

## URBAN RENEWAL PLAN

### SHARP-LEADENHALL

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# SHARP LEADENHALL

## URBAN RENEWAL PLAN

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
BALTIMORE, MARYLAND

APPROVED BY  
THE CITY OF BALTIMORE PLANNING COMMISSION  
DECEMBER 1, 2005

ORIGINALLY APPROVED BY  
THE MAYOR AND CITY COUNCIL OF BALTIMORE  
BY ORDINANCE NO. 581  
APRIL 19, 1974

Revised to include all amendments as of  
**May 14, 2015**

- I. Amendment No. 1, dated May 6, 1975, approved by the Mayor and City Council of Baltimore by Ordinance No. 929, dated June 24, 1975.
- II. Amendment No. 2, dated January 15, 1976 and revised April 22, 1976, approved by the Mayor and City Council of Baltimore by Ordinance No. 44, dated May 14, 1976.
- III. Amendment No. 3, dated April 1, 1977, approved by the Mayor and City Council of Baltimore by Ordinance No. 342, dated June 15, 1977.
- IV. Amendment No. 4, dated February 21, 1978 and revised June 15, 1978, approved by the Mayor and City Council of Baltimore by Ordinance No. 838, dated July 19, 1978.
- V. Amendment No. 5, dated May 7, 1979 and revised October 31, 1979, approved by the Mayor and City Council of Baltimore by Ordinance No. 1190, dated November 16, 1979.
- VI. Amendment No. 6, dated January 9, 1980 and revised March 27, 1980, approved by the Mayor and City Council of Baltimore by Ordinance No. 49, dated April 25, 1980.
- VII. Amendment No. 7, dated October 31, 2005, approved by the Mayor and City Council of Baltimore by Ordinance No. 06-228, dated May 15, 2006.
- VIII. Amendment No. 8, dated March 2, 2015, approved by the Mayor and City Council of Baltimore by Ordinance No. 15-357, dated May 14, 2015.

**SHARP-LEADENHALL URBAN RENEWAL PLAN  
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**SHARP LEADENHALL  
URBAN RENEWAL PLAN**

**A. PROJECT DESCRIPTION**

**1. Boundary Description**

Beginning for the same at the intersection of the south side of the first 3-foot alley north of west Henrietta Street and the east side of South Sharp Street; thence binding on the east side of Sharp Street southerly to intersect the north side of West Ostend Street; thence binding on the north side of West Ostend Street easterly to intersect the east side the first 3-foot alley, east of Goodman Alley; thence binding on the east side of said alley northerly to intersect the north side of the first 2-foot alley; thence binding on the north side of said alley westerly to intersect the east side of Goodman Alley; thence binding on the east side of Goodman Alley northerly to intersect the south side of Ropewalk Lane; thence binding on the south side of Ropewalk Lane easterly 48 feet, more or less, crossing Ropewalk Lane, to intersect the east side of Goodman Alley extended; thence binding on the east side of Goodman Alley northerly to intersect the north side of West West Street; thence binding on the north side of West West Street easterly to intersect the west side of the first 3-foot, 1-inch alley; thence binding on the west side of said alley northerly to intersect the division line between Lot 48/52, Ward 23, Section 4, Block 949, and said alley; thence binding on said division line, as extended, easterly to intersect the division line between Lot 4 and Lot 48/52, Ward 23, Section 4, Block 949; thence binding on said division line northerly to intersect the division line between Lot 5 and Lot 48/52, Ward 23, Section 4, Block 949; thence binding on said division line westerly to intersect the east side of Oliver Street; thence binding on the east side of Olive Street northerly to intersect the south side of a 3-foot alley; thence binding on the south side of said alley easterly 26 feet, more or less, to intersect the east side of Olive Street extended; thence binding on the east side of Olive Street northerly to intersect the north side of West Hamburg Street; thence binding on the north side of West Hamburg Street westerly to intersect the division line between Lot 2 extended and Lot 3, Ward 23, Section 1, Block 917; thence binding on said division line northerly to intersect the north side of Kronmillers Court; thence binding on the north side of Kronmillers Court westerly to intersect the east side of Olive Street; thence binding on the east side of Olive Street northerly to intersect the south side of West Wheeling Street; thence binding on the south side of West Wheeling Street easterly 98 feet, more or less, to intersect the eastern boundary of Lot 29/30 extended, Ward 23, Section 1, Block 917; thence binding on said eastern boundary northerly to intersect the rear property line of Lot 28 and continuing on the rear property line of Lot 27, Ward 23, Section 1, Block 917; thence binding on the rear property lines northeasterly to intersect the northeasterly to intersect the division line between Lot 27 and Lot 26, Ward 23, Section 1, Block 917; thence binding on said division line northerly to intersect the south side of West Henrietta Street; thence binding on the south side of West Henrietta Street easterly to intersect the west side of South Charles Street; thence binding on the west side of South Charles Street northerly to intersect the south side of West Churchill Street; thence binding on the south side of West Churchill westerly to intersect the west side of South Hanover Street; thence binding on the west side of South Hanover Street northerly to intersect the division line between Lot

26/29 and Lot 30, Ward 22, Section 9, Block 903; thence binding on said division line westerly to intersect the east side of Bevan Street; thence binding on the east side of Bevan Street northerly 47 feet, more or less, to a point of intersection formed by extending the rear property lines of Lots 25, 24 and 23, Ward 22, Section 9, Block 903; thence binding on said extension and the said rear property lines westerly to intersect the east side of Leadenhall Street; thence binding on the east side of Leadenhall Street southerly 15 feet, more or less, to a point of intersection formed by extending the south side of the first 5-foot alley south of West Montgomery Street; thence binding on said extension and the south side of said alley westerly to intersect the east side of Peach Street; thence binding on the east side of Peach Street southerly 2 feet, more or less, to a point of intersection formed by extending the northern property line of Lot 22, Ward 22, Section 9, Block 902; thence binding on said extension and said northern property line to the point of beginning.

The boundaries of the project area are illustrated on Exhibit 1, Boundary Map.

2. Objectives and Reasons for the Various Provisions of this Plan
  - a. To remove substandard structures and to eliminate blight.
  - b. To provide land for the development of uses consistent with this Plan, including new housing, playgrounds, other community facilities, and public open space areas.
  - c. To promote a socially and economically diverse residential community through the creation and preservation of permanent housing that accommodates a wide range of incomes, tenures, and household types and sizes.
  - d. To encourage the rehabilitation of basically sound structures where they occur in reasonable concentration.
  - e. To establish reasonable standards and controls for redevelopment and new development that will result in sound design compatible with existing land uses.
  - f. To provide other public infrastructure improvements such as streets and utilities.
  - g. To propose district changes to the Zoning Code of Baltimore City, which are appropriate to the Land Use Plan and which will protect the project from future blighting influence.

## B. LAND USE PLAN

### 1. Permitted Land Uses

Only the uses shown on the Land Use Plan Map, Exhibit 2, are permitted within the Project Area. These uses are: Residential and Supporting Uses, Office-Residential, Industrial, Public, Community Commercial, and Community Business.

#### a. Residential

Residential uses are limited to those uses permitted under the Zoning Code of Baltimore City.

b. Public

The uses are limited to a firehouse; school and related facilities; playground; playfields and landscaped open space areas; libraries; multi-purpose neighborhood centers; other public facilities; and parking and loading facilities as related to the above use.

c. Industrial

Industrial uses are limited to those uses permitted under the Zoning Code of Baltimore City.

d. Community Commercial

Community Commercial uses are limited to those uses permitted under the B-3 category of the Zoning Code of Baltimore City.

e. Community Business

Community Business uses are limited to those uses permitted under the B-2 category of the Zoning Code of Baltimore City. However, the following B-2 permitted uses are prohibited in this Renewal Plan:

Athletic fields

Fraternity and sorority houses: off-campus

Liquor stores

Newspaper distribution agencies: for home delivery and retail trade

Rooming houses

Taverns

Taxidermist shops

Telephone exchanges

Tobacco shops

In addition the following B-2 accessory and conditional uses are prohibited in this Renewal Plan:

Amusement arcades

Automobile accessory stores – not including related repair and installation services

Firearm sales, ammunition sales, or both

Garages, other than accessory, for storage, repair, and servicing of motor vehicles not over 1½ tons capacity – but not including body repair, painting, or engine rebuilding

Gasoline service stations

Poultry- and rabbit-killing establishments

Recycling collection stations

f. Office-Residential

Office Residential uses are limited to those uses permitted under the Zoning Code of Baltimore City.

2. Regulations, Controls, and Restrictions

a. Provisions Applicable to All Land

(1) General Provisions

The provisions of Section B.1. (Permitted Uses) above apply to all properties within the Project Area.

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

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

(3) Demolition

All applications for demolition permits must be submitted to the Department of Housing and Community Development for review and approval. Upon finding that the proposed demolition is consistent with the objectives of the Urban Renewal Plan, the Commissioner of the Department of Housing and Community Development shall authorize the issuance of the necessary permit. If the Commissioner finds that the proposal is inconsistent with the objectives of the Urban Renewal Plan and therefore denies the issuance of the permit, the Commissioner must, within 90 days of such denial, seek approval of the Board of Estimates to acquire for an on behalf of the Mayor and City Council of Baltimore the property, in whole or in part, on which the demolition was to have occurred, by purchase, lease, condemnation, gift or other legal means for the renovation, rehabilitation, and disposition of it. In the event that the Board of Estimates does not authorize the acquisition, the Commissioner must, without delay, issue the demolition permit.

C. TECHNIQUES USED TO ACHIEVE PLAN OBJECTIVES

1. Rehabilitation

Property rehabilitation must comply with the codes and ordinances of the City of Baltimore and Design Guidelines provided in Appendix A of this document. Cleaning of masonry façades by means of sandblasting is not permitted.

## 2. Review of Development

### a. Department of Housing and Community Development Review

#### (1) All Land

Under the provisions of Section B.2.a. of this Plan, the Department of Housing and Community Development has the right to review all plans for new construction (including parking lot), exterior rehabilitation, or change in the use on any property. In reviewing these plans, the Commissioner of the Department of Housing and Community Development shall be concerned with the objectives and design aspects contained in this Plan.

### b. Community Review

The Department of Housing and Community Development may submit to all associations that contain the subject property within their boundaries and which are listed in the public Community Association Directory maintained by the Department of Planning, for public review and comment, the form and content of proposals to redevelop land. The relevant associations shall advise the Department of Housing and Community Development of their recommendations regarding the acceptability ad/or priority of all plans and proposals. Any comments regarding the plans must be written and transmitted to the Department of Housing and Community Development no later than 4 weeks after the proposal and/or plans have been presented for consideration; otherwise, it is presumed the proposal is satisfactory. The Commissioner of the Department of Housing and Community Development retains final authority to approve or disapprove all plans and to grant or withhold development rights.

## 3. Zoning

All appropriate provisions of the Zoning Code of Baltimore City apply to properties in the Project Area. In order to executive the Urban Renewal Plan, Zoning District changes as designated on the Zoning Districts Map, Exhibit 3, will be required. These changes will require amendments to the Zoning Code. Action to this effect will be initiated during the execution of the Plan.

## D. DURATION OF PROVISIONS AND REQUIREMENTS

The Sharp-Leadenhall Urban Renewal Plan, as it may be amended from time to time, shall remain in full force and effect for a period of 10 years from the date of adoption of the current amendment \* of this Renewal Plan by ordinance of the Mayor and City Council of Baltimore.

*\* This refers to Amendment 7 enacted the 15<sup>th</sup> day of May, 2006. – Ed.*

## E. PROCEDURES FOR CHANGES IN APPROVED PLAN

The Department of Housing and Community Development shall submit to all associations that contain the subject property within their boundaries and which are listed in the public

Community Association Directory maintained by the Department of Planning, for their review and comments all proposed amendments to the Urban Renewal Plan. The written comments and recommendations for this review shall be transmitted to the Department of Housing and Community Development no later than 3 weeks after they have been submitted to the relevant associations, otherwise, it is presumed the proposed changes are satisfactory. Prior to passage of any ordinance amending the Urban Renewal Plan, a public hearing must be held and the relevant associations must receive at least 10 days prior to the hearing, written notice of the time and place of the hearing.

#### F. 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.

*SharpLeadenhallURPrev8-6*

## **APPENDIX A**

### **Design Guidelines**

The following Design Guidelines apply to all properties within the Urban Renewal Plan area; however, if a property is within the Sharp-Leadenhall Commission for Historical and Architectural Preservation's Local Historic District, the Baltimore City Historic Preservation Procedures and Design Guidelines shall govern and are exempt from the Design Guidelines of the Urban Renewal Plan.

The Commissioner of the Department of Housing and Community Development may waive compliance with one or more of these Design Guidelines, provided that the proposed improvements are consistent with Objectives for the Sharp-Leadenhall Urban Renewal Plan (A.2) and the Design Principles (below). In the event that a request for a waiver is received, the Department of Housing and Community Development shall submit it to all associations that contain the subject property within their boundaries and which are listed in the public Community Association Directory maintained by the Department of Planning, for their review and comments. The written comments and recommendations for this review shall be transmitted to the Department of Housing and Community Development no later than 3 weeks after the request for the waiver has been submitted to the relevant associations; otherwise, it is presumed the proposed waiver is satisfactory.

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

### **General Design Guidelines**

#### **Design Principles**

The creation of a high quality environment for a new development is based on the following principles:

- Buildings should enclose each block reinforcing the traditional Baltimore block pattern and enhancing the urban character of the streets and open spaces.
- Buildings must be designed to enhance the public realm, with emphasis on well-defined and properly oriented pedestrian entrances, articulated and visually-permeable façades, and elements that reinforce pedestrian scale.
- Alleys should be intimate well designed spaces for service needs, reinforcing the primary public role of the streets.

Building Form and Placement:

- All buildings are to face the street.
- Building setbacks shall be provided as necessary to allow adequate space for an individual stoop, steps, and streetscape.
- Buildings should maintain a consistent setback along block faces.

- Mid-group gaps are not permitted within a row of townhouses.
- Roof top equipment should be shielded from street views with screening that is integral to the building façade and does not appear to be roof top screening.

#### Building Height:

- In residential zoning districts, the maximum height of single-family houses is 35’.
- In non-residential zoning districts, the maximum height of single-family houses is 45’.
- In the Community Business Land Use Area, the maximum heights are as follows:
  - For new and infill development along Race Street and West Street, a 20’ setback from the face of the building is required above 85’. Beyond 20’ from the building face, the maximum height is per FAR of the underlying zoning.
  - For the block bounded by Race Street, West Street, Leadenhall Street, and Cross Street, the maximum height is 85’.

#### Building Wall and Street Frontage:

Building wall guidelines ensure that streets are lined with buildings that have sufficient transparency with the incorporation of windows and doors to create a safe and animated public realm.

- Vertical articulation of the building mass with façade elements, such as bays, projections, reveals, and recesses that create depth and shadow lines is highly encouraged.
- Windows and other openings should have an ordered arrangement.
- Primary building entrances should face the street or public open spaces. Framing structures, awnings, lighting, windows, and similar elements should be incorporated to make entrances more pronounced and distinctive within the building façade.
- A minimum of 30% of the lineal horizontal dimension of the façade of each floor facing a street of public open space shall be windows or openings.
- Use of special bays, boxes, and dormers is encouraged.
- Materials such as formstone, wood shakes, simulated wood shakes, wood clapboard, plywood, aluminum siding, vinyl siding, asphalt shingles, or similar materials are not permitted. Stucco and EIFS on first floor front facades are not permitted.

#### Curb cuts and Servicing:

- All curb cuts shall be designed to minimize impact on the pedestrian environment.
- Vehicular ingress and egress for structured garages should be limited in size to one lane in each direction when feasible.
- Servicing areas and trash collection should be internal to the blocks or accessed through alleys where possible.
- Alleys, providing rear access to single family duplex houses, shall be screened from the pedestrian view as much as possible, with building façades and/or site walls and landscaping.

- Trash collections for non-single family homes must be internal to the structure wherever possible or fully enclosed and screened from view.

#### Ancillary Structures:

- Ancillary structures, such as trash enclosures, shall be integrated into the landscape and screened from public view with shrubs, hedges, fences, walls or a combination of those elements. Trash enclosures and screening should blend in with the landscape and surrounding environment. Trash enclosures are not allowed in front or side yards.
- Mechanical units: Air conditioning units and similar other mechanical equipment shall also be screened from public view using similar methods.

#### Parking:

It is important to minimize the impact of parking structures on the character of pedestrian spaces and streets, while providing for sufficient and convenient parking for residences and businesses.

#### Structured Parking:

- The materials palette for parking garage façades should be integrated into the larger development, and stand-alone garages should respond to the urban context..
- Lighting of parking structures should be enough to provide adequate security, but should be screened and controlled not to disturb surrounding residences.
- Garage façades should be designed with a modulated system of vertical openings. Design attention to an overall building façade that fits comfortably and compatibly into the pattern, articulation, scale and massing of surrounding structures is needed. As such, the size and pattern of openings is of particular concern and should be of a scale related to the systems of fenestration in the neighborhood. No continuous horizontal openings are allowed.
- Openings should incorporate screening that minimizes views of headlights, garage lighting, and cars from surrounding properties. The screening design shall be compatible to the design of the overall building and headlights.

#### Surface Parking:

- No surface parking lots for 4 or more vehicles shall be permitted.

#### Signs:

All signs must be in accordance with the Zoning Code of Baltimore City. In addition, the following provisions apply:

- All signs shall be designed to be compatible with the surrounding neighborhoods and with the signage system and templates developed for each individual building design.
- All lighting and electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches and panel boxes must be concealed from view.
- Flashing or moving signs are not permitted.

## Size/ Placement

- Signs shall be placed at building entrances.
- Signs shall not be placed so as to obstruct windows, storefronts, or cornices, although limited usage of signage decals applied to storefront glass is permitted.
- In no case shall a sign extend above the roof line.
- Any sign placed above the second floor of a building and not at a building entrance will be subject to the approval of the Director of Planning.

## Flat signs

- Flat signs shall be placed parallel to the building face and shall not project more than 12 inches from the surface of the building.
- Internally illuminated box signs are not permitted; however, internally illuminated individual letters are permitted.

## Blade signs

- Blade signs shall not be extended more than 3 feet beyond the building surface.
- Internally illuminated projecting signs are not permitted.

In addition to the Design Guidelines above, the following Design Guidelines exist for properties within the Residential and Community Business Land Use areas designated within the Urban Renewal Plan:

### Residential Land Use

The following Design Guidelines apply to all properties within the Residential Land Use of the Urban Renewal Area:

- Only standard modular bricks are permitted in the Residential Land Use.
- Additions or garages visible from any street must be designed to be compatible with the architecture of the existing residence through the same or similar incorporation of materials. Garages shall be access from the rear alley.
- For all townhouse residential units, off-street parking should be accessed from rear alleys.

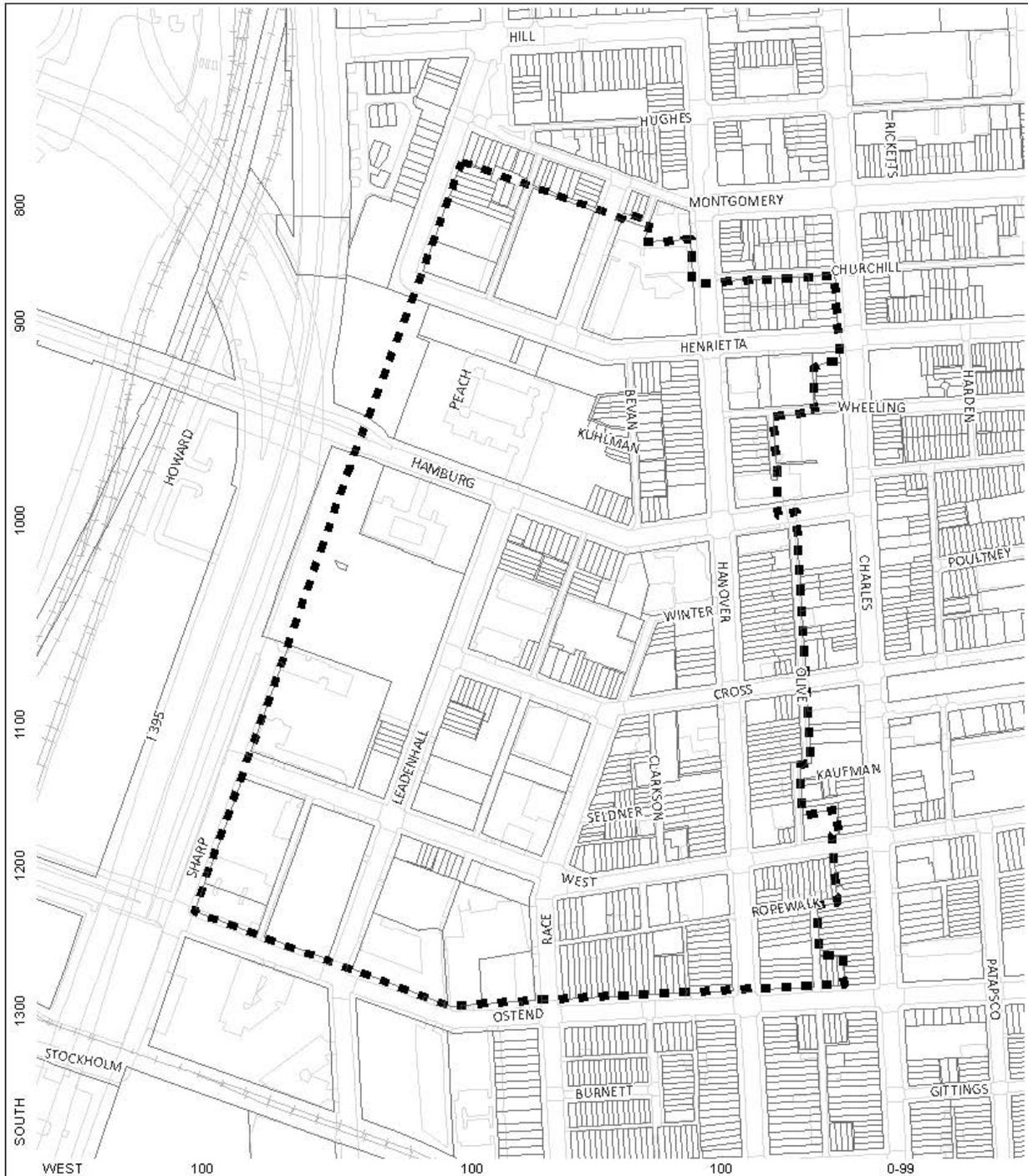
### Community Business Land Use

The following Design Guidelines apply to all new construction within the Community Business Land Use of the Urban Renewal Area:

- Curb cuts for servicing and garage entrances that must be accessed from the street should align with existing alleys or curb cuts across the street to reinforce the neighborhood's street grid.
- All trash and servicing must be internally located to the structure.
- A minimum of 50% of the lineal horizontal dimension of the ground floor façade shall be windows or openings.
- For new development spanning an entire block face, sidewalks must provide adequate width for accessible pedestrian traffic and a landscape zone. Additional width shall be added beyond the pedestrian and landscape zones to accommodate outdoor seating, with outdoor seating not encroaching into the designated zones for pedestrian traffic or landscape. The landscape zone shall include street trees along all frontages, unless prohibited by underground utilities.

# EXHIBIT 1

## EXHIBIT 1 Boundary Map



**LEGEND**

■ ■ ■ PROJECT AREA BOUNDARY

**SHARP-LEADENHALL**

BALTIMORE CITY  
DEPARTMENT OF PLANNING

DESIGNED BY: J. H. HARRIS, JR. DRAWN BY: J. H. HARRIS, JR. DATE: 3/27/1980. REVISION: 5/1/2006. CITY OF BALTIMORE, DEPARTMENT OF PLANNING, 150 N. CALVERT STREET, BALTIMORE, MD 21202. TEL: 410-396-3100. FAX: 410-396-3101.

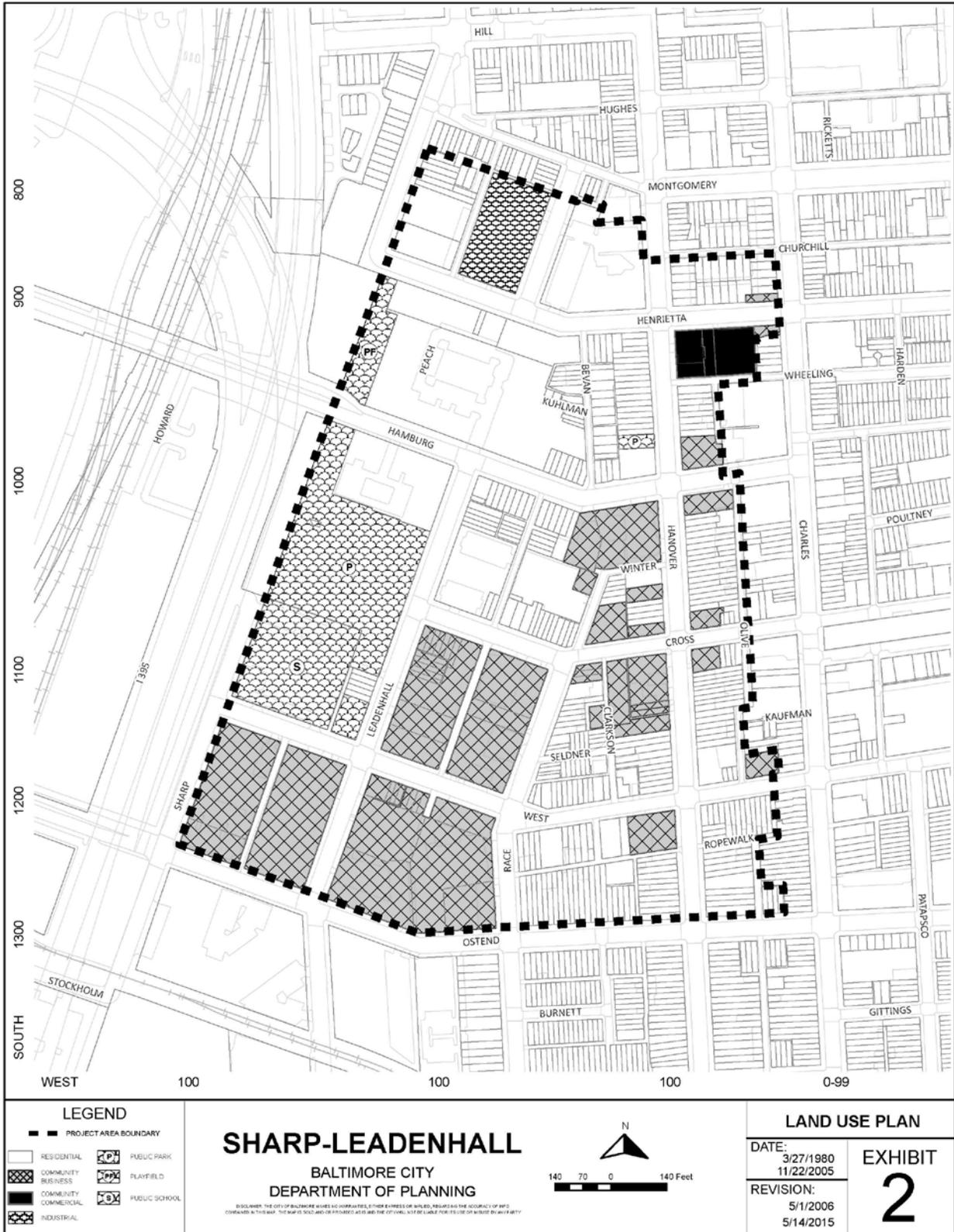
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140 70 0 140 Feet

**BOUNDARY**

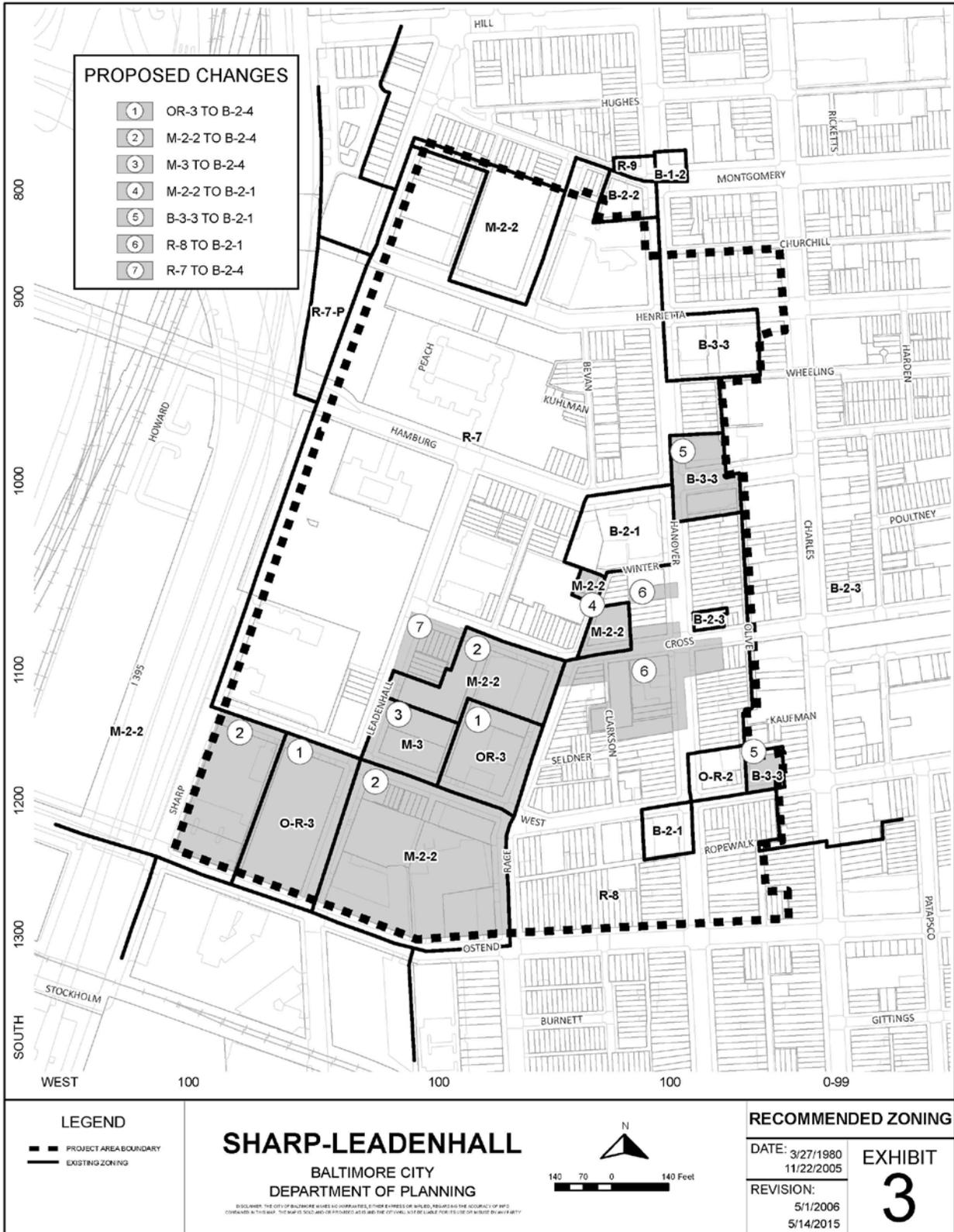
DATE: 3/27/1980	EXHIBIT
REVISION: 5/1/2006	<b>1</b>

## EXHIBIT 2 EXHIBIT 2 Land Use Plan



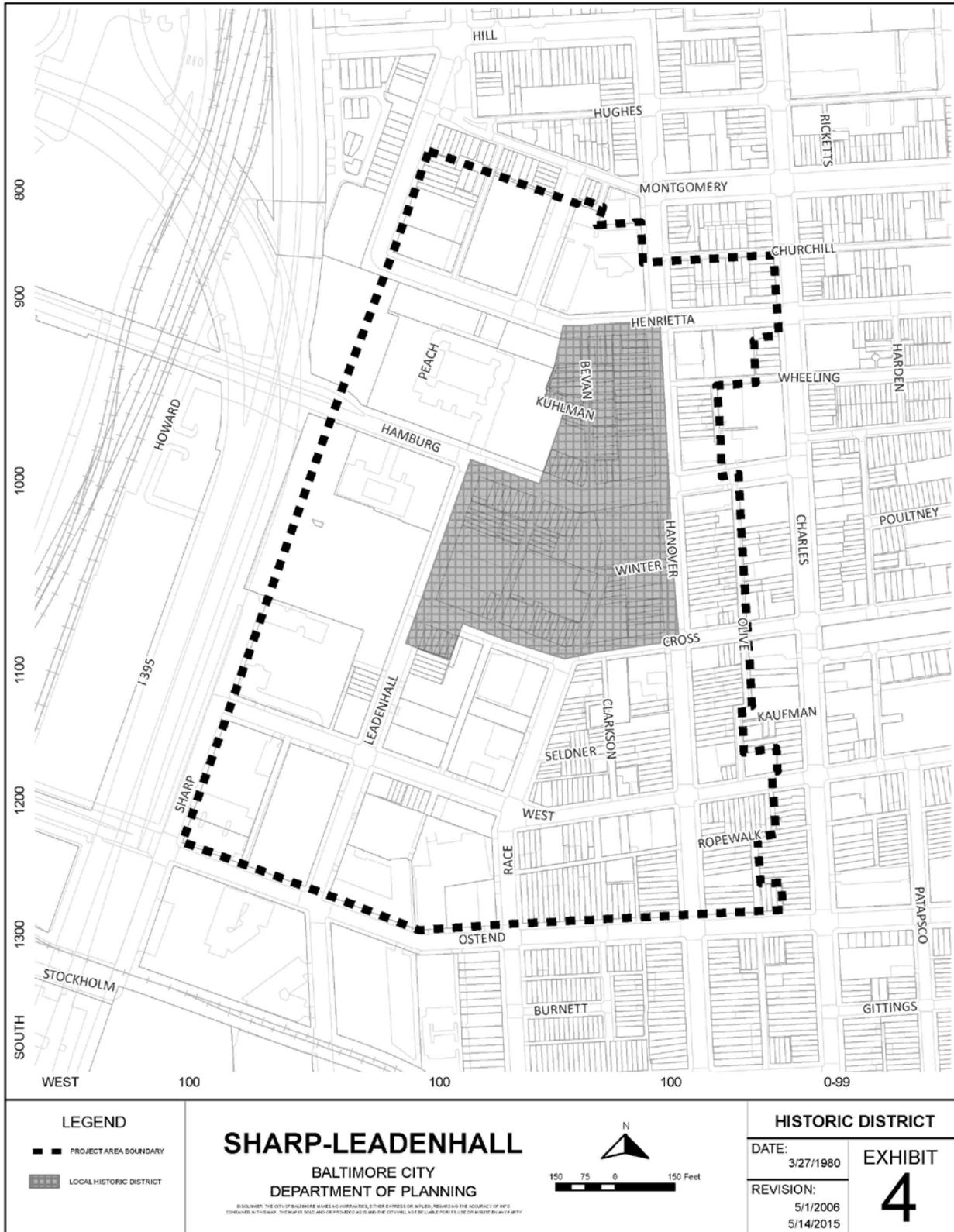
# EXHIBIT 3

## EXHIBIT 3 Recommended Zoning Districts



# EXHIBIT 4

## EXHIBIT 4 Historic District



# EXHIBIT 5

## EXHIBIT 5 Illustrative Plan

