

URBAN RENEWAL PLAN

RIDGELY'S DELIGHT URBAN RENEWAL PROJECT

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URBAN RENEWAL PLAN
RIDGELY'S DELIGHT URBAN RENEWAL PROJECT

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
BALTIMORE, MARYLAND

APPROVED

THE MAYOR AND CITY COUNCIL OF BALTIMORE

BY ORDINANCE NO. 840

MARCH 31, 1975

REVISIONS SINCE ORIGINAL APPROVAL BY THE MAYOR AND CITY COUNCIL:

- I. Amendment No. 1, dated November 9, 1976, approved by the Mayor and City Council of Baltimore by Ordinance 308, dated April 25, 1977.
- II. Amendment No. 2, dated January 8, 1978, and revised June 13 and June 21, 1978, approved by the Mayor and City Council of Baltimore by Ordinance 835, dated July 19, 1978.
- III. Amendment No. 3, dated April 2, 1979, approved by the Mayor and City Council of Baltimore by Ordinance 1070, dated June 20, 1979.

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- *1. Drawing FAP No. M-3065(1), Sheet Nos. P-4 and P-5 of P-66, dated March 1978
 - 2. Land Use Plan Map, dated as revised April 2, 1979
 - 3. Property Acquisition Map, dated as revised April 2, 1979
 - 4. Land Disposition Map, dated as revised April 2, 1979
 - 5. Zoning Districts Map, dated as revised April 2, 1979
- * This exhibit is too large to be reduced and attached to this Urban Renewal Plan. The maps are available for review in the office of the Planning Division of the Department of Housing and Community Development, 417 East Fayette Street.

RIDGELY'S DELIGHT URBAN RENEWAL PROJECT

A. DESCRIPTION OF PROJECT

1. Boundary Description

BEGINNING FOR THE SAME AT THE INTERSECTION OF THE NORTH SIDE OF WEST PRATT STREET AND THE CENTER LINE OF THE PROPOSED CITY BOULEVARD, AS SHOWN ON DRAWING FAP NO. M-3065(1), SHEET NOS. P-4 AND P-5 OF P-66, DATED MARCH 1978, HEREBY MADE A PART OF THIS PLAN AS EXHIBIT NO. 1; THENCE FROM SAID POINT OF BEGINNING AND BINDING ON THE NORTH SIDE OF WEST PRATT STREET EASTERLY TO INTERSECT THE EAST SIDE OF GREENE STREET; THENCE BINDING ON THE EAST SIDE OF GREENE STREET AND A LINE EXTENDING THE EAST SIDE OF GREENE STREET SOUTHERLY TO INTERSECT THE CENTER LINE OF THE PROPOSED CITY BOULEVARD; THENCE BINDING ON THE CENTER LINE OF THE PROPOSED CITY BOULEVARD NORTHERLY TO THE POINT OF BEGINNING.

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

The goal of the plan is to assist the residents in their efforts to revitalize Ridgely's Delight into an intown residential neighborhood. The objectives of the plan are:

- a. To eliminate blight and deterioration by encouraging rehabilitation and repair of salvageable structures.
- b. To plan and provide for needed community facilities such as parks and play areas.
- c. To bring about a general physical improvement in the area by coordinated public improvements.
- d. To protect the area from future blighting influences.
- e. Existing predominant use within the project area is residential. Zoning district changes are proposed in order to protect the existing housing from possible future blighting influences.
- f. Renewal objectives can best be achieved by rehabilitation. Structures are proposed for rehabilitation where appropriate and feasible.

- g. Clearance and redevelopment is proposed in order to remove concentrations of blight and to curtail deteriorating influences.
- h. Public park and playground land is proposed to provide needed recreation facilities within the project area.
- i. To provide land for development of new housing.

B. LAND USE PLAN

1. Land Use Map

Predominant land uses within the project area are shown on the Land Use Plan Map, Exhibit 2.

2. Permitted Uses

Only the uses shown on the Land Use Plan Map, Exhibit 2, shall be permitted within the project area. These uses are High Intensity Residential, Office Residential, Commercial, and Public. In addition, certain existing uses identified as non-conforming on the zoning Districts Map and listed in Appendix A, will be permitted to continue operations subject to the provisions governing non-conforming uses set forth in Section B.3. of this Plan.

a. High Intensity Residential, Office Residential and Commercial

Uses permitted shall be in accordance with applicable standards of the Zoning Ordinance of Baltimore City. The Zoning Districts Map, Exhibit 5, indicates the location of the applicable zoning districts.

b. Public

The uses shall be limited to:

- (1) Parks and Playfields
- (2) Community Facilities

3. Non-Conforming Uses

A non-conforming use is any legally existing use of land, buildings, or structures that does not conform to the regulations for the zoning district of the Zoning Ordinance of Baltimore City. The existing non-conforming uses listed in Appendix A, and other non-conforming uses which may be legally established between the date of the survey on which the list in Appendix A is based and the date of the approval of this Plan as it may be amended from time to time by the Mayor and City Council of Baltimore, shall be

permitted to continue operations subject to the provisions of the Zoning Ordinance of Baltimore City governing non-conforming uses, except in the case of Sign Advertisements their continuation period shall be reduced from five years to three years.

C. TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

The major urban renewal action proposed in rehabilitation.

1. Rehabilitation

All properties in the project area which are not to be acquired for clearance and redevelopment shall be designated for rehabilitation and shall be subject to the following restrictions:

a. Property Rehabilitation Standards

Property rehabilitation shall comply with the code and ordinances of the City of Baltimore. Over and above the codes and ordinances of the City of Baltimore, the provisions set forth in Appendix C shall be applied to all properties within the project area, whether occupied or vacant, and the Commissioner of the Department of Housing and Community Development shall not approve permits which are inconsistent with these standards.

b. Non-Conforming Signs

All signs including identification signs for non-conforming uses which do not conform to the regulations and provisions or requirements of the Zoning Ordinance of Baltimore City, shall be removed within three years from the date of enactment of this Plan.

c. Department of Housing and Community Development Review

All plans of any building on any property not to be acquired under the provisions of this Plan, for new construction (including parking lots), exterior rehabilitation, demolition, and change in the use shall be submitted to the Department of Housing and Community Development for review and approval. Such review shall be concerned with but not necessarily limited to, urban design standards, site planning, architectural treatment, materials and color, signs, parking, loading, landscaping, and building plans, elevations, and construction or rehabilitation details. The Commissioner of the Department of Housing and Community Development shall deny the issuance of a permit if it is inconsistent with the objectives stated in Section A.2. above. If the commissioner denies the issuance of a demolition permit, he shall within 90 days of such denial, seek approval of the Board of Estimates to acquire for and on behalf of the Mayor and City Council of Baltimore the property, in whole or in part, on which said demolition was to have occurred, by purchase, lease,

condemnation, gift or other legal means for the renovation, rehabilitation and disposition thereof. In the event that the Board of Estimates does not authorize the acquisition, the Commissioner shall, without delay, issue the demolition permit.

The provisions of this section are in addition to and not in lieu of all other applicable laws and ordinances.

2. Acquisition

Properties to be acquired are identified on the Property Acquisition Map, Exhibit 3. Clearance is proposed only where the objectives of this Urban Renewal Plan cannot be achieved through rehabilitation.

a. Proposes of Property Acquisition

(1) Provide Land for Public Improvements

Properties which are so located as to interfere with the installation of public improvements or supporting facilities required to meet the objectives of Urban Renewal Plan shall be acquired and cleared.

(2) Remove Blighting Influences

Properties which be either their physical condition or their use create a blighting influence on the surrounding areas shall be acquired and cleared.

(3) Provide Land for Redevelopment and Other Plan Objectives

Properties which prohibit land assembly to meet the objectives of this Urban Renewal Plan and are considered an impediment to land disposition shall be acquired and cleared.

(4) Provide Land for New Housing

Properties which are vacant or underutilized shall be acquired to provide new housing units on land to be disposed of for residential purposes.

(5) Rehabilitation

Refer to C.2.b.(2)

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

(1) Non-salvable and non-compliance with Property Rehabilitation Standards

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 properties

in areas designated for rehabilitation, 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 areas designated for rehabilitation 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 Property Rehabilitation Standards set forth in the Urban Renewal 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 Property Rehabilitation Standards, may acquire such property pursuant to the Eminent Domain Law of this State as if the property had originally been planned for acquisition after 90 days written notice to the owner. The Department of Housing and Community Development reserves the right to acquire any such non-complying property for a period of two (2) years from the date of said written 90 days notice by the Department of Housing and Community Development.

(2) Rehabilitation by the Department of Housing and community Development

- (a) Properties listed in Appendix B, "Properties for Acquisition and Disposition for Rehabilitation", are being acquired by the Department of Housing and Community Development to achieve the objectives of the Urban Renewal Plan. Also, in such of the remaining properties not designated for acquisition, in addition to those properties enumerated in Section C.2.b.(1) above, it may be necessary to acquire by purchase or by condemnation the fee simple interest, or any lesser interest, in order to carry out rehabilitation by the Department of Housing and Community Development.

(b) These properties are being acquired because:

- i. it is necessary to make residential structures available for use for low or moderate-income families; or
- ii. 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
- iii. rehabilitation of individual, scattered properties is necessary in order to remove blighting influences from otherwise sound residential blocks.

(3) Actions to be Followed by the Department of Housing and Community Development Upon Acquisition of Such Property

Upon acquisition of properties described in Section C.2.b.(1) and (2), the Department of Housing and Community Development will either:

- (a) rehabilitate the property in conformance with the property rehabilitation standards and dispose of property in accordance with applicable regulations. If sale cannot be consummated by the time rehabilitation is accomplished, units may be rented, pending continuing sales efforts; or
- (b) sell or lease the property subject to rehabilitation in conformance with the property rehabilitation standards; or
- (c) demolish the structure or structures thereon and dispose of land for redevelopment for uses in accordance with the Plan.

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

Over and above the codes and ordinances of Baltimore City, the following regulations controls, and restrictions will be applied where appropriate by covenants or other provisions in the agreements for land disposition and instruments of conveyance executed pursuant thereof.

- (1) The Redeveloper will 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 non-discrimination provision shall be included in the instruments and the City of Baltimore shall be deemed a beneficiary of such covenants and shall be entitled to enforce it. The Redeveloper will comply with all State and local laws, in effect from time to time,
- (2) The Redeveloper shall devote the land to those uses specified in the Plan and to no other uses.
- (3) 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.

- (4) The Redeveloper shall begin and complete the development of land for the uses required in the Plan and the construction of improvements agreed upon in the disposition instruments within a reasonable time as determined by said instruments.
- (5) 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.
- (6) No building, structure, or parking areas shall be constructed over an easement without the prior consent of the Commissioner of the Department of Housing and Community Development and the Director of the Department of Public Works.
- (7) 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 a visual harmony.
- (8) Off-street parking requirements are 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.
- (9) The Department of Housing and Community Development shall submit to the Ridgely's Delight Association, or its successor, for its review and comment the Preliminary Plans and the Proposed Final Construction Plans for each Disposition Lot designated in this Plan. 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 the plans have been submitted to the said Ridgely's Delight Association; otherwise, it is presumed that the plans are acceptable. The Commissioner of the Department of Housing and Community Development retains final authority to approve or disapprove all plans.

D. DURATION OF PROVISIONS AND REQUIREMENTS

The Ridgely's Delight Urban 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.

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

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

1. Land Disposition

- a. Land and property interests acquired by the Mayor and City Council within the area will be disposed of by sale, lease, conveyance, or transfer or other means available to the City, in accordance with the provision of this Plan.
- b. The parcels shown on the Land Disposition Map, Exhibit 4, 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, these parcels or lots may be subdivided or combined.

2. Zoning

All appropriate provisions of the Zoning Ordinance of Baltimore City shall apply to properties in the area.

In order to execute the Urban Renewal Plan, Zoning District changes as designated on Exhibit 5 will be required. These changes will require amendments to the zoning ordinance. Action to this effect will be initiated at the appropriate time.

F. PROCEDURES FOR CHANGES IN APPROVED PLAN

1. The Department of Housing and Community Development shall submit to the Ridgely's Delight Association, or its successor, for its review and comments all proposed amendments to the Urban renewal Plan no later than 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 for this review shall be transmitted to the Department of housing and Community Development no later than three (3) weeks after they have been submitted to the Ridgely's Delight Association, 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 and the Ridgely's Delight Association, or its successor, shall receive at least ten (10) days prior to such hearing, written notice of the time and place of such hearing.

2. The Urban Renewal Plan may be amended from time to time upon compliance with the requirements of law, provided that prior to passage of any ordinance amending the Urban Renewal Plan, a public hearing shall be held, and providing further that 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 interest therein is materially affected by such changes, shall receive, at least ten (10) 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. 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 the Plan without the word, phrase, clause, sentence, paragraph, section or part, or the application thereof, so held invalid would have been adopted and approved.

Nov. 6, 1974
 Revised Jan. 6, 1975
 Revised Nov. 9, 1976
 Revised Jan. 16, 1978
 Revised Apr. 2, 1979

APPENDIX A

NON-CONFORMING USES

<u>Address</u>	<u>Use</u>
312-14 Emory Street	Store
333-35 S. Fremont Avenue	Wholesale Groceries
337-339 S. Fremont Avenue	Warehouse, Offices and Assembly for Lighting Fixture
343 S. Fremont Avenue	Car Wash, Auto Parts Sales
401 S. Fremont Avenue	Upholstery Shop
630 Melvin Drive	Storage Personal
669-73 Melvin Drive	Display Studio
524 S. Paca Street	Sign Advertisement
617 S. Paca Street	Restaurant
211 Penn Street	Furniture, Clothing Store
213 Penn Street	Tavern
625-27 Portland Street	Foundry, Machine Shop
633 Portland Street	Tavern
701 Portland Street	Storage
612-16 Washington Boulevard	Equipment Supply Storage
625-627 Washington Boulevard	Storage
629 Washington Boulevard	Storage
631 Washington Boulevard	Tavern
632 Washington Boulevard	Storage
633 Washington Boulevard	Sign Advertisement
641 Washington Boulevard	Office Supply Storage

APPENDIX B

PROPERTIES FOR ACQUISITION AND DISPOSITION FOR REHABILITATION

The following properties are 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.

612 Burgundy Street
633 Burgundy Street
637 Burgundy Street

600 W. Conway Street
602 W. Conway Street
630 through 640 W. Conway Street
642 through 652 W. Conway Street

537 through 541 Eislén Street

312-314 Emory Street

213 through 225 S. Fremont Avenue

321 S. Fremont Avenue
333-335 S. Fremont Avenue
337-39 S. Fremont Avenue
343 S. Fremont Avenue

401 S. Fremont Avenue

601 through 621 S. Fremont Avenue

643 Melvin Drive
645 Melvin Drive
675 Melvin Drive

524 S. Paca Street
532 S. Paca Street
534 S. Paca Street
536 S. Paca Street
545 through 553 S. Paca Street
546-548 S. Paca Street

PROPERTIES FOR ACQUISITION AND DISPOSITION FOR REHABILITATION (Cont.'d)

600 S. Paca Street
601 S. Paca Street
603 through 607 S.Paca Street
614 S. Paca Street
616 S. Paca Street
628 S. Paca Street

209 Penn Street
215 Penn Street

628 Portland Street
630 Portland Street
634 Portland Street
641 Portland Street
643 Portland Street
646 Portland Street
664 Portland Street

700 Portland Street

739 W. Pratt Street

515-519 Warner Street

622 through 628 Warner Street

608 Washington Boulevard
620 Washington Boulevard
632 Washington Boulevard
634 Washington Boulevard
635 Washington Boulevard (Rear portion of this property, known
as 538 Eislen Street)
648 Washington Boulevard
656 Washington Boulevard
660 Washington Boulevard

APPENDIX C

PROPERTY REHABILITATION STANDARDS

A. OBJECTIVES

Ridgely's Delight neighborhood has a well-preserved diverse collection of 19th century structures. The structures range from federal houses, the first phase of row house development in Baltimore, to the three-story corniced versions built toward the end of the 19th century.

The following rehabilitation standards for the Urban Renewal Area are proposed with the objectives to:

1. conserve the original design characteristics of the buildings, particularly the original façades visible from public streets;
2. eliminate extraneous façade and roof items incompatible with the original building design;
3. renovate non-residential structures to be complementary to the residential structures, emphasis being on enhancing the residential character of the neighborhood; and
4. insure that signs and contemporary services do not detract from the original overall historic character of the buildings.

B. PROPERTY REHABILITATION STANDARDS FOR ALL STRUCTURES

1. Building Façades

- (a) All structural and decorative elements of building fronts and sides abutting streets shall be cleaned, repointed, repaired or replaced in a workmanlike manner, to match as closely as possible the original materials and construction of that building. Unpainted brick walls shall not be painted, unless the Commissioner of the Department of Housing and Community Development determines that special conditions require painting. Painted brick walls shall be kept in good condition and the color shall be compatible with surrounding buildings and be characteristic of original buildings.

Formstone façades may be retained and they should be painted a single color characteristic of the original buildings.

Cleaning of masonry façades by means of sandblasting shall not be permitted.

- (b) Side walls, where visible from any of the streets, shall be finished or painted so as to harmonize with the front of the building. A side wall facing a major street shall have the same design treatment as the front façade where possible.

- (c) Original architectural appointments, including but not limited to lintels, sills, fascias, cornices and eaves, shall be restored or replaced to match as closely as possible the original patterns.
- (d) Existing miscellaneous elements on the building fronts, such as empty electrical or other conduits, unused sign brackets, etc., shall be removed.
- (e) Condenser elements or window air-conditioning units shall be located on façades not visible from public walkways wherever possible.
- (f) New additions or alterations to the rear and/or side façade of structures shall be compatible with existing structures in both materials and scale.
- (g) No metal awnings are permitted. Soft, flame-proofed awnings are permitted.

2. Windows

- (a) Original window openings on building fronts and sides abutting streets shall be retained. All broken or missing windows shall be replaced.
- (b) Window styles on a building façade facing a public street shall be in conformance with the original design of the window style for the building façade.
- (c) Window shutters, where used, shall be one-half the width of the opening and the same height as the opening.
- (d) Wrought iron “burglar bars” of approved design shall be permitted.
- (e) Window panes shall not be painted.

3. Roofs

- (a) Existing dormers, chimneys, and original roof pitches on the fronts of the structures shall be retained and treated in accordance with the same criteria as building façades.
- (b) All auxiliary structures on the roofs visible from the street shall be finished so as to be harmonious with other visible building walls.
- (c) All mechanical equipment placed on a roof shall be so located as to be hidden from view from the public walkways, or shall be screened with suitable elements of a permanent nature, finished so as to harmonize with the rest of the building.
- (d) Television or radio antennas shall not be permitted on fronts of façades where visible from streets.

4. Entrance Area

- (a) Entrance stoops and steps shall be made to match as closely as possible the original construction.
- (b) All elements of the entrance area, including railing, house numbers, and lighting fixtures, shall be made of and match as closely as possible to the original material and character.
- (c) Existing sally ports (passageways) to the rear of the property where existing shall be retained. Gates and security devices, of approved design for the sally ports, are permitted.
- (d) Front yards shall be properly landscaped and maintained.

C. PROPERTY REHABILITATION STANDARDS FOR NON-RESIDENTIAL STRUCTURES

Non-residential structures shall conform to the following standards, in addition to the stipulated residential standards.

1. Façades

- (a) Show windows, where existing, may be retained if rehabilitated so as to be compatible with the original architectural character of the structure.

A show window, as part of the building face, shall be defined to include the entrance area leading to the door, the door transoms, display platforms, devices for sun protection, security grilles, enclosures and housings for security grilles, lighting and signing visible from the public right-of-way.

- (b) Show window glazing shall not be painted except for authorized identification of the place for business as per subsection (2) below.

Temporary or permanent signs applied or placed against any surface of a show window shall not exceed 20% of the area of that show window.

- (c) Solid or permanently enclosed or covered storefronts shall not be permitted unless treated as an integral part of the building façade using wall materials and window detailing compatible with the upper floors.
- (d) Soft, retractable, flame-proofed awnings are permitted. Permanent metal canopies for show windows and entrance areas are permitted when such canopies are an integrated feature in the façade and are compatible with the character of the building.

2. Signs

- (a) No signs other than those identifying the property where they are installed or identifying the use conducted therein shall be permitted. Advertising by material or product manufacturers shall not be permitted except as primary identification of an establishment.

All lighting and electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches and panel boxes shall be concealed from view as much as possible.

- (b) Signs shall be placed parallel to the building face and shall not project more than 8" from the surface of the building, except as otherwise herein provided, and the square footage of the area of the sign shall not exceed the width of the frontage of the building in linear feet. However, in no case shall the total area of the signs for each building façade exceed twenty (20) square feet. In the case of corner properties, each façade is to be calculated separately as to size allowed for each. Signs shall be placed no higher than the sill level of the second story window.
- (c) Painted or inlaid signs on cloth awnings are permitted. Flashing or moving signs other than barber poles, shall not be permitted.
- (d) Signs attached at right angles to a building, in lieu of flat signs, are permitted provided that there is no more than one (1) such sign for each entrance door, it project no more than five feet (5') from the primary surface of the building, and it does not exceed ten (10') square feet in area. Signs attached at right angles to a building shall not exceed in height fourteen feet (14') above grade or the sill level of the second story window, whichever is less.
- (e) A free-standing sign shall be permitted, in lieu of flat or projecting sign, provided that such sign has no more than two faces, the area of each face does not exceed twenty (20) square feet, and the top of such sign does not exceed fourteen feet (14') above grade.
- (f) No signs shall be permitted except as herein provided or as otherwise authorized by the Department of Housing and Community Development for temporary purposes not exceeding thirty (30) days.

3. Non-Conforming Signs

All signs and structures for their support not conforming to the above regulations shall be removed within six (6) months from the date of enactment of the ordinance approving Amendment No. 2 of this Plan.

4. Minor Privilege Permits for Signs

Minor privilege permits for existing signs shall not be renewed nor shall minor privilege permits for new signs be issued, except signs which meet the standards as herein provided.

5. Off-Street Parking

All parking areas shall be effectively screened on property lines adjacent to public sidewalks by a screening wall a minimum of five (5') feet in height above the adjacent sidewalk. The screening wall may be a metal fence, a masonry wall or a combination with plant material.

6. Compliance

No alteration or improvement works shall be undertaken which do not conform with the requirements herein.

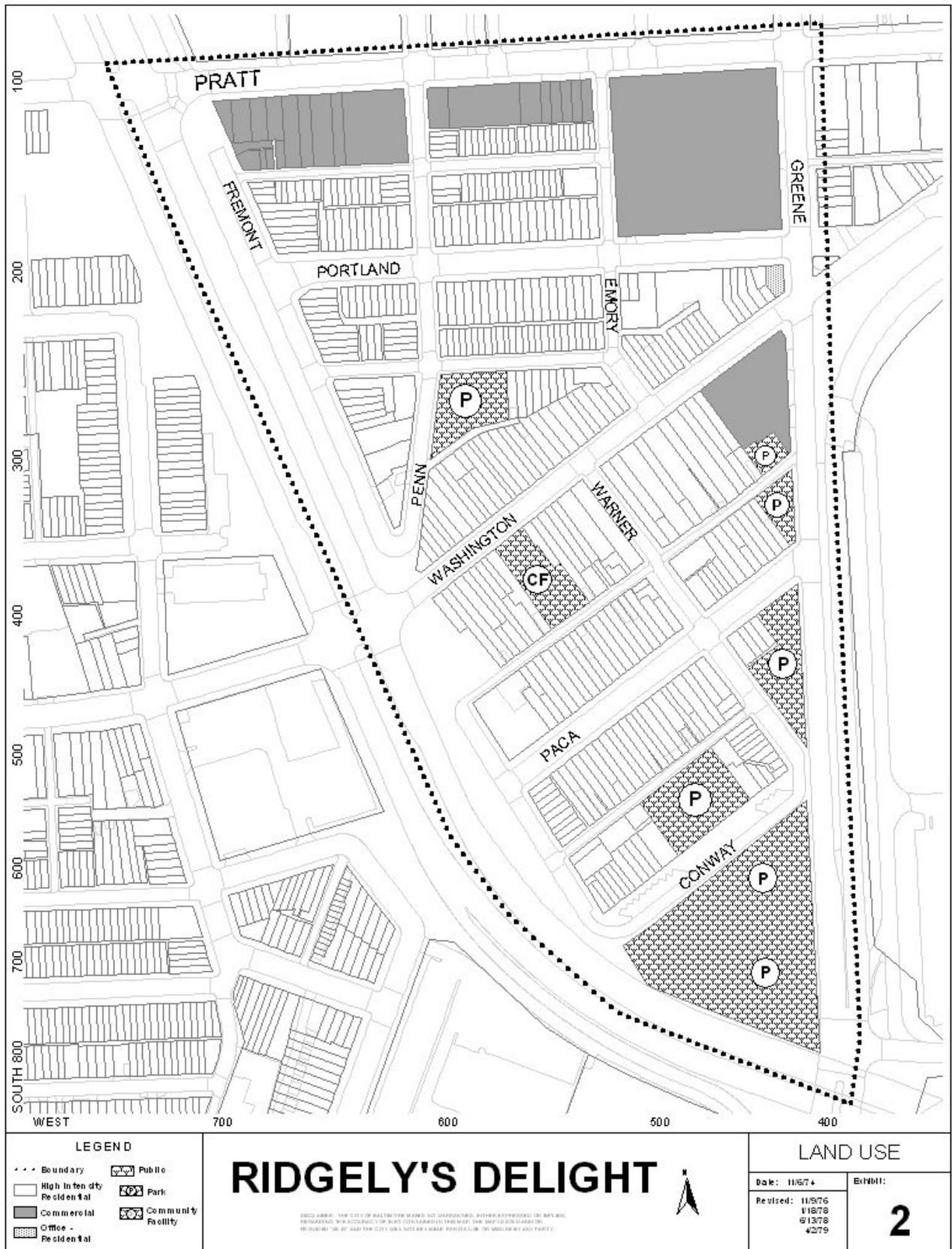
Nothing herein shall be construed to permit any sign, construction, alteration, change, repair, use of any other matter otherwise forbidden or restricted or controlled by any other public law.

D. REVIEW OF REHABILITATION PLANS

1. Proposals and permit applications for all building improvements, modifications, 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 for his review and consideration. 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 review and consider all aspects of the design affecting exterior appearance and in particular with the following:
 - All exterior designs, including choice of materials and color;
 - Location and design of signs, methods of illumination, colors, materials, methods of suspension;
 - Conditioning of yard spaces, types of security devices, containers for refuse collection, and landscape material and designs.

The Commissioner's review shall be guided by the Property Rehabilitation Objectives and the Property Rehabilitation Standards.

Exhibit 2: Land Use Plan



LEGEND	
- - - Boundary	[Pattern] Public
[Pattern] High Intensity Residential	[Pattern] Park
[Pattern] Commercial	[Pattern] Community Facility
[Pattern] Office - Residential	

RIDGELY'S DELIGHT

THIS AREA, THE CITY OF RICHMOND AND THE BOARD OF SUPERVISORS, BEING REPRESENTED BY MAYOR PHILIPPORE, THE ACCURACY OF THIS PLAN IS GUARANTEED TO THE BEST OF OUR KNOWLEDGE. PROVIDED BY AND FOR THE CITY OF RICHMOND AND THE BOARD OF SUPERVISORS.

LAND USE	
Date: 11/5/74	Exhibit:
Revised: 11/5/75	2
61878	
61378	
4279	

Exhibit 3: Property Acquisition



Exhibit 4: Land Disposition

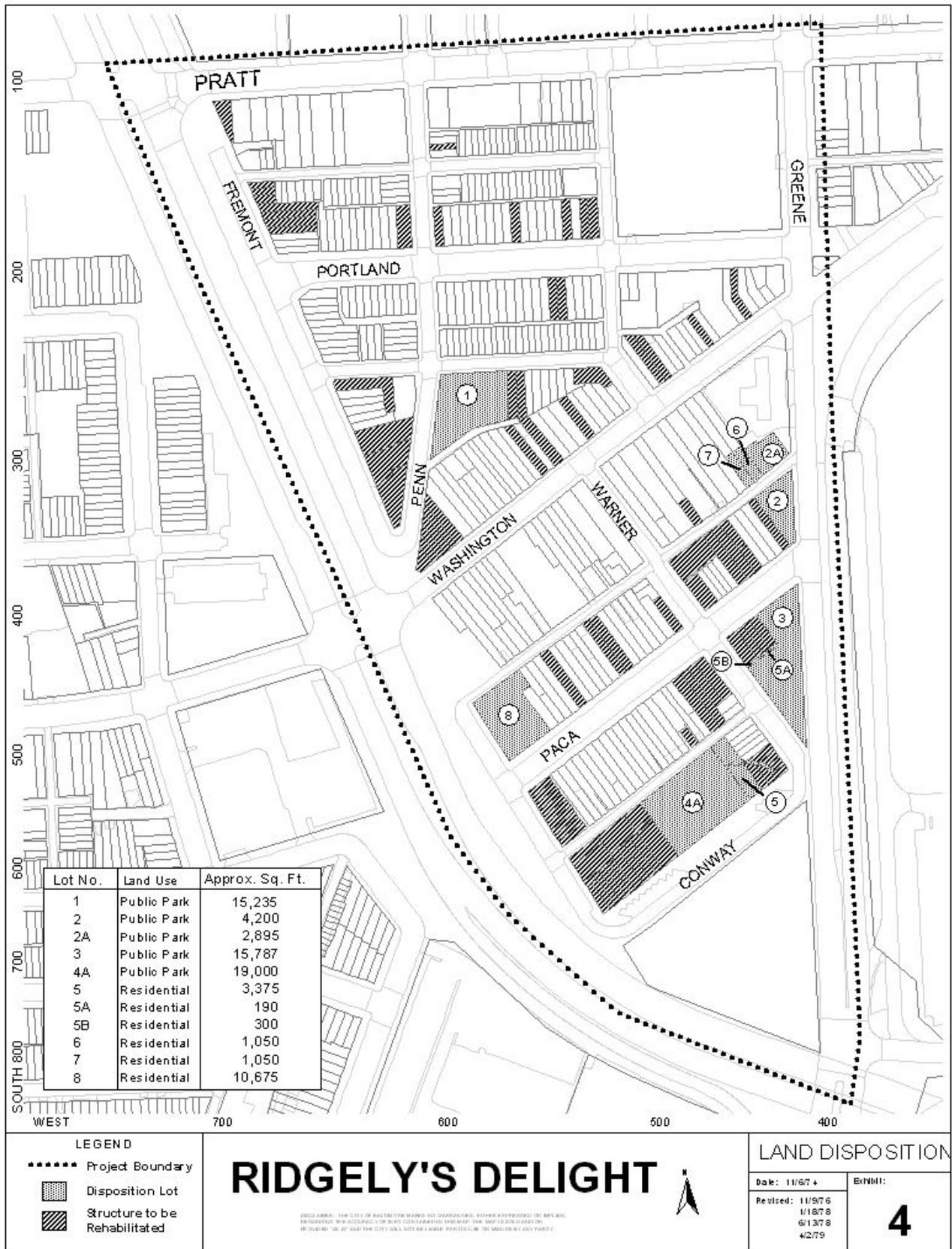


Exhibit 5: Zoning Districts

