less, from said Lennox Street; thence binding on the north side of said 12 foot alley reversely and easterly 191 feet and 6 inches, more or less, to intersect the east side of a 15 foot alley lying parallel to and distant 110 feet, more or less, from Mount Royal Terrace; thence binding on the east side of said 15 foot alley southeasterly 82 feet, more or less, to intersect the north side of said Watts Street; thence binding easterly along the north side of said Watts Street 58 feet, more or less, to intersect the east side of a 20 foot alley lying parallel to and distant 69 feet, more or less, from Mount Royal Terrace; thence binding on the east side of said 20 foot alley southeasterly 162 feet and 6 inches, more or less, to intersect the north side of said North Avenue; thence binding on the north side of said North Avenue easterly 238 feet, more or less, to intersect the west side of Mount Royal Avenue, 125 feet wide, as produced northwesterly; thence binding reversely and southeasterly along the west side of said Mount Royal Avenue as produced, 70 feet, more or less, to intersect the center line of said North

Avenue; thence binding on the center line of said North Avenue easterly 545 feet, more or less, to intersect the easternmost building line of a parcel of land known as 403 West North Avenue as produced northerly; thence binding reversely and southerly on said line 120 feet, more or less, to intersect the north side of McMechen Street, 66 feet wide; thence binding on the north side of said McMechen Street, northeasterly 50 feet, more or less, to intersect the east side of Malster Avenue, 60 feet wide; thence binding on the east side of said Malster Avenue southeasterly 462 feet, more or less, to intersect the south side of Mosher Street, 66 feet wide; thence binding on the boundary line of a parcel of land known as 81 Mosher Street easterly 110 feet, more or less; thence binding reversely and westerly on the boundary line of said parcel 66 feet, more or less; thence binding southeasterly along the eastern boundary lines of the said parcel and the parcel of land known as 1401 Dickson Street, 331 feet and 6 inches, more or less, to intersect the south side of Lafayette Avenue, 40 feet wide; thence binding southerly on the easternmost boundary line of a parcel of land known as 1341 Dickson Street and on the easternmost boundaries of those parcels of land known as Lot 22A in Bureau of Surveys Block No. 405 and Lot 12/15 in Bureau of Surveys Block No. 424, and continuing on the east side of a 5 foot alley lying on the east boundary of those parcels of land known as 1225 and 1227-31 Mount Royal Avenue, a total distance of 750 feet, more or less, to intersect the east side of said Mount Royal Avenue; thence binding southeasterly along the east side of said Mount Royal Avenue 103 feet and 6 inches, more or less, to intersect the center line of Dolphin Street, 66 feet wide, as produced northeasterly; thence binding reversely and southwesterly on the center line of said Dolphin Street 440 feet, more or less, to intersect the east side of John Street, 66 feet wide; thence binding northwesterly on the east side of Enon Alley, 20 feet wide, as produced northeasterly; thence binding reversely and southwesterly on the north side of said Enon Alley 162 feet, 3 inches, more or less, to intersect the east side of a 20 foot alley lying parallel to and distant 96 feet and 3 inches, more or less, westerly from said John Street; thence binding northwesterly on the east side of the last mentioned 20 foot alley 121 feet, more or less, to intersect the north side of a 20 foot alley lying parallel to and 110 feet southerly from Lanvale Street, 66 feet wide; thence binding southwesterly on the north side of last mentioned 20 foot alley 53 feet and 9 inches, more or less, to intersect the east side of Brevard Street, 20 feet wide; thence binding northwesterly on the east side of said Brevard Street, 39 feet and 6 inches, more or less, to intersect the southeasternmost boundary line of a parcel of land known as 151 West Lanvale Street, as produced northeasterly; thence binding reversely and southwesterly on the last mentioned line 53 feet, more or less, to intersect the easternmost boundary of a parcel of land known as 153 West Lanvale Street; thence binding southeasterly on the last mentioned line 79 feet and 6 inches, more or less, to intersect a line formed by the southeasternmost boundaries of three parcels of land known as 153, 157, and 159 West Lanvale Street; thence binding southwesterly on the last mentioned line 117 feet, more or less, to intersect the east side of Park Avenue, 66 feet wide; thence binding northwesterly on the east side of said Park Avenue 4 feet and 6 inches, more or less, to intersect the north side of a 20 foot alley as produced northeasterly and lying parallel to and distant 415 feet and 6 inches, southerly from said Lanvale Street; thence binding reversely and southwesterly on the last mentioned line 236 feet and 8 inches, to intersect the west side of Jenkins Alley, 20 feet wide; thence binding southeasterly on the west side of said Jenkins Alley 86 feet, more or less, to intersect the north side of said Enon Alley; thence binding southwesterly on the north side of said Enon Alley 60 feet, more or less, to intersect the west side of a 20 foot alley as produced northwesterly and lying parallel to and distant 90 feet northeasterly from Bolton Street; thence binding reversely and southeasterly along the last mentioned line 110 feet and 4 inches, more or less, to intersect the southeasternmost boundary of a parcel of land known as 1201 Bolton Street; thence binding southwesterly on the last mentioned line 90 feet, more or less, to intersect the east side of Bolton Street 66 feet wide; thence binding northwesterly on

the east side of said Bolton Street 1135 feet and 6 inches, more or less, to intersect the east side of Brevard Street, 20 feet wide; thence binding northwesterly on the east side of said Brevard Street 462 feet, more or less, to intersect the north side of said McMechen Street; thence binding southwesterly on the north side of said McMechen Street 125 feet, more or less, to intersect the east side of Park Avenue, 150 feet wide; thence binding northwesterly on the east side of said Park Avenue 751 feet and 2 inches, more or less, and westerly on the north side of said Park Avenue 59 feet, more or less, to intersect the north side of Laurens Street 66 feet wide, as produced northeasterly, thence binding reversely and southwesterly along the north side of said Laurens Street 1737 feet and 6 inches, more or less, to the point of beginning.

A map illustrating boundaries of the Urban Renewal Area is given below as Exhibit No. 1, Project Area Boundary.

2. Types of Proposed Renewal Actions

Actions proposed for the project area will consist of the following:

- a. Clearance and redevelopment.
- b. Conservation (identical to “rehabilitation” as defined in Ordinance No. 152, approved June 28, 1968).
- c. Provision of public facilities such as street and utility improvements, parks, playgrounds, tree planting, street fixtures, and parking facilities.

C. LAND USE PLAN

1. A Land Use Map is given below as Exhibit No. 2.

- a. Thoroughfare and street rights-of-way, major thoroughfares, and all other public rights-of-way proposed for and existing-to-remain within the project area are shown on the Land Use Map, Exhibit No. 2.
- b. All easements, public, and institutional or special purpose uses proposed for, or existing-to-remain within, the project area are shown on the Land Use Map, Exhibit No. 2.
- c. Land Uses Not Covered by C.1.a. and C.1.b.

Residential; commercial; service commercial; business and professional office; and residential – mixed uses; are also shown on the Land Use Map, Exhibit No. 2.

2. Land Use Provisions and Building Requirements

a. General Provisions

Hotels and transient housing shall not be permitted upon land to be acquired within the project area.

b. Permitted Uses

The uses shown on the Land Use Map, Exhibit No. 2, will be permitted within the project area. These uses are residential, residential-mixed, business and professional office, commercial, service commercial, public and semi-public. In addition, certain existing uses identified as nonconforming on the Land Use Map will be permitted to continue operations subject to the provisions governing nonconforming use set forth below in section C.2.b.7. of this Plan.

(1) Residential

(a) Principal Uses

Semi-detached houses; row houses; walk-up apartments; and elevator apartments.

(b) Accessory Uses

The following accessory uses shall be permitted: landscaping, recreation facilities, parking facilities, and loading facilities. In addition, this category shall include:

- i. Customary home occupations, operated only by a resident family or member thereof, shall be permitted as accessory uses provided one non-illuminated sign not over 8” wide and 16” long, located inside of the building, shall be the only means of advertising permitted and provided further, that no equipment, stock or machinery other than that used in an ordinary dwelling, shall be permitted.
- ii. The office of a physician, dentist, architect, attorney, or other professional person located in the bona fide residence of such professional person shall be permitted as an accessory use provided:
 - (a’) that not more than two persons, not residents of the building in which such office is located, are employed;
 - (b’) that such office use shall be confined to not more than the first floor or the basement of the building;
 - (c’) that no parking of automobiles shall be permitted on or in the property so used except as hereinafter provided;
 - (d’) that no advertising sign or device shall be displayed except a flat, ornamental, non-illuminated sign not exceeding one square foot in area may be placed against the exterior of the building.

iii. Special Exceptions (Physicians' and Dentists' Offices)

Subject to the decision of the Board of Municipal and Zoning Appeals after public notice and hearing, the office of a physician or of a dentist may be permitted as a Special Exception. Such office need not be located in the bona fide residence of the physician or dentist applying for the Special Exception. Any Special Exception approved by the Board of Municipal and Zoning Appeals shall not be impressed with the status of a non-conforming use, but shall be further limited as follows:

- (a') It shall only be permitted in a building already erected for residential use, and there shall be no substantial change in the exterior of such building which would result in a lack of architectural harmony with adjacent residential buildings.
- (b') No advertising sign or device shall be displayed except a flat ornamental, non-illuminated sign, not exceeding one square foot in area may be placed against the exterior of the building.
- (c') The Special Exception shall be limited to the office of a physician and of a dentist and shall not be a clinic or hospital.

iv. Garages

The use, without repair facilities and without storage or sale of inflammable liquids, of:

- (a') a building, covering not more than 660 square feet of a lot, for housing not more than three automobiles;
- (b') space, not exceeding 660 square feet in area, for housing not more than three automobiles within a building used as a dwelling.

In addition, the following will be permitted subject to the decision of the Board of Municipal and Zoning Appeals after public notice and hearing. For clarification, it is noted that the "garages" and "spaces to be used as garages" referred to in the following subparagraphs (a") through (d") may be substantially larger than those referred to in subparagraph iv. Garages.

- (a") a garage, without repair facilities and without either storage or sale of inflammable liquids, in the rear yard;

- (b”) a garage, without repair facilities and without either storage or sale of inflammable liquids, which is not within 75 feet of any street, and which is not in a rear yard;
- (c”) a garage, without repair facilities and without either storage or sale of inflammable liquids, on or under the surface of a lot used as an apartment house;

NOTE: An accessory use shall be limited to the lot on which the main use is established.

(c) Additional Limitations on Residential Use

- i. Within the area designated “R-1” on the Land Use Map, residential use shall be limited to high-rise elevator apartments with a maximum density of 120 families per net residential acre.
- ii. Within the area designated “R-2” on the Land Use Map, residential use shall be limited to one, or a combination, of the following types: high-rise elevator apartments, walk-up apartments, row houses, detached houses. Overall average density for the area designated “R-2” shall not exceed 80 families per net residential acre.
- iii. Within the area designated “R-3” on the Land Use Map, residential use shall be limited to one, or a combination, of the following housing types: walk-up apartments, row houses, detached houses. Overall average density for areas designated “R-3” shall not exceed 40 families per net residential acre.
- iv. Within those areas designated “R-4” on the Land Use Map, residential use shall be limited to one, or a combination, of the following housing types: row houses, detached houses. Overall average density for areas designated “R-4” shall not exceed 20 families per net residential acre.
- v. Within the area designated “R-5” on the Land Use Map, residential use shall be limited to the following housing types: walk-up apartments, row houses, and semi-detached houses. The maximum number of dwelling units developed shall not exceed 225.
- vi. Within the areas designated “R-1” and “R-2” on the Land Use Map, commercial uses customarily related, and ancillary and accessory to apartment use are permitted subject to the following conditions:

- (a') Such uses shall be limited to barber shops and similar personal service shops; book and stationery stores; doctors and dentists offices; drug stores, florist shops, food stores, gift shops; newsstands; and restaurants, with or without liquor licenses.
- (b') Within the area designated "R-1" on the Land Use Map, the number of square feet of ancillary commercial floor space, exclusive of space used for restaurants, shall not exceed 15 times the number of dwelling units constructed thereon, provided however, the area devoted to food store use shall not exceed 1,000 square feet. In addition, the number of square feet which may be used for restaurants shall not exceed 15 times the number of dwelling units constructed thereon.
- (c') Within the area designated "R-2" on the Land Use Map, the number of square feet of ancillary commercial floor space shall not be limited to 4% of the gross floor area of Residential buildings constructed, exclusive of basement storage, provided, however, that such ancillary commercial area shall not exceed 11,400 square feet and that no more than 1,000 square feet of such ancillary commercial area shall be devoted to food store use.
- (d') Except for restaurants which may also locate on the top floor or roof of elevator apartment or ancillary commercial structures, all commercial uses shall be limited to the basement or first floor, except that no commercial floor space shall be permitted within or on row houses or detached houses.
- (e') The total area of exterior signs identifying high rise elevator apartment building or buildings shall not exceed 45 square feet, provided, however, that no one sign shall exceed 30 square feet in area. In addition, one exterior sign not to exceed 10 square feet in area shall be permitted for each ancillary commercial establishment provided, however, that the total area of such signs shall not exceed 1% of the gross floor area devoted to ancillary commercial use, and such signs shall not project above the second floor level of elevator apartment nor above the roof line of accessory commercial structures.

- vii. Within the area designated “R-5” on the Land Use Map, commercial and community facilities are permitted as secondary uses subject to the following conditions:
 - (a’) The total floor area for commercial and community facilities shall not exceed 80,000 square feet.
 - (b’) The commercial uses shall be limited to uses identified in C.2.b.(3) of the Plan.
 - (c’) The community facilities shall be limited to management offices, educational, and/or cultural uses.
 - (d’) The commercial area devoted to food store use shall not exceed 20,000 square feet.
 - (e’) Off-street parking shall be provided at a rate of one space per 500 square feet of gross floor area for commercial uses and one space per 1,000 square feet of gross floor area for community facilities uses.
 - (f’) The total area of exterior signs identifying buildings shall not exceed 45 square feet, provided, however, that no one sign shall exceed 30 square feet in area. In addition, one exterior sign not to exceed 10 square feet in area shall be permitted for each secondary commercial establishment, provided, however, that the total area for such signs shall not exceed 1% of the gross floor area devoted to secondary commercial uses, and such signs shall not project above the roofline of secondary commercial structures.

(2) Business and Professional Office

The following uses will be permitted within the business and professional office land use areas shown on the Land Use Map:

Business and professional offices; research development and testing laboratories; medical and dental laboratories; machine accounting services; publishing services; research centers; business, trade, or professional schools; and similar types of establishments. Servicing and distributing functions associated with, but incidental to such uses will also be permitted. Landscaping, loading facilities, and parking facilities ancillary to the main uses are also permitted. In addition, any of the following ancillary commercial uses will be permitted provided that (a) the total gross floor area of such ancillary commercial use does not exceed 2 percent of the total gross floor area of the structure in the area east of Mount Royal Avenue in which such use is located, and 4 percent elsewhere in the project area; except that for the area in this use category located at Presstman Street and Madison Avenue, 1500 square feet of ancillary commercial use is permitted:

Barber shops, beauty shops, and similar personal service shops; book or stationery stores; clothing shops; drug stores; florist shops, food stores, gift shops; newsstands, restaurants.

(3) Retail Commercial

The following uses will be permitted within the retail commercial use areas shown on the Land Use Map:

Antique or gift shops; artists' supply shops; auto supply sales; auto service stations where automobile servicing and minor repairs only are permitted; bakeries without baking on premises or bakeries where baked products prepared on premises are sold on premises; barber shops, beauty shops, and similar personal service shops; book and stationery stores; bowling alleys; camera shops; clothing or dry goods stores; confectionary stores, including snack bars and sale of candy and ice cream; clubs and lodges; delicatessens, drug stores; financial institutions or agencies; florists' shops, food stores; ice and ice cube dispensing – no manufacturing of ice on premises; furniture appliance, and household goods stores; funeral homes; hardware stores; jewelry shops, library, laundromats; laundry and dry cleaning pick-up stations; leather goods shops; music and record shops; newsstands; offices, business and professional; photographic studios; post office; restaurants, with or without liquor licenses; shoe stores; shoe repair shops; sporting goods shops; tailor shops – including spot cleaning, pressing and repairs; taverns and liquor stores; theatres; toy and hobby shops; variety stores; and similar types of retail sales and service establishments; and landscaping, loading facilities and parking facilities.

Liquor stores, taverns, and drive-in restaurants will not be permitted on Disposition Lot No. 15. This prohibition shall not include restaurants with liquor licenses, as set forth.

On Disposition Lot No. 12, the following commercial uses shall be prohibited: auto supply sales, auto service stations, funeral homes, music and record shops, theatres, restaurants and liquor licenses, and drive-in restaurants.

(4) Service Commercial

The following uses will be permitted within the service commercial use areas shown on the Land Use Map:

Appliance repair services; automobile services and repairs, except body, fender work, and painting; business machine repair services; bookbinding; duplicating and printing services; cabinetmaker; caterer; coin and vending machine sales and services; electrical, heating, ventilating, plumbing, and floor covering contracting services; glazier; marine supplies and boat sales and services; motorcycle sales and services; pharmaceutical and surgical supplies distributor; office furniture distributor; tailoring and clothing sales establishment; upholsterer; wholesaling, warehousing, and distributing establishments; similar types of sales, service, and repair establishments;

and landscaping, loading facilities and parking facilities. No use, however, shall be permitted which is noxious or offensive by reason of the emission of odor, dust, smoke, gas fumes, vibration, or noise.

For the area in this use category located on the south side of North Avenue between Park Avenue and Mount Royal Avenue, automobile service and repair establishments are not permitted.

(5) Public

Those uses identified as public on the Land Use Map will be permitted within the project area. Such uses include an existing fire house; existing and proposed schools, playgrounds, parks, and recreation facilities; and landscaping; and parking facilities.

(6) Semi-Public

The following uses will be permitted within the semi-public areas shown on the Land Use Map: schools, colleges, and related facilities; community centers, convalescent homes, hospitals, social agencies, union halls, YWCA, day-care centers, day nurseries and nursery schools, and landscaping, loading facilities, and parking facilities.

(7) Nonconforming Use

(a) The uses tabulated below in Appendix A or such of those uses in existence at the time of the approval of this Plan by the Mayor and City Council of Baltimore will be permitted to continue operations subject to the provisions governing nonconforming use set forth below. These uses are identified on the Land Use Map as follows:

i. Residential – Mixed (nonconforming).

Such uses are small “neighborhood” commercial or office uses located within residential structures upon land which is zoned for residential use.

ii. Commercial (nonconforming).

Such uses are commercial uses located within structures used for commercial purposes in areas which are zoned for residential or residential and office use.

iii. Business and Professional Office (nonconforming).

Such uses are Business and Professional offices and a public utility located in structures predominantly used for such purposes in areas which are zoned for residential use.

iv. Service Commercial (nonconforming).

Such use is a service commercial use located in a structure predominantly used for service commercial purposes in an area which is zoned for residential and office use.

(b) The nonconforming uses discussed above will be permitted to continue operations subject to the following conditions:

i. The nonconforming use shall not be extended, expanded, enlarged, or added to in any manner, except as provided in the Baltimore City Zoning Ordinance and subject to review and approval of all plans and specifications by the Department of Housing and Community Development.

ii. No exterior sale or display of merchandise shall be permitted in connection with any nonconforming use.

iii. One identification sign shall be permitted for each nonconforming use provided:

(a') That such identification sign shall be non-illuminated and shall be limited to the name or description of the business or nature of the nonconforming use;

(b') That only one such identification sign shall exist for each building or structure devoted to a nonconforming use or uses and shall not in gross area exceed: one (1) foot times the frontage of such building or structure; or twenty (20) square feet; or the gross area of advertising signs, advertising devices that now legally exist, whichever is the least in gross area; and

(c') That such identification sign shall be located flat against the front of the building or structure devoted to a nonconforming use and project not more than twelve (12) inches from the building or structure; nor project higher than fifteen (15) feet above the mean level of the curb, or one (1) foot above the floor level of the second story, whichever is lower.

(d') That no pulsating or animated signs shall be permitted.

Nothing herein shall be taken or construed to authorize any enlargement, extension, expansion or addition of any kind to any nonconforming advertising sign, advertising structure, or advertising device in size or otherwise beyond that which now legally exists.

iv. A nonconforming use shall not be changed to any use except (a) a use permitted by the Baltimore City Zoning Ordinance, or (b) any one of the following uses: barber shop; beauty shop; or similar personal service shop; book or stationery store; clothing shop; drug store; gift shop; grocery store; tailor shop; laundry and dry cleaning, pick-up station; office, business or professional; provided however that any nonconforming use located within the service commercial use areas shown on the Land Use Map shall not be changed to any use except a use permitted within such service commercial areas, and only upon approval of the Board of Municipal and Zoning Appeals. A nonconforming undertaker establishment may be changed only to a use permitted within the Residence and Office-Residence Zones.

c. Regulations, Controls, and Restrictions on Land to be Acquired

The regulations, controls, and restrictions specified herewith will be implemented where applicable by covenants or other provisions in the agreements for land disposition and conveyance executed pursuant thereto.

(1) General provisions applicable to all land and property to be acquired

(a) The Redeveloper shall devote the land to those uses specified in this Plan and to no other uses.

(b) The Department of Housing and Community Development specifically reserves the rights to review and approve the Redeveloper's final working drawings and specifications for redevelopment or rehabilitation with respect to their conformance with the provisions of this Urban Renewal Plan.

(2) Provisions applicable to all land to be acquired within areas proposed for clearance and redevelopment

(a) General Provisions

i. Exclusive of pedestrian easements, a minimum of twenty-five percent of all land not covered by structures shall be landscaped with trees, shrubbery, and plantings (e.g., grass, ground cover, flower beds), except that in Disposition Lot No. 12 (Residential "R-5"), the requirement shall be a minimum of fifteen percent as described above. All land not covered by structures or paved parking, loading or related service areas shall, as appropriate, be landscaped with trees, shrubbery, plantings, walkways, and/or paving. All landscaping is to be maintained in first class condition by the property owner as specified by disposition instruments.

- ii. All exterior (surface) parking areas shall be paved with a hard, dust-free surface; such areas shall be screened as appropriate and shall be landscaped with trees planted at the minimum rate of one tree per 2500 square feet of gross parking area. Such trees shall be planted at appropriate intervals within and throughout the paved surface of the parking area.

Also, in Disposition Lot No. 12, adequate screening (dense planting and/or masonry screening walls) must be provided between the commercial parking area and adjacent residential uses, and parking areas must be screened from all adjacent streets by dense planting and/or masonry screening walls.

- iii. Off-street parking shall be calculated on the basis of 180 square feet per automobile exclusive of access aisles, driveways, ramps and related service areas, and shall be provided entirely within lot lines.
- iv. Off-street loading space shall be not less than 12 feet wide and 40 feet deep. This space, plus adequate maneuvering space shall be provided entirely within lot lines.
- v. No building, structure, or parking area shall be constructed over an easement within the project area without the prior written consent of the Department of Housing and Community Development and the Director of Public Works.
- vi. All pedestrian easements shall be provided with a paved walkway and shall be landscaped with trees, shrubbery, and appropriate planting.
- vii. No materials shall be stored or permitted to remain outside buildings within the project area.
- viii. No waste material, refuse, or garbage shall be permitted to remain upon any part of the project area outside of buildings constructed therein except as permitted by the Baltimore City regulations regarding containers for garbage. The location of such containers shall be properly screened.
- ix. No buildings shall be located on disposition parcels so as to interfere with proper sight distances at street intersections.

(b) Residential

- i. Dwelling unit density, building height and building coverage requirements are set forth in the following table for each of the residential building types permitted.

Density, Building Height, and Building Coverage Requirements

Housing Type	Maximum Density per Net residential Acre	Maximum Building Height (2)	Maximum Building Coverage (1)
High-Rise Elevator Apartments	120 Families/ Net Residential Acre	180 Feet	30%
Walk-Up Apartments	40 Families/ Net Residential Acre	35 Feet (3)	40%
Row Houses	20 Families/ Net Residential Acre	35 Feet (3)	40%
Semi-detached houses	15 Families/ Net Residential Acre	35 Feet (3)	40%

1. In computing building coverage, land occupied by canopies or covered walkways shall not be included, however, all other structures including accessory structures such as garages, car ports, swimming pools, and bath houses and ancillary and secondary commercial buildings shall be included. Underground garages which do not project above ground level and are treated by landscaping and other surface treatment so as to appear as a continuation of the surrounding ground surface shall not be included.

2. The height of accessory structures for ancillary commercial use shall not exceed one story.

3. For Disposition Lot No. 12, maximum building height shall not exceed 35 feet above the established curb elevation at the southeast corner of Callow Avenue and Lennox Street.

- ii. A minimum of one off-street parking space shall be provided for each dwelling unit constructed, or in any lesser amount as may be approved by the Board of Municipal and Zoning Appeals.
- iii. A minimum of one off-street loading space shall be provided for each high-rise elevator apartment building to be constructed. In addition, a minimum of one off-street loading space shall be provided for each 10,000 square feet, or fraction thereof, of gross floor area devoted to ancillary commercial use. For Disposition Lot No. 12, a minimum of one off-street loading space shall be provided for each 10,000 square feet, or fraction thereof, of gross floor area devoted to secondary commercial uses and community facilities.
- iv. No minimum setbacks shall be required, unless specified by the general provisions of the Plan, from street rights-of-way or property lines, except that along the entire North Avenue frontage, a minimum five foot setback is required for Disposition Lot No. 12.

- v. As indicated on the Land Use Map, a combination of housing types will be permitted in certain areas. In areas in which such combination of construction takes place, each portion of a disposition parcel devoted to a housing type shall be governed by the height, density and building coverage requirements applicable to such housing type.
- (c) Business and Professional Office
- i. Maximum land coverage shall not exceed 40%.
 - ii. Maximum building height shall be 60 feet, except that for the area in this use category east of Mount Royal Avenue, maximum building height shall be 105 feet.
 - iii. Minimum setback shall be 20 feet from North Avenue and Mount Royal Avenue except that no setback from North Avenue is required for the area in this use category located at North Avenue and Eutaw Place. No setbacks from other rights-of-way or lot lines are required, except as required by the general provisions of this Plan.
 - iv. Maximum square footage of gross floor area shall not exceed two times the square footage of the disposition parcel for the area in this use category east of Mount Royal Avenue, and one and one half times the square footage of the disposition parcel for all other areas in this use category.
 - v. Paved and landscaped off-street parking areas shall be provided at the rate of one parking space for every 1,000 square feet of gross floor area, exclusive of basement storage area, and exclusive of ancillary commercial space developed on the area in this use category located at Presstman Street and Madison Avenue.
 - vi. A minimum of one off-street loading space shall be provided for every building having over 10,000 square feet of gross floor area.
 - vii. Sign Control
 - (a') The total area of exterior signs shall not exceed 1 foot times the length in feet of the structures.
 - (b') No signs other than those identifying the structure upon which they are installed or identifying the uses conducted therein shall be permitted.
 - (c') All signs shall be installed upon the structure so as not to project above its roof line, or above its parapet, whichever is higher.

- (d') No animated or pulsating signs shall be permitted.
- viii. No vehicular access shall be permitted to or from Mount Royal Avenue, except that in Disposition Lot No. 27 this requirement is waived.
- (d) Retail Commercial
 - i. Maximum land coverage shall not exceed 40%.
 - ii. Maximum building height shall not exceed 35 feet.
 - iii. The minimum setback along the north side of North Avenue shall be 20 feet. No other setbacks shall be required, except as required by the general provisions of this Plan.
 - iv. Paved and landscaped off-street parking areas shall be provided at the rate of one parking space per every 350 square feet of gross floor area devoted to retail sales and services except that in Disposition Lot No. 15 this requirement shall be one parking space per every 500 square feet of gross floor area devoted to retail sales and services. In addition, one parking space shall be provided per every 1000 square feet of gross floor area devoted to other permitted uses.
 - v. A minimum of one off-street loading space shall be provided for each 10,000 square feet or fraction thereof of gross floor area, except that this requirement shall not apply to floor area devoted to business and professional offices.
 - vi. Sign Control
 - (a') The total area of exterior signs shall not exceed 2 feet times the length in feet of the structure. However, one additional sign, not to exceed three square feet in size may be installed at the service entrance of each business establishment.
 - (b') All signs shall be installed upon the building so as not to project above its roof line or above its parapet, whichever is higher.
 - (c') Two free standing single or multi-faced signs, not attached to any building and not to exceed 80 square feet in size per face identifying the area as a commercial center may be permitted on the north side of North Avenue. Such signs are to be located entirely within lot lines and are to be installed so as not to constitute a traffic hazard. The height of such signs above curb level shall not exceed 25 feet.

- (d') No animated or pulsating signs shall be permitted.
- vii. A screening wall constructed of masonry or a similarly solid and permanent material shall be provided on the rear property line of the commercial area located on Disposition Lot No. 15. The minimum height of such wall shall be 12 feet. This wall shall not however, be constructed across the pedestrian easement located in this area.
- (e) Service Commercial
 - i. Maximum land coverage shall not exceed 50%.
 - ii. Maximum building height shall not exceed 35 feet.
 - iii. No setbacks shall be required, except as required by the general provisions of this Plan.
 - iv. Paved and landscaped off-street parking areas shall be provided at a rate of one parking space per every 1000 square feet of gross floor area, exclusive of basement storage.
 - v. A minimum of one off-street loading space shall be provided for each 10,000 square feet of ground floor building area, or fraction thereof.
 - vi. Sign Control
 - (a') The total area of exterior signs shall not exceed one foot times the length in feet of the structure. In addition, however, one sign not to exceed three square feet in size may be installed at the service entrance of each individual establishment.
 - (b') All signs shall be installed upon the building so as not to project above its roof line or above its parapet, whichever is higher.
 - (c') No animated or pulsating signs shall be permitted.
- (f) Public
 - i. Parks and Playgrounds
 - (a') Except for such accessory or ornamental structures as may be necessary or appropriate for park and playground operation, no building will be permitted.
 - (b') No off-street parking spaces are required.

- ii. A recreation building is permitted on the parcel of land at the northwest corner of the intersection of Lennox Street and Brookfield Avenue adjacent to the area designated on the Land Use Map for an elementary school subject to the following controls:
 - (a') Maximum land coverage shall not exceed 60%.
 - (b') No setbacks are required, except as required by the general provisions of this Plan.
 - (c') A minimum of four off-street parking spaces shall be provided.
 - (d') Maximum building height shall not exceed 40 feet.
- iii. Public Parking Area
 - (a') No buildings shall be permitted.
- iv. Schools, elementary and secondary, are permitted.

(g) Parking Facilities (Privately Owned)

Development of certain areas will be limited to provision of parking facilities. These areas are identified on the Land Use Map by the symbol "PK". A parking structure may be built on the parcel bounded by Mount Royal Avenue, Lafayette Avenue and Dickson Street subject to the following additional standards:

- i. Maximum building height shall not exceed 65 feet above mean curb height of abutting Mount Royal Avenue.
- ii. Maximum building coverage shall not exceed 70%.
- iii. Minimum setback from Mount Royal Avenue shall be 10 feet, and as otherwise required by the general provisions of this Plan.

(h) Semi-Public

- i. Maximum land coverage shall not exceed 40% except that for the area in this use category located at McCulloh Street and Robert Street, maximum land coverage shall not exceed 75%.
- ii. Maximum building height shall be 60 feet.
- iii. No minimum setback shall be required.

- iv. Paved and landscaped off-street parking areas shall be provided at the rate of one parking space per every 1000 square feet of gross floor area, exclusive of basement storage, except [text missing from original document]

- v. A minimum of one off-street loading space shall be provided for every building having over 10,000 square feet of gross floor area.
- vi. Sign Controls
 - (a') The total area of exterior signs shall not exceed one (1) foot times the length in feet of the structures.
 - (b') No signs other than those identifying the structure upon which they are installed or identifying the uses conducted therein shall be permitted.
 - (c') All signs shall be installed upon the structure so as not to project above its roof line, or above its parapet, whichever is higher.
 - (d') No animated or pulsating signs shall be permitted.

(3) Provisions applicable to land to be acquired within conservation areas

(a) Properties to be cleared and redeveloped

Certain properties in conservation areas may be found to contain structures in such poor condition that they can be treated feasibly only by clearance and redevelopment rather than conservation. Such properties may be acquired by the Mayor and City Council of Baltimore and sold to private redevelopers for redevelopment subject to the following controls:

- i. Imposition of covenants running with the land and appropriate to the property in question. Such covenants will include appropriate provisions to govern the use, occupancy, maintenance, number of dwelling units, design, height, parking and land coverage of the property in question.
- ii. Maximum permissible density for each lot shall be computed on the basis of 60 families per net residential acre.
- iii. Maximum land coverage for each lot shall not exceed 60%. In computing land coverage all accessory structures shall be included.

- iv. In the case of row housing, maximum building height shall be determined by that of abutting structures; in the case of detached housing, building heights shall not exceed that of adjacent structures.
- v. Each lot shall have a rear yard with a minimum depth of 20 feet.
- vi. Minimum setback shall be established by the setback of the majority of the structures in the block.
- vii. A minimum of one off-street parking space per structure shall be provided.

(b) Properties to be acquired and resold

Certain properties may be acquired by the Mayor and City Council of Baltimore for resale for conservation. These properties will be subject to the following controls:

- i. Imposition of covenants running with the land and appropriate to the property in question to secure rehabilitation, remodeling, and/or improvement of the property in question. Such covenants will include appropriate provisions to govern the use, occupancy, maintenance, number of dwelling units, design, structural changes, and land coverage of the property in question.
- ii. Maximum permissible density for each lot shall be computed on the basis of 60 families per net residential acre.
- iii. Except where in the sole judgment of the Department of Housing and Community Development the physical layout of the main structure on a lot within rehabilitation areas justifies greater land coverage, maximum land coverage shall not exceed 60%. In computing land coverage all accessory structures shall be included.
- iv. Maximum building height shall be that of the structure under rehabilitation or abutting or adjacent structures, whichever is greater.
- v. All land of each lot not covered by structures shall be landscaped with trees, grass, shrubbery, flower beds, walkways, and/or paving as appropriate. All landscaping is to be maintained in good condition by the property owner as specified by disposition instruments.

d. Duration of Provisions and Requirements

The land use provisions and building requirements specified above in Paragraphs C-2-a, C-2-b, and C-2-c above shall be in effect for a period of not less than 40 years following the date of the approval of this Plan by the Mayor and City Council of Baltimore.

e. Applicability of Provisions and Requirements to Property Not to be Acquired

The provisions of Paragraph C-2-b (Permitted Uses) above shall apply to all properties not to be acquired within the project area. The provisions of Section C.2.c. shall apply as appropriate to properties not to be acquired when the owners thereof acquire project land made available by the Department of Housing and Community Development under the provisions of this Plan.

D. PROJECT PROPOSALS

1. Land Acquisition

a. Properties within the project area will be acquired for the following purposes:

(1) Clearance and Redevelopment

Properties to be acquired for clearance and redevelopment are identified on the Property Acquisition Map submitted below as Exhibit No. 3.

(2) Public Facilities

Those properties to be acquired for provision of public facilities are also identified on the Property Acquisition Map, Exhibit No. 3.

(3) Conservation

Definitive determination as to acquisition of properties for conservation will be made during execution in accordance with the provisions of the Plan.

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

Acquisition of property (including parts thereof or interests therein) will be determined during execution of the Plan by the application of the following criteria:

(1) Any property in the project area containing a non-salvable structure, i.e., a structure which in the opinion of the Department of Housing and Community Development cannot be economically rehabilitated, will be acquired by the Mayor and City Council of Baltimore.

(2) Any property in the project area may be acquired by the Mayor and City Council of Baltimore if 12 months have elapsed since receipt by the owner of such property of the initial notice from the Health Department of Baltimore City, Fire Department of Baltimore City, and the Department of

Housing and Community Development requiring with respect to such property, compliance with the provisions of any ordinance or regulation of the City of Baltimore or with the standards set forth below in Section D.2.a., Conservation, and the requirements set forth in said notice have not been met.

- (3) Any accessory structure in the project area will be acquired by the Mayor and City Council of Baltimore and removed if 12 months have elapsed since receipt by the owner of such structure of the initial notice from the Department of Housing and Community Development requiring rehabilitation of such structure in accord with the requirements as set forth below in Section D.2.a., Conservation, and the requirements set forth in said notice have not been met. Land upon which these structures stand, however, will not be acquired.
- (4) Any property in the project area containing an incompatible use or uses will be acquired by the Mayor and City Council of Baltimore if 12 months have elapsed since receipt by the owner of such property of the initial notice from the Department of Housing and Community Development requiring with respect to such property the removal of such incompatible use or uses and the requirements as set forth in said notice have not been met.

An incompatible use is defined as a use which interferes with the public interest by adversely affecting the livability of the area and its rehabilitation and conservation, for predominantly residential use, as defined herein, may have, but is not required to have, one or more of the following characteristics:

- (a) Creates excessive noise or vibration;
 - (b) Creates glare or heat;
 - (c) Causes atmospheric pollution through the emission of objectionable odors, smoke, dust, dirt, fly ash, cinders, soot, noxious or toxic gases, vapors, or corrosive fumes;
 - (d) Causes a fire or safety hazard;
 - (e) Interferes with vehicular or pedestrian traffic patterns;
 - (f) Generates traffic conditions generally accepted as being objectionable in a residential neighborhood;
 - (g) Contains features which generate or cause the spread of unhealthful, insanitary, unsafe or immoral conditions;
 - (h) As measured by a general preponderance of public opinion, is aesthetically displeasing to a residential neighborhood.
- (5) Any property in the project area containing a non-conforming use, or uses, will be acquired by the Mayor and City Council of Baltimore if 12 months have elapsed since receipt by the owner of such property of the initial notice

from the Department of Housing and Community Development requiring the owner of such property to enter into agreement with the Mayor and City Council of Baltimore to subject such property by covenants running with the land to the land uses as specified in Section C.2. of this Plan, and the requirements of such notice have not been met.

c. Conditions Under Which Properties Designated for Acquisition May Not Be Acquired

In no circumstances will properties designated for Acquisition by the Property Acquisition Map, Exhibit No. 3, be exempted from acquisition, except that the property identified on the Property Acquisition Map as Lot 21, Block 422, 159 W. Lanvale Street (Rear Structure), and on the Land Disposition Map, Exhibit No. 4, as Disposition Lot No. 22, will not be acquired provided that the owner enters into an agreement with the Mayor and City Council of Baltimore to subject his property to covenants restricting the use of property to residential use and to such other covenants as may be appropriate to secure rehabilitation, remodeling, and/or improvement of the subject property, and by September 1, 1967, fully completes the rehabilitation, remodeling, and/or improvements of the subject property as required by these covenants. Such other covenants might include appropriate provisions to govern occupancy, maintenance, number of dwelling units, design, structural changes and land coverage. In the event that the owner has not complied with said restrictions by September 1, 1967, the Commission of the Baltimore Urban Renewal and Housing Agency may extend the completion deadline if evidence is produced demonstrating the owner's intention to comply with the terms of the covenant.

2. Conservation

The following property conservation standards will apply to all structures within the project other than those structures within clearance areas.

a. Minimum Conservation Standards

Over and above code requirements, the following additional standards will apply to structures not to be acquired within the project area.

- (1) Every structure with any combination of three or more residential or non-residential units shall be provided with heating facilities capable of maintaining a temperature of at least 70 degrees Fahrenheit in sleeping, dining and living rooms, bath and toilet rooms, lobbies, operating offices and hallways, when the outside temperature is zero; and at least 55 degrees Fahrenheit in all other portions of such building. Every owner or leasor of every structure containing any combination of three or more residential or nonresidential units, except where the heating facilities of any residential or nonresidential unit are under the exclusive control of its respective occupant, and every owner or operator of a rooming house, lodging house or hotel shall supply heat to every habitable room so as to provide a temperature of 70 degrees Fahrenheit three feet from the floor at all times during the period from October 1 to May 1, except on those calendar days when the minimum outside temperature exceeds 60 degrees Fahrenheit. Nothing in this subparagraph shall be construed to permit the use of an unvented, open flame gas heater.

- (2) Every habitable room of every structure shall contain at least two separate duplex convenience electrical outlets except that any room with a perimeter of over 50 feet shall contain at least three separate duplex convenience electrical outlets. Every toilet room, bathroom, laundry room, furnace room, and public hall shall contain at least one supplied ceiling or wall-type electric light fixture and necessary outlets for such appliances as are used therein. Outlets shall be so located as reasonably to provide service to appliances in different parts of the room.
- (3) No room in any basement or cellar shall be occupied as a habitable room unless 70% of the required window area for light and ventilation as set forth in Regulation 6 of "The Rules and Regulations Covering the Hygiene of Housing" of the Baltimore City Health Department shall be above the ground level.
- (4) All windows must be tight fitting and have sashes of proper size and design. Sashes with rotten wood, broken joints, or broken or loose mullions shall be replaced.
- (5) Work performed in complying with this Plan, including but not limited to the requirements of the Health Department; Fire Department; and the Department of Housing and Community Development in respect to minimum housing standards, shall be done in a workmanlike manner and according to accepted standards of the building trades.
- (6) Every structure, including accessory structures, and every residential unit and every nonresidential unit therein and every part thereof, including fences, shall be maintained in good repair by the owner, executor, administrator, trustee, guardian, or agent. Good repair shall include keeping properly painted all interior and exterior surfaces which are painted in normal practice. Any flaking paint shall be removed. All lead base paint shall be removed from interior surfaces before repainting.
- (7) All of the provisions set forth above which apply to the exterior of a property shall be complied with whether the property is occupied or vacant.

b. Additional Conservation Standards

In addition to the enforcement of the code requirements and the additional standards listed above, the conservation program should also be directed at achieving the following additional conservation standards for residential structures within the project area.

- (1) Heating systems within one or more living units, whether central systems or individual space heaters, shall be provided with safety control devices and be vented to the exterior.
- (2) The sink in an existing kitchen may be used if serviceable, but it must include a 24" base cabinet with a countertop. For a kitchen which is being newly constructed, a 42" sink base cabinet, counter-top, sink and fixtures should be provided.

- (3) All kitchen and bathroom floors shall be provided with resilient flooring. Underlayment is required only when the existing subfloor is defective and it will not provide either a sound or reasonably smooth finish.
- (4) Each living unit shall be provided with clothes closet space consisting of a minimum of 12 sq. feet of floor area. This clothes closet space may be a single closet or a combination of closets and may be located anywhere within the living unit except in the kitchen.
- (5) It is desirable that each living unit be provided with a four burner range. However, if the living unit is not provided with a range, a space in the kitchen of at least 40" should be provided for a range and the range service utility (gas or electric) should be located therein.
- (6) A bathroom cannot be used as a passageway to a room, corridor, basement or to the exterior.
- (7) Access to all parts of a living unit must be possible without passing through a public hall.
- (8) Any bath or toilet area which does not have reasonably adequate natural ventilation should be provided with mechanical ventilation.

3. Redevelopers' Obligations

- a. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the Department of Housing and Community Development or by a Redeveloper or any of his successors or assigns, whereby land in the Urban Renewal Area is restricted by the Department, the Redeveloper or any successor in interest, upon the basis of race, creed, color, or national origin in the sale, lease, use, or occupancy thereof.
- b. The Redeveloper 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 the 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 Redeveloper has completed the improvements, construction, and development in the area.
- c. The Redeveloper shall begin and complete the development of land for the uses required in the Plan and the construction of the improvements agreed upon in the disposition instruments within a reasonable time as determined by said instruments.

4. New Construction in Rehabilitation Areas

All plans for new construction on any property located in rehabilitation areas and where said property is 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.

E. 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 Exhibit No. 4, Land Disposition Map.
- b. The parcels shown on Exhibit No. 4, Land Disposition Map, as available for disposition 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 No. 4, Land Disposition Map, may be subdivided or combined.

2. Zoning

All appropriate provisions of the Zoning Ordinance of Baltimore City shall apply to properties in the Madison-Park North Area, as shown on the Zoning Districts Map, Exhibit No. 5. No zoning changes are proposed as part of this Plan.

3. Reasons for the Various Provisions of this Plan

- a. Clearance and redevelopment is proposed in order to remove high concentrations of blight, to curtail possible future deteriorating influences, to provide area for park and recreation facilities, and to facilitate traffic flow.
- b. Analysis of survey data has revealed that those structures in conservation areas are basically sound and are appropriate for conservation for residential use.
- c. Predominant land use within the project is residential. Renewal objectives can best be achieved by redevelopment of new structures and conservation of existing structures for this use.
- d. North Avenue between Eutaw Place and Park Avenue has long been an important shopping area. Provision of new shopping facilities in this area has been based upon both the desires of the neighborhood residents and business owners and upon market analysis which has revealed a demand for this type of use.
- e. Market analysis (made by consultants to the Baltimore Urban Renewal and Housing Agency, predecessor to the Department of Housing and Community Development) has also revealed a demand for other types of development uses proposed by the Plan.

- f. New parks and playground facilities have been provided and existing parks are to be refurbished because open space and recreation areas are seriously lacking within the project area.
- g. Provision has been made to widen North Avenue and to improve traffic control and channelization. Such improvements are provided to accommodate movement of local traffic generated by the land uses within the project area, and to reduce the interference of through traffic upon such local traffic.
- h. Provision has been made to widen the east side of Mount Royal Avenue. Such widening will permit street improvements which will channel through traffic around the residential sections on the east side of the project, as well as improve accessibility for the nonresidential uses proposed for the east side of Mount Royal Avenue. This widening and street improvement will also enable streets within the project to be restricted primarily to local traffic while the area will be buffered from through traffic by a planted median strip.

F. PROCEDURES FOR CHANGES IN APPROVED PLAN

The Urban Renewal Plan may be amended from time to time upon compliance with the requirements of law provided that with respect to any land in the project area previously disposed of by the Department for use in accordance with the Urban Renewal Plan, the Department receive the written consent of the then owner of such land whose interests therein are materially affected by such amendments.

G. 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.

APPENDIX A

NON-CONFORMING USES

RESIDENTIAL MIXED

Barber Shop	344 Bloom Street
Cooper's Liquor Store	341 Bloom Street
Sondheim's Funeral Home	1902 Eutaw Place
Mazer's Real Estate Office	1804 Eutaw Place
Physicians Medical Laboratory	1823 Eutaw Place
Manning Shaw Realty Office	1821 Eutaw Place
Dr. Black/ Grace Shafer, Millinery	1601 Park Avenue
Mount Royal Grocery	1431 John Street
Goldseal Restaurant	1201 Bolton Avenue

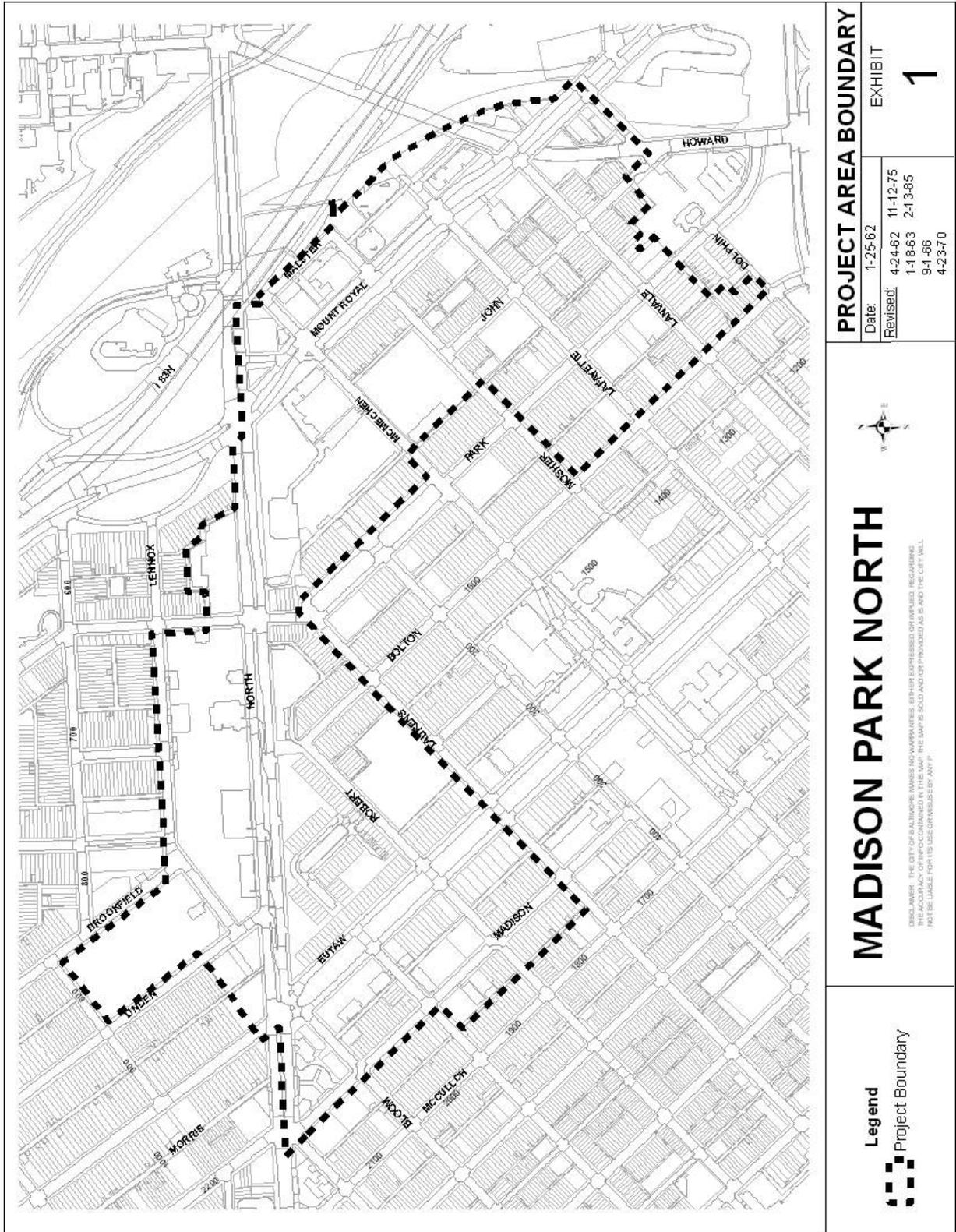
COMMERCIAL

Mitchell Funeral Home	1900 Eutaw Place
Ednorah's Beauty Shop	410 Roberts Street
Elizabeth's Confectionery	412 Roberts Street
Mt. Royal Tavern	1204 Mount Royal Avenue
Vacant Commercial Storage (1 story)	214 Laurens Street
Royal Empire Laundry/ Bolton Hill Barber Shop	1601 Park Avenue
Vacant Commercial/ F. S. Fiske, Incorporated	1758 Park Avenue

BUSINESS AND PROFESSIONAL OFFICE

Doctors' Offices	1801 Eutaw Place
C & P Telephone Company	1911 – 1933 Madison Avenue

Exhibit 1: Project Area Boundary



PROJECT AREA BOUNDARY	
Date:	1-25-62
Revised:	4-24-62 11-12-75 1-18-83 2-13-85 9-1-86 4-23-70
EXHIBIT	
1	

MADISON PARK NORTH

Legend

 Project Boundary

Exhibit 2: Land Use Map

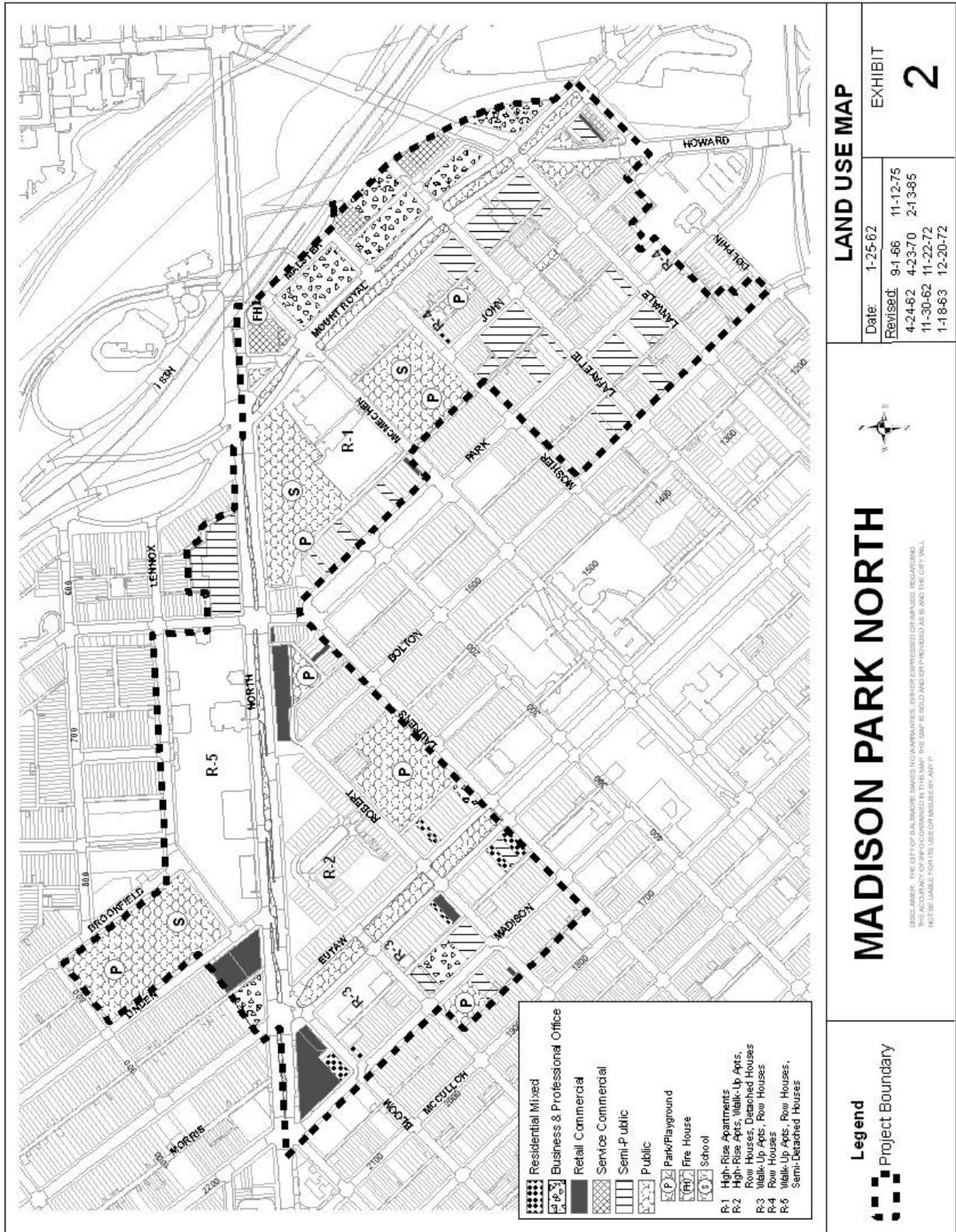


Exhibit 3: Property Acquisition

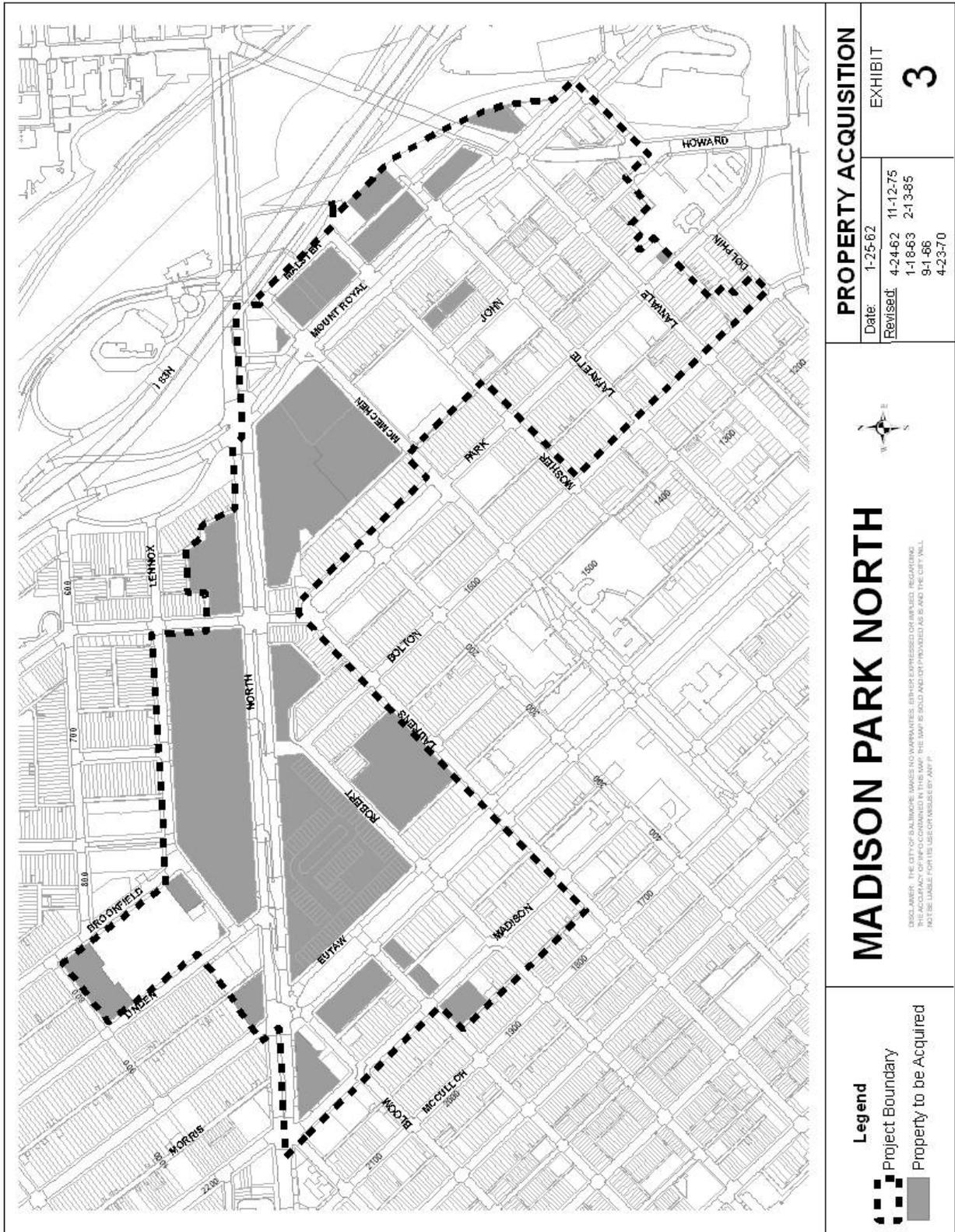
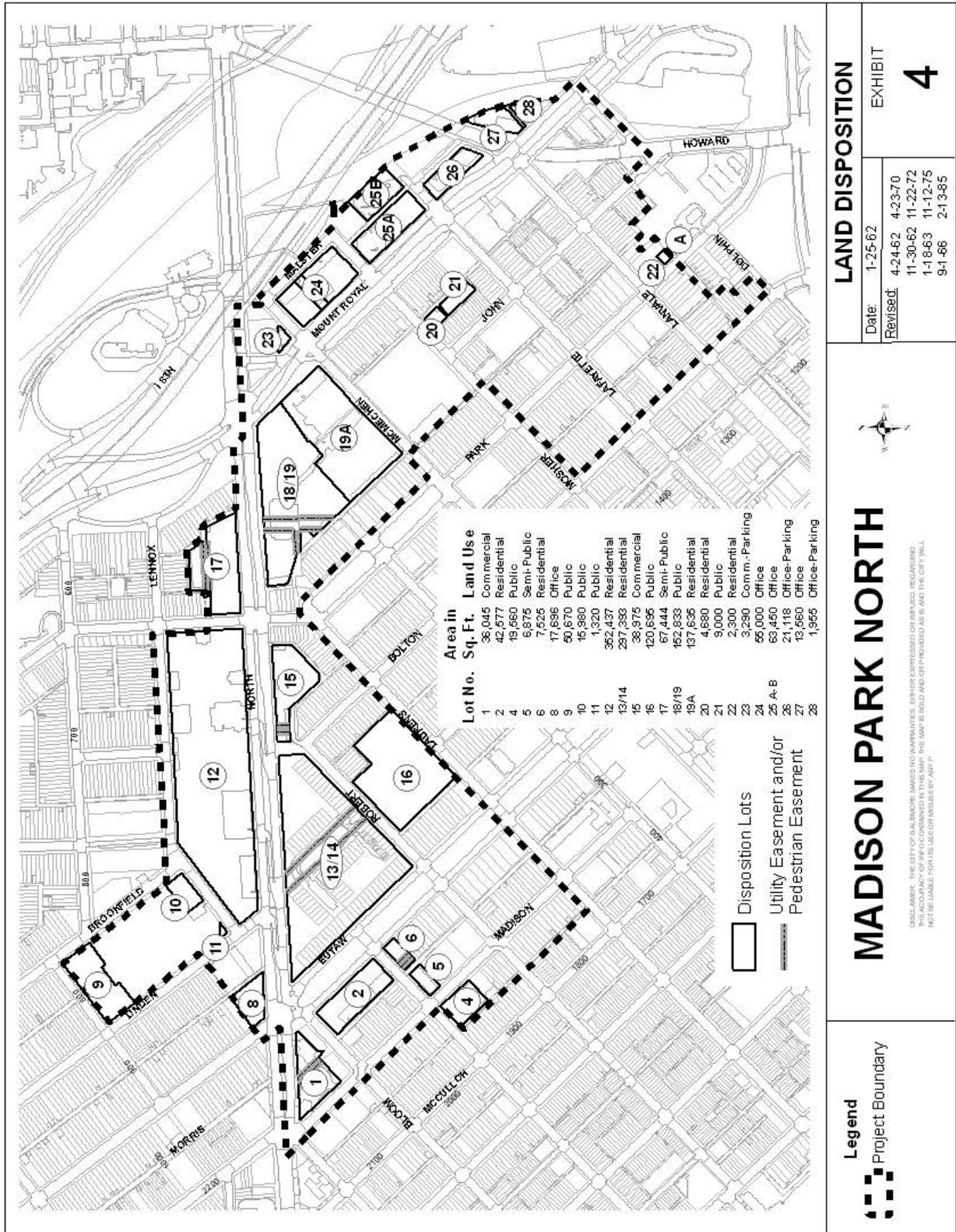


Exhibit 4: Land Disposition



LAND DISPOSITION	
Date:	1-25-62
Revised:	4-24-62 4-23-70 11-30-62 11-22-72 1-18-63 11-12-75 9-1-66 2-13-85
EXHIBIT 4	



MADISON PARK NORTH

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Legend

- Project Boundary

Exhibit 5: Zoning Districts

