

**ROSEMONT URBAN RENEWAL PLAN**

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
CITY OF BALTIMORE DEVELOPMENT CORPORATION  
BALTIMORE, MARYLAND

ORIGINALLY APPROVED BY  
THE MAYOR AND CITY COUNCIL OF BALTIMORE  
BY ORDINANCE NO. 03-509

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## A. Project Description

### 1. Boundary Description

Beginning for the same at the point formed by the intersection of the north side of West Franklin Street, as now laid out 60 feet wide, and the west side of North Bentalou Street, as now laid out 66 feet wide; thence binding on the Amtrak (Railroad) right-of-way northeasterly 104 feet, more or less, to intersect the east side of North Bentalou Street; thence binding on the east side of said North Bentalou Street, northerly 492 feet, more or less, to intersect the south side of 10 foot wide alley; thence binding on the south side of said 10 foot wide alley, easterly 105 feet, more or less, to intersect the east side of 10 foot wide alley projected southerly; thence binding on the east of said 10 foot wide alley, and its southerly projection, northerly 505 feet, more or less, to intersect the north side of a 15 foot wide alley; thence binding on the north side of said 15 foot wide alley easterly 98 feet, more or less, to intersect the west side of Spedden Street, as now laid out 50 feet wide; thence binding on the west side of said Spedden Street northerly 120 feet, more or less, to intersect the south side of West Lanvale Street, as now laid out 60 feet wide; thence binding on the south side of said West Lanvale Street easterly 158 feet, more or less, to intersect the east side of 10 foot wide alley projected southerly; thence binding on the east side of said 10 foot wide alley and its southerly projection northerly 159 feet, more or less, to intersect the easterly projection of the north side of the property known as 811 Spedden Street; thence binding on the north side, and its easterly projection, of said 811 Spedden Street westerly 158 feet, more or less, to intersect the west side of Spedden Street;

thence binding on the west side of said Spedden Street southerly 17 feet, more or less, to intersect the north side of 10 foot wide alley; thence binding on the north side of said 10 foot wide alley westerly 98 feet, more or less, to intersect the east side of 10 foot wide alley; thence binding on the east side of said 10 foot wide alley northerly 280 feet, more or less, to intersect the south side of 10 foot wide alley; thence binding on the south side of said 10 foot wide alley, and its easterly projection, 148 feet, more or less, to intersect the east side of Spedden Street; thence binding on the east side of said Spedden Street northerly 200 feet, more or less, to intersect the north side of West Lafayette Avenue, as now laid out 100 feet wide; thence binding on the north side of said West Lafayette Avenue westerly 153 feet more or less, to intersect the east side of 10 foot wide alley; thence binding on the east side of said 10 foot wide alley northerly 376 feet more or less, to intersect the north side of Mosher street, as now laid out 66 feet wide; thence binding on the north side of said Mosher Street westerly 10 feet, more or less, to intersect the east side of 10 foot wide alley; thence binding on the east side of said 10 feet wide alley northerly 228 feet, more or less, to intersect the of south side of 20 foot wide alley;

thence binding on the south side of said 20 foot wide alley easterly 160 feet, more or less, to intersect the east side of 10 foot wide alley; thence binding on the east side of said 10 foot wide alley, northerly 108 feet, more or less, to intersect the south side of Riggs Avenue, as now laid out 66 feet wide; thence binding on the south side of said Riggs Avenue, easterly 36 feet, more or less, to intersect the line of the east side of 10 foot wide alley, if projected southerly; thence binding on the east side of 10 foot wide alley and its southerly projection northerly 170 feet, more or less, to intersect the north side of 10 foot wide alley; thence binding on the north side of said 10 foot wide alley westerly 174 feet, more or less, to intersect the east side of 10 foot wide alley that becomes a 15 foot wide alley; thence binding on the east side of said 10 foot wide alley that becomes a 15 foot wide alley, northerly 930 feet, more or less, to intersect the northern side of 20 foot wide alley; thence binding on the northern side of said 20 foot wide alley 276 feet, more or less, to intersect the east side of 15 foot wide alley west of North Bentalou Street; thence binding on the east side of said 15 foot wide alley northerly 42 feet, more or less, to intersect the south side of the permanent easement adjoining the property known as the 1328 North Bentalou Street; thence binding on the south side of said permanent easement adjoining 1328 North Bentalou Street property westerly 363 feet, more or less, to intersect the east side of Moreland Avenue, as now laid out 33 feet wide; thence binding on east side of said Moreland Avenue southerly 38 feet, more or less, to intersect the north property line of the property known as 2310 Laurens Street; thence binding on the north property line of said 2310 Laurens Street westerly 1009 feet, more or less, to intersect the west property line of 2310 Laurens Street;

thence binding on the west property line of said 2310 Laurens Street southerly 200 feet, more or less to intersect the north property line of the property known as 2620 Winchester Street; thence binding on the north property line of said 2620 Winchester Street westerly 502 feet, more or less, to intersect the west side of Braddish Avenue as now laid out 60 feet wide; thence binding on the west side of said Braddish Avenue southerly 40 feet, more or less to intersect the north side of Laurens Street, as now laid out 66 feet wide; thence binding on the north side of said Laurens Street westerly 263 feet more or less, to intersect with the east side of Ashburton Street, as now laid out 66 feet wide; thence binding on the east side of said Ashburton Street northerly 105 feet, more or less, to intersect the easterly projection of the north side of 15 foot wide alley north of Ellicott Drive; thence binding on the north side of said 15 foot wide alley and its easterly projection westerly 500 feet, more or less, to intersect the west side of North Dukeland Street, as now laid out 66 feet wide; thence binding on the west side of said North Dukeland Street southerly 5 feet, more or less, to intersect the north side of 10 foot wide alley; thence binding on the north side of said 10 foot wide alley westerly 342 feet, more or less, to intersect the east property line of 10 foot wide alley; thence binding on the east side of said 10 foot wide alley northerly 125 feet, more or less, to intersect the northern right-of-way of CSX Transportation property;

thence binding on the northern right-of-way of said CSX Transportation property easterly 405 feet, more or less, to intersect the northern property line of the property known as 2801-2835 Belmont Avenue; thence binding on the northwesterly projection of said intersection 5 feet, more or less, to intersect the south side of Belmont Avenue, as now laid out 50 feet wide; thence binding on the south side of said Belmont Avenue easterly 14 feet to intersect the east side of North Dukeland Street, as now laid out 66 feet wide; thence binding on the east side of said North Dukeland Street northerly 64 feet, more or less, to intersect the northern right-of way of CSX Transportation; thence binding on the said northern right-of-way of CSX Transportation easterly 854 feet, more or less, to intersect the east side of Braddish Avenue, as now laid out 60 feet wide; thence binding on the east side of said Braddish Avenue northerly 780 feet, more or less, to intersect the south side of Baker Street, as now laid out 66 feet wide; thence binding on the south side of said Baker Street easterly 990 feet, more or less, to intersect the west side of North Warwick Avenue, as now laid out 66 feet wide; thence binding on the west side of said North Warwick Avenue southerly 90 feet, more or less, to intersect the south side of 10 foot wide alley projected westerly; thence binding on the south side of said 10 foot wide alley and its westerly projection easterly 228 feet, more or less, to intersect the west side of 10 foot wide alley; thence binding on the west side of said 10 foot wide alley southerly 420 feet, more or less, to intersect the north side of the CSX Railroad right-of-way; thence binding on the north side of said CSX Railroad right-of-way southeasterly 751 feet, more or less, to intersect the east side of North Bentalou Street, as now laid out 66 feet wide;

thence binding on the southern and eastern property line of the property known as 2201 Presstman Street easterly and northerly 1672 feet, more or less, to intersect the south side of Presstman Street, as now laid out 66 feet wide; thence binding on the south side of said Presstman Street easterly 491 feet more or less, to interact the west side of North Monroe Street, as now laid out 66 feet wide; thence binding on the west side of said North Monroe Street southerly 1227 feet, more or less, to intersect the north property line of the property known as 1140 North Monroe Street; thence binding on the north property line of said 1140 North Monroe Street westerly 90 feet, more or less, to intersect the east side of 13 foot wide alley; thence binding on the east side of said 13 foot wide alley southerly 4 feet, more or less, to intersect the north right-of-way of said 13 foot wide alley; thence binding on said north right-of-way of 13 foot wide alley westerly 13 feet, more or less, to intersect the west side of said 13 foot alley; thence binding on the west side of said 13 foot wide alley southerly 64 feet, more or less, to intersect the north property line of the property known as 1119 Appleton Street; thence binding on the north property line of said 1119 Appleton Street westerly 80 feet, more or less, to intersect the east side of Appleton Street, as now laid out 60 feet wide; thence binding on the east side of said Appleton Street northerly 55 feet, more or less, to intersect the north right-of-way of said Appleton Street; thence binding on the north right-of-way of said Appleton Street westerly 60 feet, more or less, to intersect the west side of said Appleton Street;

thence binding on the west side of said Appleton Street southerly 139 feet, more or less, to intersect the north side of 14 foot wide alley; thence binding on the north side of said 14 foot wide alley westerly 100 feet, more or less, to intersect the west side of 20 foot wide alley; thence binding on the west side of said 20 foot wide alley southerly 92 feet, more or less, to intersect the north side of 10 foot wide alley; thence binding on the north side of said 10 foot wide alley, and its westerly projection, westerly 149 feet, more or less, to intersect the west side of North Payson Street, as now laid out 66 feet wide; thence binding on the west side of said North Payson Street southerly 231 feet, more or less, to intersect the north side of 10 foot wide alley; thence binding on the north side of said 10 foot wide alley westerly 90 feet, more or less, to intersect the west side of 10 foot wide alley; thence binding on the west side of said 10 foot wide alley southerly 547 feet, more or less, to intersect the north side of 10 foot wide alley, north of West Lafayette Avenue; thence binding on the north side of said 10 foot wide alley, westerly 65 feet, more or less, to intersect the east side of former Brice Street (now closed);

thence binding on the east side of said former Brice Street 90 feet, more or less, southerly to intersect the north side of West Lafayette Avenue, as now laid out 66 feet wide; thence binding on the north side of said West Lafayette Avenue westerly 241 feet, more or less, to intersect the west side of North Pulaski street, as now laid out 66 feet wide; thence binding on the west side of said North Pulaski Street southerly 1372 feet, more or less, to intersect the south side of Edmondson Avenue, as now laid out 66 feet wide; thence binding on the south side of said Edmondson Avenue westerly 124 feet, more or less to intersect the west property line of the property known as 2119 Edmondson Avenue; thence binding on the west property line of said 2119 Edmondson Avenue southerly 85 feet, more or less, to intersect the south side of 10 foot wide alley; thence binding on the south side of said 10 foot wide alley, easterly 34 feet, more or less, to intersect the west side of 10 foot wide alley; thence binding on the west side of said 10 foot wide southerly 344 feet, more or less, to intersect the north side of West Franklin Street, as now laid out 60 feet wide; thence binding on the north side of said West Franklin Street westerly 700 feet, more or less, to the point of beginning.

#### B. Urban Renewal Objectives and Goals

The objectives of the Rosemont Industrial Urban Renewal Plan (referred to as “Plan”), as determined by the Mayor and City Council of Baltimore (referred to as “City”), acting by and through the Department of Housing and Community Development (referred to as “Department”), and the Commissioner (referred to as “Commissioner”) are as follows:

1. to develop an orderly system of land use controls that prevent the establishment or expansion of incompatible land uses.
2. to promote environmentally responsible industrial development in the Project Area and provide employment opportunities for City residents.
3. to acquire certain properties within the Project Area in order to assemble redevelopment parcels and to provide standards and controls for their redevelopment.
4. to remove blighting influences or uses, and discourage development in substantial non-compliance with the provisions of this Plan.
5. to assure consistent development in the Project Area by requiring that all plans for new development, exterior rehabilitation or demolition be reviewed and approved as conforming with the objectives of this Plan.
6. to establish a positive and identifiable image for the Project Area to encourage private investment, and to protect and ensure the stability of property values.
7. to facilitate the development and redevelopment of industrial properties within the Project Area.
8. to promote and encourage new business activity in under-utilized properties and land.

## C. Land Use Plan

### 1. Permitted Land Uses

Only the use categories shown on the Land Use Plan, Exhibit A, are permitted within the Project Area. Accessory uses (uses incidental and subordinate to and serving the principal use) including landscaping, off-street parking and loading are permitted. In addition, present nonconforming and non-complying uses are permitted to continue, subject to the provisions of C.1.g. and C.1.h.

#### a. Residential

In the area designated as “Residential” on the Land Use Plan, uses include those allowed under the R-8 category of the Zoning Code of Baltimore City.

#### b. Public Space

In the area designated as “Public” on the Land Use Plan, uses are limited to parks, playgrounds, active and passive recreation.

#### c. Community Business

In the area designated as “Community Business” on the Land Use Plan, uses include those allowed under the B-2 category of the Zoning Code of Baltimore City.

#### d. Community Commercial

In the area designated as “Community Commercial” on the Land Use Plan, uses include those allowed under the B-3 category of the Zoning Code of Baltimore City.

#### e. Light Industrial

In the area designated as “Light Industrial” on the Land Use Plan, uses include those allowed under the M-1 category of the Zoning Code of Baltimore City, except for:

Atomic reactors; community correction centers; flammable liquids-manufacturing and storage; and helistops.

#### f. General Industrial

In the area designated as “General Industrial” on the Land Use Plan, uses include those allowed under the M-2 category of the Zoning Code, of Baltimore City, except for:

Abrasives-manufacturing; acids-manufacturing; alcohol distillation; ammonia-manufacturing; asbestos products-manufacturing; atomic reactors; community correction centers; hair, feathers and felt-processing and derivative products; health and medical facilities-substance abuse centers; heliports; helistops; leather-tanning: outdoor; oils and fats, animal and vegetable-manufacturing and processing; ore reduction; packing houses; paints, pigments, enamels, japans, lacquers, shellac, whitening putty, wood filler, turpentine, and varnishes-manufacturing; penal and correctional institutions; pesticides and fungicides-manufacturing and processing; public utilities-telephone exchanges; radio and television antennas and towers, including microwave antennas/satellite dishes when freestanding or when they extend higher than 25 feet above the building upon which they are mounted (except as a conditional use with Board approval); recyclable materials recovery facilities-with outdoor storage; recreation buildings and community centers; restaurants and lunch rooms-including live entertainment and dancing; rock crushing; roofing materials-manufacturing; sawmills, planing mills; service and housing centers; solvents-distillation; stables for horses; stone cutting; taverns-including live entertainment and dancing; waste disposal (except garbage) for land fill and land reclamation.

g. Nonconforming

A nonconforming use is any lawfully existing use of a building or other structure, or of land, which does not conform to the applicable use regulations of the district in which it is located according to Title 13 of the Zoning Code. Nonconforming uses are permitted to continue subject to the provisions of said Title 13, titled “Nonconformance”.

h. Noncomplying

A noncomplying structure, as set forth in Title 13 of the Zoning Code is any lawfully existing structure, which does not comply with the bulk regulations of the zoning district in which it is located. These noncomplying structures are permitted to continue subject to the provisions of Title 13.

In addition, a noncomplying use, when that term is used, is any lawfully existing use of a building or other structure, or of land, which does not comply with the land use regulations of this Plan. These noncomplying uses are permitted to continue on that entire parcel of land, whether present or future, for an indefinite period of time, except that:

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

i. Planned Unit Development

If a Planned Unit Development (PUD) is approved by the Mayor and City Council, that PUD becomes the controlling land use document. If there are conflicts between the PUD and this Plan, the PUD governs.

D. Techniques Used to Achieve Plan Objectives

1. Acquisition of Property

Properties designated for acquisition on Exhibit B (including parts of them or interests in them) may be acquired by purchase or condemnation.

It may be necessary to acquire by purchase for urban renewal purposes, the fee simple interest or any lesser interest in and to the properties or portions of them in the Project Area not specifically designated in this Plan as may be deemed necessary and proper by the Commissioner to effect the proper implementation of this Plan. This may include:

- a. any property in the Project Area containing a non-salvageable structure, i.e., a structure that, in the opinion of the Commissioner, cannot be economically rehabilitated.
- b. any privately owned structure in the Project Area, which the owner intends to rehabilitate or demolish in a manner not in substantial conformity with the objectives of this Plan.
- c. any property, the owner of which is unable or unwilling to comply or conform to the property rehabilitation standards in this Plan within 12 months from the date of written notice of the required improvements. The Department, after due consideration that the property owner has failed to achieve substantial conformity with the property rehabilitation standards, may acquire that 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 reserves the right to acquire any such non-complying property for a period of 2 years from the date of the written notice by the Department.

## 2. Rehabilitation

Property rehabilitation must comply with the codes and ordinances of the City of Baltimore. Cleaning of masonry facades by means of sandblasting is not permitted, except where sandblasting is determined by the Commissioner to be the only feasible means of surface cleaning and where in the Commissioner's opinion, it will not cause damage to historic building materials.

Over and above the codes and ordinances of the City of Baltimore, the provisions of this Plan are applied to all non-residential properties within the Project Area, whether occupied or vacant.

## 3. Relocation

- a. The Department assures that before individuals or families are displaced from their dwelling units due to the requirements of this Plan, standard housing within the displacees' financial means must be provided. Residents living within the Project Area, if displaced through the requirements of this Plan, must be given a priority by the Department to any housing within the Project Area over which the Department has direct control.
- b. The Department assures that before firms or individual businesses are displaced from their present location of operation due to the requirements of this Plan, standard commercial structures within the displacees' financial means, in or near the Project Area, must be identified. Businesses displaced because of the requirements of this Plan must be given favorable, but not necessarily priority consideration by the Department, in the review of commercial redevelopment proposals.

## 4. Other Remedies for Noncompliance

In addition to, and not in place of, the remedy of acquisition by purchase or condemnation of noncomplying properties, the Department may correct code violations and place a lien against the property in accordance with the provisions of Section 303 of the Housing Code of Baltimore City.

## 5. Conditions under which Properties not Designated for Acquisition May be Acquired

### a. Non-Salvable and Noncompliance with Provisions

It may be necessary to acquire by purchase or by condemnation for urban renewal purposes the fee simple interest or any lesser interest of remaining properties in Rosemont not specifically designated for acquisition on Exhibit B, Property Acquisition, as may be deemed necessary and proper by the Commissioner to effect the proper implementation of the project. These may include:

- (1) any property in the Project Area containing a non-salvable structure, i.e., a structure which, in the opinion of the Commissioner, cannot be economically rehabilitated.
- (2) any property which the owner is unable or unwilling to comply or conform to the codes and ordinances of Baltimore City within 12 months from the date of written notice of the required improvements. The Department, after due consideration that the property owner has failed to achieve substantial conformity with the codes and ordinances of Baltimore City, may acquire the 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 preserves the right to acquire any noncomplying property for a period of 2 years from the date of the written 90-days notice by the Department.

b. Rehabilitation by the Department or Others

It may be necessary to acquire by purchase or condemnation the fee simple interest, or any lesser interest of remaining properties not specifically designated for acquisition on the Property Acquisition exhibit in order to carry out rehabilitation by the Department or for resale. These properties are being acquired because rehabilitation on a structure-by-structure basis is infeasible, and assemblage of a group of properties is required to carry out the objectives in the Renewal Plan.

6. Actions to be followed by the Department upon Acquisition of Properties

- a. Rehabilitate the property in conformance with the codes and ordinances of Baltimore City and the General Regulations, Controls, Restrictions, and objectives in this Plan and dispose of property in accordance with applicable regulations. If sale cannot be consummated by the time rehabilitation is accomplished, property may be rented pending continuing sale efforts; or
- b. Sell or lease the property subject to rehabilitation or maintenance in conformance with the codes and ordinances of Baltimore City and the General Regulations, Controls, Restrictions, and the rehabilitation standards, and objectives in this Plan; or
- c. Demolish the structure or structures on the property and dispose of the land for redevelopment uses in accordance with this Plan; or
- d. Devote the property or structures to a public use consistent with this Plan.

7. Provisions Applicable to All Land Not Designated for Acquisition

The provisions of Section C.1., Permitted Land Uses, apply to all properties not to be acquired within the Project Area. The provisions of Section C.1. apply as appropriate to properties not currently proposed to be acquired by this Plan if the owners of the properties acquire adjacent project land made available by the Department under the provisions of this Plan.

8. Public Improvements

It is the intent of this Plan to provide public improvements within public areas to enhance and to complement and encourage private renovation. These improvements may include, but are not limited to, street and utility improvements, public pedestrian walkways, lighting, landscaping, and signage.

9. Strict Enforcement

Strict enforcement of littering and illegal dumping will be conducted within the Project Area. To that end, for any offense committed within the Project Area that is subject to an environmental citation under Article 1, S40-14 of the Baltimore City Code, the basic pre-payable fine specified in Article 1, S41-14 (e) of the Baltimore City Code, is doubled.

E. Provisions Applicable to all Land to be Acquired

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

1. Land and property interest now owned or to be acquired by the City within the Project Area will be disposed of by sale, lease, conveyance, transfer or other means available to the City, in accordance with Exhibit B, "Property Acquisition," Exhibit C, "Land Disposition," and the other provisions of this Plan.

2. The properties shown as available for disposition on Exhibit C are schematic and approximate, and the Department has the right, in its discretion, to fix their precise boundaries and size. The Department also has the right, in order to facilitate the most advantageous development of the Project Area, to subdivide or combine the disposition lots.
3. The Redeveloper will not enter into, execute, or be a party to any covenant, agreement, lease, deed, assignment, which restricts the sale, lease, use or occupancy of the property, or any part of it, or any improvements placed on it, on the basis of national origin, race, religion, sex, or color. The agreement or covenant providing for this nondiscrimination provision remains in effect without limitation as to time; and the United States is deemed a beneficiary of the agreement or covenant providing for this non-discrimination provision and is entitled to enforce it. The Redeveloper must comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation.
4. Disposition Lot Controls

In addition to the requirement for review of all plans for new construction and rehabilitation, as required by Section F.4. of this Plan, the following disposition lot controls apply to the disposition lots identified on Exhibit C.

Disposition		Proposed Development	Current Zoning
Lot	Land Use		
1	Industrial	Redevelopment for industrial, light manufacturing, office or public open space use	M-2-1
2	Industrial	Redevelopment for industrial, light manufacturing, office or public open space use	M-2-1
3	Public	Redevelopment for public open space use	R-6
4	Industrial	Redevelopment for industrial/light manufacturing/office use	M-1-2
5	Industrial	Redevelopment for industrial/light manufacturing/office use	M-1-2
6	Industrial	Redevelopment for industrial/light manufacturing/office use	M-1-2
7	Industrial	Redevelopment for public space light manufacturing/office use	M-1-2

F. General Regulations, Controls, and Restrictions

1. Applicability

The following controls apply to all new construction and, where appropriate, to the rehabilitation of existing structures within the Project Area. Substantial compliance with them is a condition preceding the issuance of a building permit

2. General Controls

a. Designation of General Industrial Area

It is the intent of this Plan to maintain and enhance the Project Area as an industrial employment area and to protect it from the influences of speculation and incompatible uses.

b. Bulk Regulations

All uses must comply with the Bulk Regulations as contained in the Zoning Code of Baltimore City. Building heights must be as follows:

- (1) Buildings may not be more than 48 feet in height, except for architectural elements or mechanical equipment enclosures as approved by the Department.
- (2) Additions and alterations to an existing building must be compatible with the height and form of the existing building.
- (3) Variations to these height limits may be permitted under special circumstances. Consideration may be given to the impact of such variations on their immediate surroundings and the intended character of the Project Area.

c. Architectural Guidelines

The architectural guidelines are intended to produce a contemporary character, integrated into the mix of existing structures, and to establish an identity for the area. All proposed new construction or major rehabilitation of structures is encouraged to incorporate these guidelines. The following are recommended guidelines for principal and accessory structures:

- (1) Siting and Massing – The most highly visible and publicly accessible portions of the site, such as offices and reception areas, should be accented.
- (2) Materials – Exterior building materials such as brick, masonry stone, metal, and glass should support the character of the Project Area and withstand natural elements without excessive discoloration or fading. The use of corrugated metal, plastic, painted concrete, and cinder block is discouraged.
- (3) Roofs – Repetitive modular roof forms that give a distinctive skyline to the Project Area are encouraged, including parapet walls, where necessary, to screen mechanical equipment from public view.
- (4) Windows – The use of fenestration to break down the scale of large buildings is encouraged.

d. Landscaping and Screening

The intent of the landscape regulations is to provide green space to soften the environment in the Project Area, enhance the appearance of site and building entrances, and screen or buffer specific uses and activities. The following landscape requirements apply throughout the Project Area, unless complete site coverage is required pursuant to a federal-or-state approved remedial action plan:

- (1) All parking, loading, and service areas must be buffered from a public right-of-way by landscaping, berms, or fencing combined with landscaping. The buffer area must be a minimum 10-foot wide area, and any fencing must be a maximum of 10 feet high and must be located behind the landscaped area. Material for fencing should be of masonry, metal, or a combination of these materials, or other appropriate materials. A minimum of 1 tree must be provided per 40 linear feet of dedicated public roadway. The remainder of the buffer area must be covered with shrubs, groundcover, grass, or other approved landscape treatment. The planting areas must be protected by curbing or wheel stops. The landscaping must not obscure sight distance at points of access and intersections.

(2) Principal site and building entrances must be accentuated with landscaping.

e. Open-Air Storage

Open-air storage of all materials, equipment, and merchandise must be visually screened from public streets and from view of nearby residential properties as provided for in this Plan. All plans for construction of open-air storage facilities must be submitted to the Department for review.

f. Servicing and Loading

All servicing must be off-street and must be effectively screened from view from public streets, walks, and rights-of-way. Screening may consist of a masonry wall or durable fence, or combination thereof, not less than 6 feet in height. No plain galvanized fencing may be used; vinyl clad fencing may be used. In lieu of such a wall or fence, a compact evergreen hedge of not less than 5 feet in height at the time of original planting may be used. Loading docks must be provided and maintained in accordance with the Building Code of Baltimore City. No exterior loading dock may be located facing a public right-of-way.

g. Signs

Signs are permitted and must be maintained in accordance with the provisions contained in Title 11 of the Zoning Code of Baltimore City. No more than 2 signs are allowed for each business. Location of the 2 permitted signs is generally limited to the building façade, and at the primary entrance drive to the building. Buildings located on corner sites are allowed to have an additional façade sign on the façade facing the side road.

- (1) Placement of signs above the parapet line of the building is not permitted. Copy of the sign may identify the name of the business. An additional line may identify the type of business. The maximum size of letters is as follows: name of business: 1 ½" per 1'-0" height of the building; type of business: ¾" per 1'-0" height of the building. A corporate logo may also be placed on the façade.
- (2) The sign on the primary drive must be a freestanding sign and may be located near the site entrance. The copy may identify the name of the business, type of business, logo and the street address. The size of the sign shall not exceed 8' x 4' or 32 square feet.
- (3) Moving or flashing signs are not permitted.
- (4) On-site directional signs (exit, parking, no parking, delivery, etc.) must relate to the signing system established for the building sign and the primary drive sign; i.e., similar materials, colors and lettering. The size of sign may not exceed 1'-3" x 1'-8".
- (5) All existing signs not conforming to the above regulations must be removed by the property owner within 2 years from the date of enactment of this Plan.
- (6) Increases in area and height of general advertising signs (billboards) are prohibited.

h. Wireless Telecommunications Facilities, Communications Towers, and Antennae

All applications for permits must include an environmental assessment and environmental impact statement using the FCC format.

- (1) A tower operator/owner must allow other future wireless service companies, including public and quasi-public agencies, using functionally equivalent personal equipment and wireless technology to co-locate antennae,

equipment, and facilities on a telecommunications facility, unless specific technical constraints prohibit the co-location.

- (2) An applicant and other personal wireless carriers must provide a mechanism for the construction and maintenance of shared facilities and infrastructure and must provide for equitable sharing of cost in accordance with industry standards.
- (3) All landscaping must effectively screen the telecommunications facility from adjacent public right-of-ways, and properties in the Project Area.
- (4) If a communications tower or antennae remains unused for a period of 180 days, then the property owner or operator must dismantle and remove the communications tower. Removal must be completed 30 days after the expiration of the 180-day period.
- (5) On each 12-month anniversary of the communications tower's erection, the operator/owner must provide to the City's Building Code official a certificate from an experienced telecommunications engineering firm that the tower is structurally sound.

i. Parking

Off-street parking spaces must be provided in accordance with the provisions contained in Title 10 of the Zoning Code of Baltimore City, except that no parking spaces may be located within 10 feet of a front lot line or a side lot line adjoining a public right-of-way. All parking lots, access roads, and driveways must be paved with a dust free surface.

j. Waste Disposal

Facilities must be provided and maintained within structures for the storage and collection of refuse. No waste disposal facilities or containers may be visible from a public right-of-way. No waste or refuse may be permitted to remain outside of structures, except as permitted by the Baltimore City regulations regarding containers for garbage; the areas for these containers must be properly screened.

k. Compliance

Upon receiving a request in writing, the Commissioner from time to time, may waive compliance with one or more of the foregoing general controls if it is determined by the Commissioner that the granting of the waiver would further the objectives of this Plan. The waiver must be granted in writing.

3. Standards for Redevelopment and Rehabilitation

Property redevelopment and rehabilitation must comply with the codes and ordinances of the City of Baltimore.

4. Review of Development

a. Department of Housing and Community Development

The Department specifically reserves the right to review and approve the plans and specifications for development or rehabilitation with respect to their conformance with the provisions of this Plan and in order to achieve harmonious development of the Project Area. The Department also reserves the right to refuse to approve any drawings, plans or specifications that are not suitable or desirable, in its opinion, for aesthetic or functional reasons; and, in reviewing the drawings, plans and specifications, it has the right to take into consideration, but is not limited to, the suitability of the site plan, architectural treatment, building plans, elevations, materials and color, construction details, access, parking, loading, landscaping, identification, signs, exterior lighting, refuse collection details, streets, sidewalks, and the harmony of the plans with the surroundings.

The Department will fully utilize the City's Design Advisory Panel to work with developers in the achievement of high quality site, building, and landscape design.

b. Community Review

The Department must provide, when possible, 30 days notification to the Alliance of Rosemont Community Associations, its member organizations and its successors, of the form and content of all proposals to develop or redevelop land, demolish structures, conduct major exterior rehabilitation, or cause a change in use of properties within the area covered by this Plan. These representative groups must submit written comments regarding the proposed developments or redevelopment to the Department within 10 working days after notification of proposed activity; otherwise, it is assumed such action is acceptable. The Commissioner retains the final authority to approve or disapprove all plans.

G. Interpretation

In the event of any question regarding the meaning of these standards and controls or other provisions of this Plan, the Commissioner's interpretation is final and binding, as long as that interpretation is not unreasonable or arbitrary. Developers are required to acknowledge and agree to this rule.

Whenever a provision of this Plan refers to any part of the City Code or to any other law, the reference applies to any subsequent amendment of the law referred to, unless the referring provision expressly provides otherwise.

H. Street Reservation and Dedication

The City reserves unto itself all of its right, title, and interest in and to the beds of all streets, alleys, avenues, or lanes mentioned and referred to, subject, however, to use in common as private ways, until the streets, alleys, avenues, and lanes are expressly dedicated to public use. All references to any street, alley, avenue, or lane are for purposes of description only and are not intended to dedicate them to public use, and any implied intent of dedication or dedication of the streets, alleys, avenues or lanes by reference to them is denied and revoked.

I. Term of Plan

This Plan, as it may be amended from time to time, remains in full force and effect for a period of 40 years from the date of original adoption of this Plan by ordinance of the Mayor and City Council of Baltimore.

J. Zoning

All appropriate provisions of the Zoning Code of Baltimore City apply to properties in the Project Area. Any change in the Zoning Code embodied in this Plan must be approved by ordinance in accordance with the procedural requirements of the Zoning Code and Article 66-B of the Annotated Code of Maryland, as amended.

K. Procedures for Changes in Approved Plan

The Department must submit to appropriate community associations representing the residents of the Project Area, Alliance of Rosemont Community Associations (ARCO), Bentalou Improvement Association, Bridgeview Neighborhood Improvement Association, Lafayette Community Association, Edmondson Community Organization, Midtown Edmondson Improvement Association, Coppin Heights – Ash-Co East, Mosher Street Improvement Association, and the Pinehurst Protective Association all proposed amendments to this Plan no later than the time the proposed amendments are submitted to the Director of the Department of Planning by the Department.

The written comments and recommendations of these groups must be transmitted to the Department no later than 3 weeks after they have been submitted to the groups; otherwise, it is presumed the changes are satisfactory.

Prior to passage of any ordinance amending this Plan, a public hearing must be held and these groups must receive, at least 15 days prior to the hearing, written notice of the time and place of the hearing. With respect to any land in the Project Area previously disposed of by the City for use in accordance with this Plan, the then owner of the land, whose interests are materially affected by the changes, must receive at least 10 days prior to the hearing, written notice of the time and place of the hearing and information as to where a copy of the proposed amendments may be inspected.

L. 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 of it to any person or circumstances is invalid, the remaining provisions and the application of such provisions to other persons or circumstances are not affected, it being declared that the remaining provisions of this Plan without the word, phrase, clause, sentence, paragraph, section or part, or the application of it, so held invalid would have been adopted and approved.

M. Penalty for Noncompliance

Any person violating the provisions of this Plan is subject to a fine not exceeding \$500.00 and each day's violation constitutes a separate offense. This Plan may also be enforced by injunction.





Exhibit C: Land Disposition

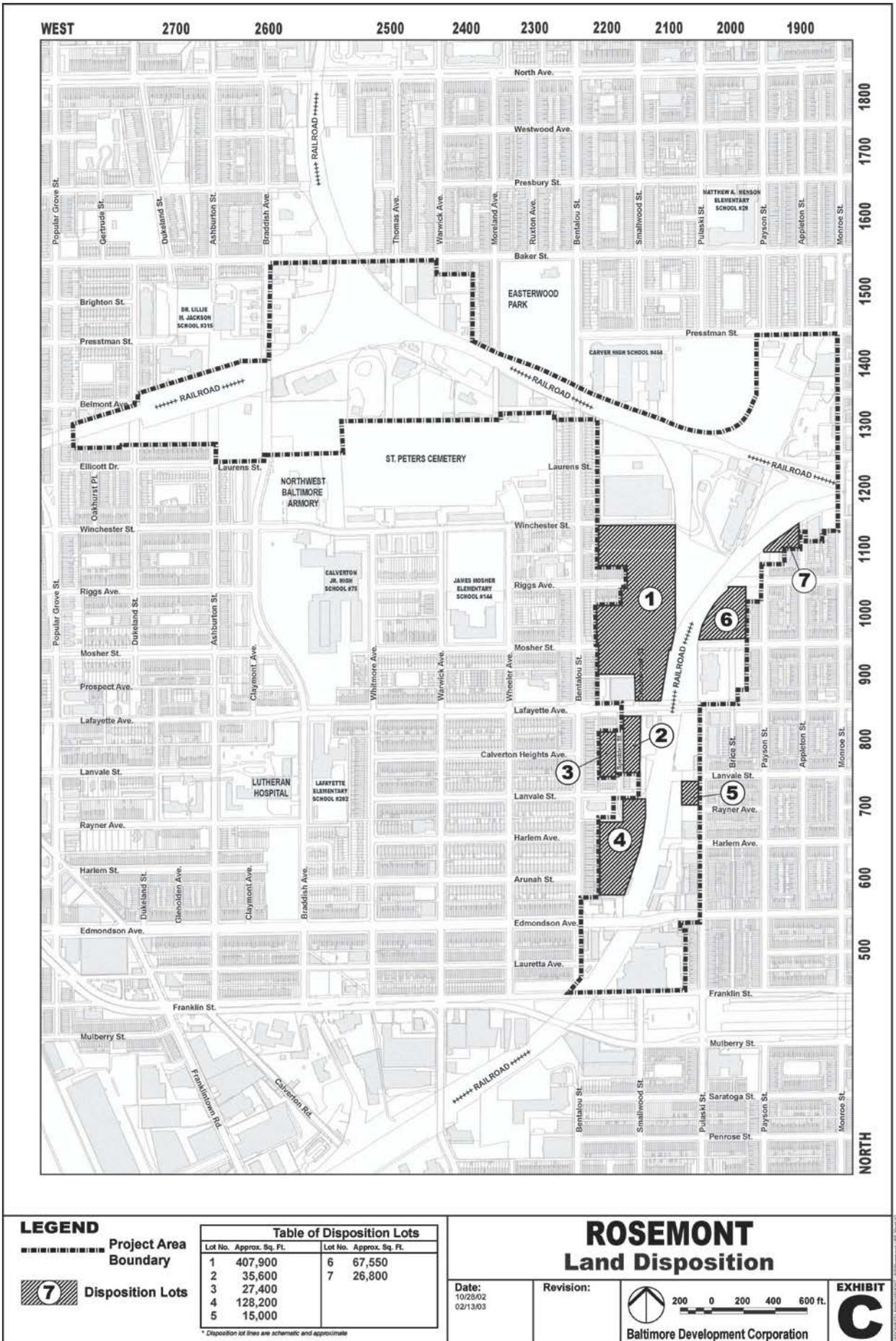


Exhibit D: Zoning Districts

