

BALTIMORE CITY DESIGN REVIEW MANUAL



Department of Planning
City of Baltimore

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Baltimore City Design Manual

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Introduction

The Design Manual has been developed in conjunction with and established in City Code Article 32 - “Zoning”. This manual outlines the design standards and applicable components for physical construction within the identified zoning districts.

As per Title 4, Section 402; the Planning Commission must develop and may revise from time to time a Design Manual that sets forth required design standards in accordance with the goals and objectives set forth in this subtitle.

As directed under Title 3, section 204, of City Code Article 32 - “Zoning”; the Director of Planning, or his or her designee, have the responsibility to oversee and enforce this Design Manual and any/all future updates and additions to it. Development projects that are subject to review by the Commission for Historical and Architectural Preservation are not subject to this Manual.

Goals (Title 4, Section 403):

The Goals governing the development of the Design Manual are:

- *To enhance the quality of the City’s built environment, architectural character, and sense of place;*
- *To foster economic vitality of the City’s neighborhoods and commercial districts;*
- *To enhance the overall urban design of Baltimore’s neighborhoods; and*
- *To enhance the quality of life of City residents with development that is sensitive to its context and adjacencies in the public realm.*

Objectives (Title 4, Section 404):

The objectives governing development of the Design Manual are:

- *To provide clear guidance for the design of residential, commercial, and mixed use development throughout the City;*
- *To facilitate the process for design review and approval of structures within the City’s development review process;*
- *To ensure that the public realm is as thoroughly considered and articulated as principal structures;*
- *To articulate spatial relationships, provide image, develop sense of place, and improve aesthetics of the built environment; and*
- *To provide flexibility and encourage creative solutions to meet the intents and purposes of the Design Manual.*

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Applicability, Review, and Enforcement

As per Title 4, Section 405:

Design review is required for the following types of development:

- *New construction of Dwellings, excluding additions;*
- *New Construction of rowhouses;*
- *Upper floor additions and roof decks on existing rowhouses;*
- *when exterior modifications are proposed for residential conversions in the R-7, R-8, R-9, and R-10 Districts;*
- *The establishment of a non-residential use within the R-MU Overlay District;*
- *All new construction and additions in the C-5 Districts;*
- *All substantial modifications of the facade of a structure in the C-5 District;*
- *Planned Unit Development;*
- *Any sign over 100 square feet in area;*
- *any electronic message sign;*
- *All freestanding signs, all scrolling newscast signs, and all wall signs above the ground floor in the C-5 District;*
- *Banner Signs uses as permanent wall signs; and*
- *Any new constructions that involves:*
 - *A proposed development over 15,000 square feet;*
 - *A multi-tenant commercial development, including mixed-use development;*
 - *Construction on a designated “Main Street”;* or
 - *Construction in a TOD District or in the W Overlay District.*

As per Title 17, Section 815(H)(2):

Design review is required for the following types of sign:

- *Wall signs installed above the ground floor are subject to design review.*

As directed in Title 4, Section 406/407:

Design review approval is required before any permits may be issued for any development listing above.

Once determined that the project is subject to design review, the Director of Planning must review the project for compliance with the design standards set forth within this manual (Title 4, Section 408). Submittal requirements must conform to Title 5, Section 201 of the Baltimore City Zoning Code and to include, but are not limited to:

- Existing and proposed site plans;
- Elevations;
- Massing diagrams;
- Landscape plans;
- Sections;
- Material selections; and
- Any/all additional information that best describes your project.

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Design review process will be determined following the submission on review materials.

When a complete application is submitted for review to the Department of Planning, the Department will complete design review within 15 days of the acceptance. If additional information is requested by the Department, that 15 day requirement may be extended. Staff will work diligently with the applicant to review and communicate questions and concerns through the review process in order to efficiently complete the review. Review with the Urban Design and Architecture Review Panel (UDARP) may be required at the discretion of the Director of Planning.

UDARP is a body of design and development professionals whom make recommendations to advise the Director of Planning on design related items. The Panel meets generally every three weeks and a full list of presentation requirements and guidelines can be found on the Department of Planning's UDARP website (<http://planning.baltimorecity.gov/commissions-review-panels/udarp>).

Administrative Exceptions

As per Title 4 Section 409 of City Code Article 32 - "Zoning", The Director of Planning may approve an administrative exception in cases where the proposed architectural design of a structure meets the intent of the design review provisions but fails to meet one or more specific design standard. The proposed design must be generally compatible with the intent of the design standards and the overall development area and the design integrity of the building must be acceptable within the contexts of the specific site. Administrative appeals to the decisions of the Director of Planning may be filed as per Title 4 Section 410 of City Code Article 32 - "Zoning".

Minor Text Changes and Corrections

It may periodically be necessary to make corrections to the Design Manual. Such minor corrections may include typographical errors, updates to various citations or references, links to online resources, and corresponding corrections to the Table of Contents. Any such non-substantive correction shall be considered minor in nature and authority to make such corrections is assigned to the Director of Planning. All other changes are considered substantive in nature must be approved by the Planning Commission.

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Definitions

In this manual, the following terms have the meanings indicated:

A. *Architectural feature.*

See Section 1-302(t)

B. *Articulation.*

“Articulation” in art and architecture, is a method of styling the joints in the formal elements of architectural design. The articulation of a building reveals how the parts fit into the whole by emphasizing each part separately

C. *Blockface.*

See Section 1-303(h)

D. *Context.*

“Context” describes the existing built and unbuilt environment within in general area of the proposed development or building.

E. *Coordinated Rowhouse Development.*

“Coordinated Rowhouse Development” means a group of existing rowhouses that were originally designed and developed as a single, unified block with matching features, heights, and details.

F. *Cornice.*

See Section 1-304(s)

G. *Dormer.*

“Dormer” is a window set vertically in a structure projecting through a sloping roof and the roofed structure containing such a window.

H. *Façade.*

“Façade” means the front of a building or any face of a building given special architectural treatment.

I. *Frontage.*

“Frontage” means the front side of a building or land that abuts the public or private right-of-way.

J. *Gable.*

“Gable” means the vertical triangular end of a building from the cornice or eaves to ridge.

K. *Grade.*

“Grade” means the ground level.

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L. Infill.

“Infill” represents the building or structure that is being constructed within existing structures.

M. Lintel.

“Lintel” is a horizontal architectural member spanning and usually carrying the load above an opening.

N. Building Mass.

“Building Mass” refers to the overall shape a structure occupies as determined by length, width, and height.

O. Mullion.

“Mullion” is a slender vertical member that forms a division between units of a window, door, or screen or is used decoratively.

P. Sash.

“Sash” is the moveable frame that holds panes of glass in a window.

Q. Scale.

“Scale” refers to how the size of different architectural elements relate to one another.

R. Sight line.

“Sight line” refers to a line extending from an observer’s eye to a viewed object or area.

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1. Detached and Semi-detached Dwelling Design Standards

In general.

Detached and Semi-detached dwellings are subject to the design standards of this subtitle.

Design Guidelines.

A. Front facade.

The front entry must be a dominant feature on the front elevation of a home. The front entry should be emphasized as an integral part of the structure, using features such as porches and raised steps and stoops with roof overhangs or decorative railings, to create a protected entry area and articulate the front facade. windows and other architectural features are required to avoid the appearance of blank walls facing the street.

B. Side facades.

Side facades designed as blank walls are prohibited. Windows, side entrances, or other architectural features are required to avoid the appearance of blank walls facing neighboring homes.

C. Corner lot facades.

Houses on corner lots must visually address both street frontages. The primary facade on which the entrance to the structure is located must include the front entry as a dominant feature and be designed in accordance with this subtitle. The secondary street-facing facade must include articulation, such as windows, porches, and other architectural features, to avoid the appearance of a blank wall.

D. Additions.

The scale and mass of additions must be in keeping with that of the original structure. All additions must meet the articulation requirements of this subtitle for street-facing and side facades. Exterior building materials and colors, as well as trim and other architectural details, must complement the existing structure.

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2. Rowhouse Design Standards

In general.

Scope.

This subtitle sets design standards for all new rowhouse construction, including infill, additions, and roof decks.

Administrative exceptions.

An administrative design review exception to these standards can be granted as provided in ' 4-409 of the Baltimore City Zoning Code.

Infill- 1 Or 2 Units Within Coordinated Group.

Scope.

- a) The section sets design standards for the infill construction of 1 or 2 rowhouse units within a group of existing rowhouses that were originally designed and developed as a single, coordinated rowhouse development. *{See Figure RDS-1: Coordinated Rowhouse Development.}*
- b) The intent of these design standards is for infill development to complement the existing coordinated rowhouse design of the development.



FIGURE RDS-1: Coordinated Rowhouse Development

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Design review.

Design review approval is required.

Design Guidelines.

A. Setback.

- a) Rowhouse infill development must be built to the existing front setback, as determined by the front setback of the existing rowhouses immediately adjoining each side of the lot. *{See Figure RDS-2: Setback Requirement.}*
- b) If the setback of the immediately adjoining rowhouses varies, the infill development may be built to either setback.

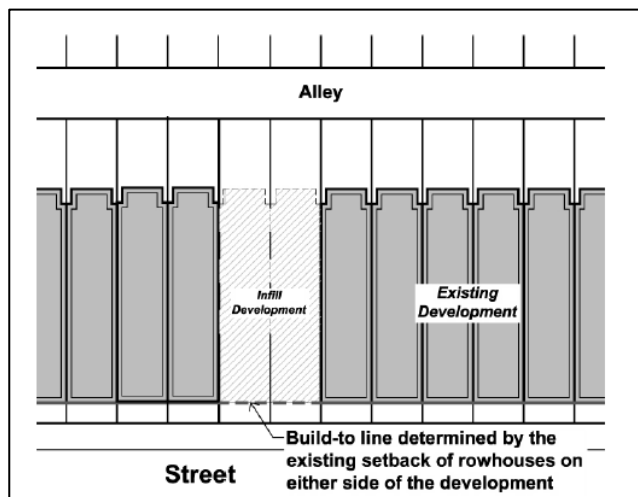


FIGURE RDS-2: Setback Requirement

B. Building height.

- a) The height of the infill development shall not exceed the existing height of the development by more than 10%, as determined by the height of the existing rowhouses immediately adjoining each side of the lot, with accommodation for grade changes. *{See Figure RDS-3: Coordinated Rowhouse Development Diagram.}*
- b) Where grade changes occur, the rhythm of building heights within the overall group must be maintained, giving the appearance of a generally uniform height.

C. Roof form.

- a) Rowhouse infill development must match or complement the roof form of the group on the front facade.

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- b) If certain architectural details are common to the roof design of the front facade of the rowhouse group, such as cornices or dormers, rowhouse infill development must include this in the roof design.

D. Cornices.

- a) Cornice heights must match or complement the cornices of the existing rowhouses immediately adjoining each side of the lot, with accommodation for grade changes. *{See Figure RDS-3: Coordinated Rowhouse Development.}*
- b) Where grade changes occur, the rhythm of cornice heights within the overall group must be maintained.
- c) If cornices within the rowhouse group encroach into the public right-of-way, the cornice of the infill development shall encroach no more than as established by the group.
- d) Metal cornice covers are prohibited.

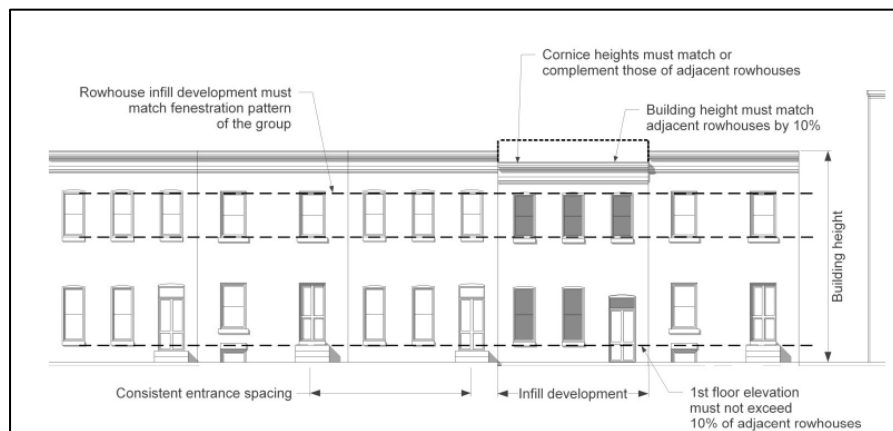


FIGURE RDS-3: Coordinated Rowhouse Development Diagram

E. Ground floor elevation.

- a) The ground floor elevation of the infill development shall not exceed the existing ground floor elevation of the development by more than 10%, as determined by the ground floor elevation of the existing rowhouses immediately adjoining each side of the lot, with accommodation for grade changes or City Code requirements.
- b) Where grade changes occur, the rhythm of ground floor elevations within the overall group must be maintained. *{See Figure RDS-3: Coordinated Rowhouse Development.}*

F. Window arrangement.

- a) Rowhouse infill development must match the window pattern of the group. *{See Figure RDS-3: Coordinated Rowhouse Development.}*

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G. Front entrance.

- a) Rowhouse infill development must maintain the rhythm of front entrances in terms of spacing within the group. *{See Figure RDS-3: Coordinated Rowhouse Development.}*

H. Architectural features.

- a) Architectural features, such as porches, steps and stoops, cornices, and bay windows, that are common to the group must be included and must match or complement the design and placement of the group.
- b) Architectural details may encroach into the public right-of-way, but no more than as established by the group.

I. Building Materials.

- a) Standard modular clay brick is encouraged for front and corner side facades.
- b) Brick colors should be consistent with Baltimore traditions and may vary from building to building to create variety. The brick color must be consistent within a given facade. Accent brick trim in a different color is permitted.
- c) Building materials used to accentuate architectural features or roofs are permitted, but must match those within the group.
- d) For the following materials, construction details, material specifications, and material samples must be provided for design review if used on any roof, front, or corner side façade:
 - i. woodshakes or simulated woodshakes;
 - ii. plywood;
 - iii. aluminum siding;
 - iv. vinyl siding;
 - v. exterior insulation and finishing system; or
 - vi. (vi) similar materials.

J. Corner lots.

- a) Certain rowhouse developments within the City were constructed with larger, more prominent structures on corner lots (at the intersection of 2 streets). Accordingly, infill development on corner lots within a rowhouse development may include:
 - i. additional architectural features that define a corner structure; and
 - ii. variations to the design form of the group that recognize the larger mass of the corner rowhouse.

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- b) These architectural features and design must suggest and be compatible with traditional design forms seen within Baltimore rowhouse development.

Infill- 3 or more units in coordinated group; 1 or more units in non-coordinated group

Scope.

- a) The section sets design standards for:
- The new construction of 3 or more adjoining rowhouse units within a group of existing rowhouses that were originally designed and developed as a single, coordinated rowhouse development *{See Figure RDS-4: Design Standards for 3 or More New Rowhouses in Coordinated Group}*;
 - The new construction of 1 or more rowhouses within an area of rowhouse;
 - Development that was not originally designed and developed as a single, coordinated development *{See Figure RDS-5: Non-single Coordinated Group Diagram}*
- b) The intent of these design standards is to allow for compatible rowhouse development within rowhouse neighborhoods where additional design flexibilities are needed.

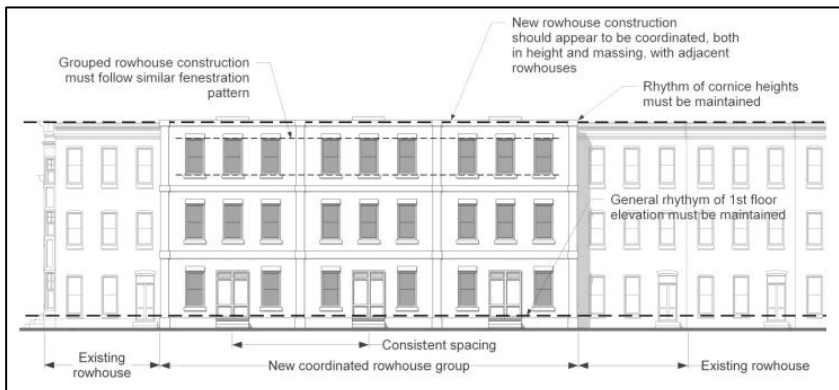


FIGURE RDS-4: Design standards for 3 or more new rowhouses in a coordinated group diagram



FIGURE RDS-5: Non-single coordinated group

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Design review.

Design approval is required.

Design Guidelines.

A. Siting.

- The rowhouse must be built to the existing front setback, as determined by the setback of the existing rowhouses immediately adjoining each side of the lot.
- If the setback of the immediately adjoining rowhouses varies, the infill development may be built to either setback. *{See Figure RSD-6: Setback for rowhouse infill of three or more dwelling units.}*
- All rowhouses and their entrances must face the street.
- Where alleys are available, auto access to any interior parking must be provided through the alleys.

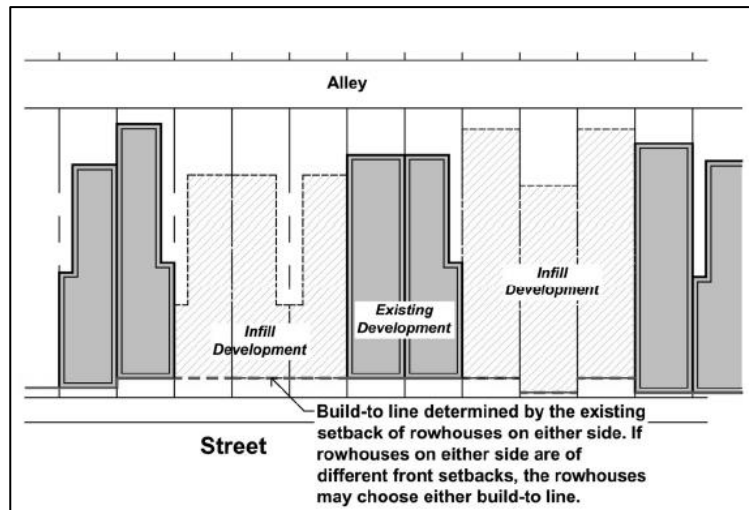


FIGURE RDS-6: Setback for roughhouse infill of three or more dwelling units

B. Ground Floor Elevation

- The ground floor elevation of the rowhouse shall not exceed the existing ground floor elevation of the development by more than 10%, as determined by the ground floor elevation of the existing rowhouses immediately adjoining each side of the lot, with accommodation for grade changes or City Code requirements.
- If the ground floor elevation of the immediately adjoining rowhouses varies, the rowhouse may be built with either ground floor elevation. *{See Figure RSD-4: Design standards for 3 or more new rowhouses in a coordinated*

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group And Figure RSD-7: Design Standards for 1 or more rowhouse in non-coordinated group.}

C. Windows

- a) A minimum of 40% of the lineal horizontal dimension of the facade of each floor must be windows or openings.
- b) Brick arch work and stone lintels over windows are encouraged.
- c) Use of special window designs, such as bays, boxes, and pairs, is encouraged.
- d) Recessed windows with mullions are encouraged to develop shadow lines.
- e) Ornamental window grilles and balconettes may be incorporated. *{See Figure RSD-4: Design standards for 3 or more new rowhouses in a coordinated group And Figure RSD-7: Design Standards for 1 or more rowhouse in non-coordinated group.}*

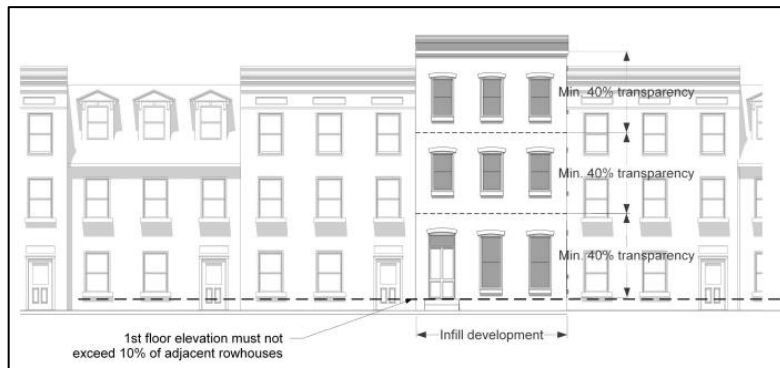


FIGURE RDS-7: Design standards for 1 or more rowhouses in non-coordinated group

D. Architectural features.

- a) Architectural features that are common to the rowhouse design, such as porches, steps and stoops, cornices, and bay windows, are encouraged.
- b) Based on existing development patterns in the area, these features may encroach up to 5 feet into the public right-of-way, subject to City approval through the administrative design review process.
- c) Encroachments in the right-of-way are subject to minor privilege fees.

E. Building materials.

- a) Standard modular clay brick is encouraged on all front and corner side facades.
- b) Brick colors should be consistent with Baltimore traditions and may vary from building to building to create variety. The brick color must be

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- consistent within a given facade. Accent brick trim in a different color is permitted.
- c) Building materials used on to accentuate architectural features or roofs are permitted, but must match those within the group.
 - d) For the following materials, construction details, material specifications, and material samples must be provided for design review if used on any roof, front, or corner side façade:
 - i. woodshakes or simulated woodshakes;
 - ii. aluminum siding;
 - iii. vinyl siding.

F. Corner Lots.

- a) Certain rowhouse developments within the City were constructed with larger, more prominent structures on corner lots (at the intersection of 2 streets). Accordingly, corner lots may include additional architectural features that define a corner structure.
- b) These architectural features must reflect traditional design forms seen within Baltimore rowhouse development.

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New rowhouse group.

Scope.

This section sets design standards for new construction of rowhouses that are designed and developed as a single group.

Design review.

Design review approval is required.

Design Guidelines.

Except as otherwise provided in this section, grouped rowhouse development must meet the design standards of section:

Infill- 3 or more units in coordinated group; 1 or more units in non-coordinated group.

A. Siting.

- a) All rowhouses and their entrances must face the street.
- b) Rowhouses within the group do not have to be built to the same height. But they should appear to be coordinated, including accommodation for grade changes.
- c) A general rhythm of cornice heights must be maintained by the rowhouses within the group.
- d) The rowhouses within the group must follow a similar window pattern.
- e) A general rhythm of ground floor elevations must be maintained within the group.
- f) A general rhythm of front entrances, in terms of spacing along the blockface, must be maintained.
- g) Should the property be adjacent to industrially zoned land or designated City Truck Route, placement of main entrances and windows and appropriate buffers shall be assessed as part of design review.

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Additions to existing rowhouses - Upper floor additions.

Scope.

The section sets design standards for upper floor additions to a rowhouse that increase the height of the existing structure.

Design review.

- a) Design approval is required.
- b) As part of the submittal for design review, a diagram is required to indicate the site line from standing height at the sidewalk across the street to the third floor of the rowhouse.

Design Guidelines.

A. Integration.

Upper floor additions must be architecturally integrated into the existing rowhouse and the context of existing rowhouses on the entire blockface.

B. Building materials.

For the following materials, construction details, material specifications, and material samples must be provided for design review if used on any roof, front, or corner side façade:

- a) woodshakes or simulated woodshakes;
- b) plywood;
- c) aluminum siding;
- d) vinyl siding; or
- e) similar materials.

C. Window arrangement.

- a) The window arrangement on upper floor additions must match the existing design of the rowhouse and the context of existing rowhouses on the entire blockface.
- b) However, when the upper floor addition is set back, variations of and/or an all glass facade are permitted.

D. Cornices.

- a) If there is an existing cornice and if the upper floor addition is flush with the front facade, the cornice must be moved to the top of the new addition.

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- b) If the upper floor addition is set back:
 - i. the cornice must remain in the existing location; and
 - ii. the new addition must address the new roof line in an appropriate manner.

E. Set backs.

- a) Upper floor additions must be set back at least 10 feet in the following instances:
 - i. if the rowhouse faces a street that is 30 feet or less in width; and
 - ii. if the rowhouse is within an existing rowhouse development that has a uniform height, excluding corner lots. *{See Figure RSD-8- Upper Floor Addition Setback.}*

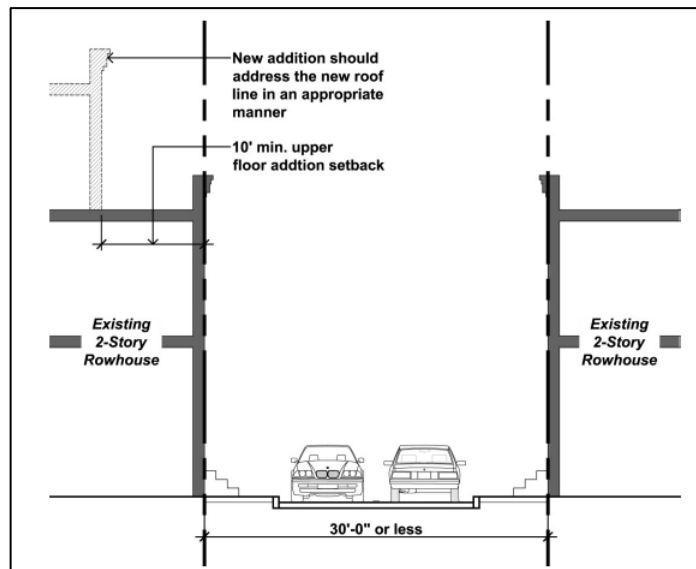


FIGURE RDS-8: Upper Floor addition setback

F. Corner lots.

- a) Certain rowhouse developments within the City were constructed with larger, more prominent structures on corner lots (at the intersection of 2 streets).
- b) Accordingly, a third-floor addition for a rowhouse on a corner lot is not required to be set back if the rowhouse is within an existing rowhouse development that has been designed and developed as a single, coordinated group. However, the rowhouse must include additional architectural features that define a corner structure.

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Additions to Existing Rowhouses - Roof decks with new construction above the existing roofline.

Scope.

The design standard in this section apply to all roof decks on a rowhouse .

Design review.

- Design review approval is required.
- As part of the submittal for design review, a diagram is required to indicate the site line from the sidewalk across the street to the roof deck.

Design Guidelines.

A. Setbacks.

- Roof decks must comply with the following minimum setbacks:
 - Flat roof: 8 feet from front facade.
 - Gabled roof: 6 feet behind ridge line.
 - Rowhouse facing a street that is 30 feet or less in width: 10 feet from front facade.
- In addition to the minimum setback requirements, roof decks must be designed and located so that they are not visible from the street, as viewed from standing height at the sidewalk across the street.

B. Deck height.

- No roof deck shall be raised more than 2 feet above the plane that is midway between the lowest and the highest points of the roof surface supporting the roof deck.
- Fencing around a roof deck shall not exceed 42 inches in height, as measured from the deck floor. *{See Figure RSD-9: Roof Deck Height.}*
- A roof deck is considered a permitted appurtenance and is not subject to the building height limitations of the zoning district.

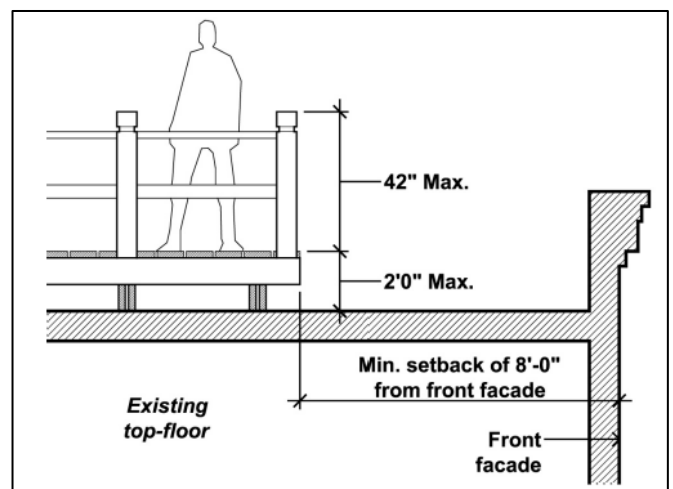


FIGURE RDS-9: Roof Deck Height and Setback

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C. Roof access structures.

- a) In this subsection, roof access structure:
 - i. means a structure that encloses the access point to a roof or roof deck; and
 - ii. does not include a rooftop structure used solely to enclose rooftop mechanical equipment.
- b) Roof access structures are prohibited above the maximum height limit of the district.

D. Other structures.

- a) Except as otherwise provided in paragraph (2) of this subsection, no permanent or temporary structure is permitted on the roof or the roof deck, including pergolas, arbors, outdoor kitchen units, or hot tubs if visible from the public right-of-way standing across the street.
- b) This subsection does not apply to common outdoor furniture.

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3. Multi-Tenant Commercial, Multi-family Dwelling and Mixed Use Design Standards

In general.

Scope.

- a) This subtitle sets design standards for new construction of a multi-tenant commercial, multi-family dwelling , and Mixed Use development as defined under Title 4, Section 405 of the City Code Article 32 - “Zoning”.
- b) These standards do not apply to interior remodeling.

Administrative exceptions.

An administrative design review exception to these standards can be granted as provided Title 4 Section 410 of City Code Article 32 - “Zoning”.

Design Guidelines.

A. Facade articulation.

a) *Entrances*

Residential entrances shall face the primary street. Secondary entrances should relate to the primary entrance through the use of materials, canopies, and other architectural details.

b) *Avoiding large, flat facades.*

Large, flat facades must be avoided. This can be accomplished by articulating the building mass to create substantial shadows and visual interest.

c) *Side walls facing street.*

If the side wall of a multi-family dwelling faces a street (other than an alley), the side walls facade must be designed with elements of a front facade, including doors or windows, especially at street level.

d) *Character.*

There must be a residential character to the overall building. If a mixed use building, the mix of uses should be expressed within the architecture of the overall building. This may be achieved through the scale and patterning of windows and balconies, the use of projecting bays, and or material selection. Facades must be designed to be viewed from multiple directions. The building shall draw relationships to the existing context. Community and shared spaces should be expressed within the overall

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design. Should the property be adjacent to industrially zoned land or designated City Truck Route, placement of main entrances, windows, balconies, community spaces and appropriate buffers shall be assessed as part of design review.

e) *Three-dimensional elements.*

- i. Windows and doors must have raised elements to create shadow and articulation.
- ii. In addition, three-dimensional elements, such as balconies and bay windows, should be incorporated to provide dimensional elements on a facade.

f) *Ground Floor Commercial.*

- i. The ground floor commercial spaces within residential buildings must be at least 12 feet high, as measured from grade to the bottom of the second floor.
- ii. The ground floor, as measured from grade to the bottom of the second floor, of commercial uses must maintain a transparency of at least 50%.
- iii. Upper floors must have street-facing windows.
- iv. Windows must be constructed of clear or lightly tinted glass.
- v. Tinting above 20% or reflective glass is prohibited.
- vi. Windows must begin within 3 feet of grade.

B. Building materials.

The following building materials are prohibited on any roof or any front or corner side facade:

- i. woodshakes or simulated woodshakes;
- ii. aluminum siding;
- iii. vinyl siding.

C. Signs

All new signs must be in accordance with City Code Article 32 - "Zoning" and the Signs chapter of this Design Manual.

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4. Commercial Building Design Standards

C -1, C-1-E, C-1-VC, C-2, and C-3 Districts.

Scope.

- a) This subtitle sets design standards for new construction in the C-1, C-1-E, C-1-VC, C-2, and C-3 districts as defined under Title 4, Section 405 of the City Code Article 32 - "Zoning".
- b) These standards do not apply to interior remodeling.

Administrative design review exceptions.

An administrative design review exception to these standards can be granted as provided in 4-409 of City Code Article 32 - "Zoning".

Design Guidelines - C -1, C-1-E, C-1-VC, C-2, and C-3 Districts.

A. Facade articulation.

- a) Facades of buildings, including side facades, that face a street (other than an alley) must have visual breaks to avoid the appearance of large, blank walls. Visual breaks in the facade include alterations in the plane of the facade, alterations in the height of the facade, changes in materials, color, texture or pattern, and the addition of columns, pilasters, or windows.
- b) The ground floor of commercial buildings must be at least 12 feet high, as measured from grade to the bottom of the second floor.

B. Facade Transparency

- a) The ground floor, as measured from grade to the bottom of the second floor, of commercial uses must maintain a transparency of at least 50%.
- b) Upper floors must have street-facing windows.
- c) Windows must be constructed of clear or lightly tinted glass.
- d) Tinting above 20% or reflective glass is prohibited.
- e) Windows must begin within 3 feet of grade.

C. Security screens and grilles.

- a) Enclosures and coverings for security screens and grilles must be as inconspicuous as possible and designed to blend in with the rest of the building.
- b) Security screens and grilles in front of store front windows must be opened or removed when a business is open.

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- c) Fixed security screens and grilles for street front windows must be located on the inside of the windows.
- d) Exterior components of security systems must be as inconspicuous as possible.

D. Entrances and site layout.

- a) In the C-1, C-1-E, and C-1-VC Districts, off-street parking is prohibited except in the rear *{See Figure CBD-1: C-1, C-1-E and C-1-VC Districts Illustrative and Site Diagram.}*

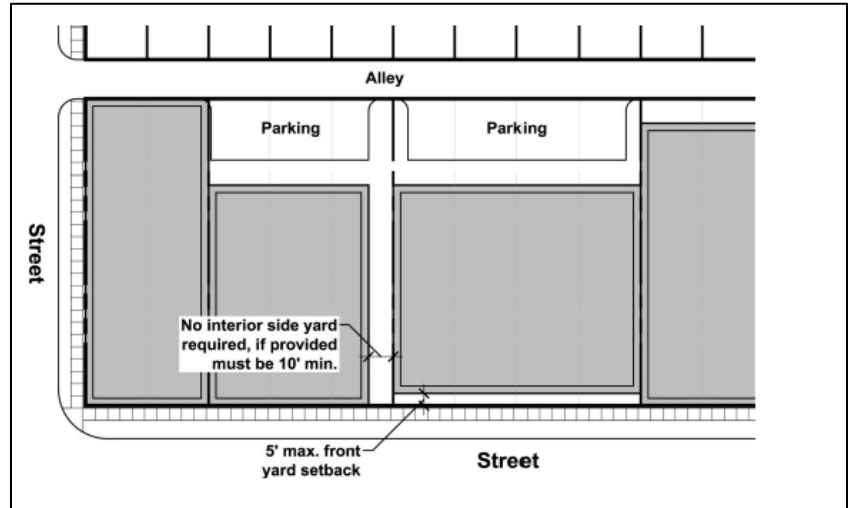


FIGURE CBD-1: C-1, C-1-E and C-1-VC Districts Illustrative and Site Diagram

- b) In the C-2 District, off-street parking is prohibited in front of the front building line and must be screened from view from the public right-of-way.

{See Figure CBD-2: C-2 Districts Illustrative and Site Diagram.}

- c) All buildings must have a public entrance from the sidewalk along the primary street frontage. Public entrances must be articulated from the building mass.

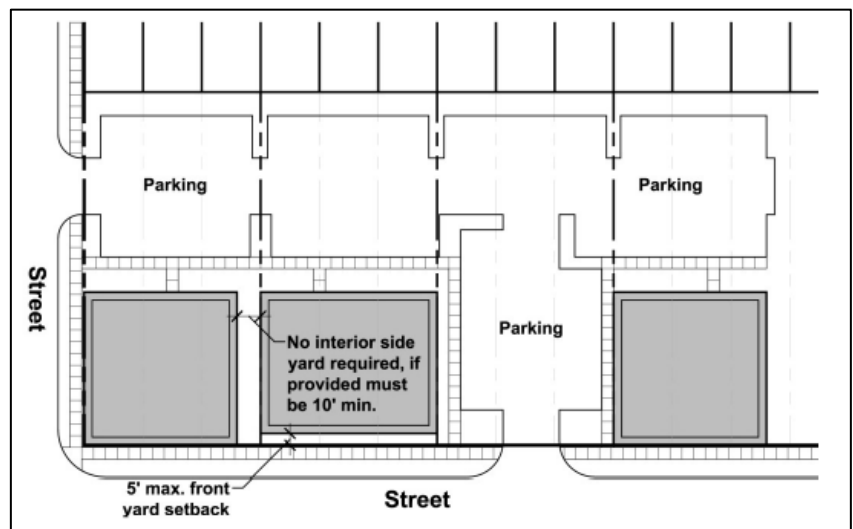


FIGURE CBD-2: C-2 District Illustrative and Site Diagram

- d) Facades that abut parking areas and contain a public entrance must provide for pedestrian walkways and landscape areas.

- e) Within shopping center developments, bus shelters are permitted within the development. The placement of the shelter must be linked to pedestrian walkways and must be designed to integrate into the overall shopping center design.

- f) All outdoor storage and display areas must comply with ' 15-509 {Outdoor sales and display} and ' 15-510 {Outdoor storage} of City Code Article 32 - "Zoning".

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E. Building Materials.

The following building materials are prohibited on front and corner side facades:

- i. plain or painted concrete masonry units;
- ii. aluminum siding;
- iii. vinyl siding;
- iv. exterior insulating finish systems on the ground floor; or
- v. T-111 composite plywood siding.

F. Signs

All new signs must be in accordance with City Code Article 32 - “zoning” and the Signs chapter of this Design Manual.

G. Industrial Adjacency

Should the property be adjacent to industrially zoned land or designated City Truck Route, placement of main entrances, windows, loading/service areas and appropriate buffers shall be assessed as part of design review.

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C-4 District.

Scope.

This section establishes design standards for the following in a C-4 district as defined under Title 4, Section 405 of the City Code Article 32 - “Zoning”.

These standards do not apply to interior remodeling.

Administrative design review exceptions.

An administrative design review exception to these standards can be granted as provided in 4-409 of City Code Article 32 - “Zoning”.

Design Guidelines.

A. Facade articulation.

- a) The following standards for facade articulation apply to:
 - b) all facades that face a street (other than an alley); and
 - c) the facade at which the building entrance is located.
- d) Buildings with facades over 100 feet wide must incorporate wall projections or recesses, or changes in wall plane, a minimum of 2 feet in depth at least every 75 feet.
- e) The design of accessory buildings, such as security kiosks, maintenance buildings, and outdoor equipment enclosures, must be incorporated into and be compatible in design concept with the overall design of the project and the main buildings on the site.
- f) The ground floor of commercial buildings must be at least 12 feet high, as measured from grade to the bottom of the second floor

B. Entrances and Site Layout.

- a) Public entrances and primary building elevations must face public streets or private drives. The main entrance to a building must be well defined.
- b) The parking lot shall not be the dominant visual element of the site when viewed from the primary roadway.
- c) Large expansive paved areas are prohibited between the street and the building. Smaller, multiple lots that are separated by landscaping and buildings or that are placed behind or beside buildings are required.
- d) All outdoor storage and display areas must comply with ' 15-509 {Outdoor sales and display} and ' 15-510 {Outdoor storage} of City Code Article 32 - “Zoning”.

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C. Security screens and grilles.

- a) Enclosures and coverings for security screens must be as inconspicuous as possible and designed to blend in with the rest of the building.
- b) Exterior security screens and grilles must be made of a dark material or painted a dark color.
- c) Security screens and grilles in front of store front windows must be opened or removed when a business is open.
- d) Fixed security screens and grilles for store front windows must be located on the inside of the windows.
- e) Exterior components of security systems must be as inconspicuous as possible.

D. Prohibited building materials.

The following building materials are prohibited on front and corner side facades:

- i. plain concrete block;
- ii. exterior insulating finish system panels on the ground floor;
- iii. vinyl

E. Signs

All new signs must be in accordance with City Code Article 32 - “zoning” and the Signs chapter of this Design Manual.

F. Industrial Adjacency

Should the property be adjacent to industrially zoned land or designated City Truck Route, placement of main entrances, windows, loading/service areas and appropriate buffers shall be assessed as part of design review.

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C-5 District.

Scope.

- a) This section sets design standards for all new construction and additions in the C-5 Districts and all substantial modifications of the facade of a structure in the C-5 District as defined under Title 4, Section 405 of the City Code Article 32 - “Zoning”.
- b) These standards do not apply to interior remodeling.
- c) The following streets are designated primary streets within the boundaries of the C-5 District:
 - i. Baltimore Street;
 - ii. Charles Street;
 - iii. Pratt Street;
 - iv. Howard Street; and
 - v. Eutaw Street.
- d) All streets within the C-5 District that are not designated primary streets are secondary streets.

Administrative design review exceptions.

An administrative design review exception to these standards can be granted as provided in ' 4-409 of City Code Article 32 - “Zoning”.

Design Guidelines.

New construction

A. Entrances and Site Layout.

- a) Primary and secondary Streets.
 - i. structures located on primary streets must maintain a public entrance that fronts on the primary street. Public entrances must be emphasized.
 - ii. The ground floor of the structures must be at least 14 feet high, as measured from grade to the bottom of the second floor.
- b) For buildings fronting on Pratt Street:
 - i. Refer to the *Pratt Street Design Guidelines* (appendix A)

B. Façade Transparency.

- a) Primary Streets - All buildings fronting primary streets in the C-5 district, except as otherwise provided in this subsection:

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- i. The ground floor, as measured from grade to the bottom of the second floor, must maintain a transparency of at least 60%;
- ii. Windows must be constructed of clear or lightly tinted glass;
- iii. Tinting above 20% or reflective glass is prohibited; and
- iv. Windows must begin within 3 feet of grade.
- v. For buildings fronting on Pratt Street, Refer to the *Pratt Street Design Guidelines* (appendix A)

b) Primary Streets - in the C-5-IH and C-5-DE Subdistricts:

- i. The ground floor, as measured from grade to the bottom of the second floor, must maintain a transparency of at least 70%;
- ii. Windows must be constructed of clear or lightly tinted glass;
- iii. Tinting above 20% or reflective glass is prohibited; and
- iv. Tindows must begin within 3 feet of grade;

c) Primary Streets - All buildings fronting Pratt Street,

- i. Refer to the *Pratt Street Design Guidelines* (appendix A)

d) Secondary Streets - Except as otherwise provided in this subsection:

- i. The ground floor, as measured from grade to the bottom of the second floor, must maintain a transparency of at least 50%;
- ii. Windows must be constructed of clear or lightly tinted glass;
- iii. Tinting above 20% or reflective glass is prohibited; and
- iv. Windows must begin within 3 feet of grade.

e) Secondary Streets - In the C-5-IH and C-5-DE Subdistricts:

- i. The ground floor, as measured from grade to the bottom of the second floor, must maintain a transparency of at least 70%;
- ii. Windows must be constructed of clear or lightly tinted glass;
- iii. Tinting above 20% or reflective glass is prohibited; and
- iv. Windows must begin within 3 feet of grade

C. Public way requirements.

a) Primary streets.

- i. Within the public right-of-way adjacent to the development, special finishes are required as part of the streetscape design.
- ii. Where a streetscape Master Plan exists, the streetscape design must be coordinated with that Master Plan.
- iii. Mechanical ventilation equipment, ducts, or grilles must be sited and screened so that they are not visible from primary streets.

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- b) Secondary streets.
- i. Within the public right-of-way adjacent to the development, special finishes are required as part of the streetscape design established by the Director of Planning. These include coordinated special paving, design treatments for pedestrian-level street lighting, and street furniture.
 - ii. Where a streetscape master plan exists, the streetscape design must be coordinated with that master plan.
- c) Harbor promenade.
- i. Within certain areas of the C-5-DC, C-5-IH, and C-5-DE Subdistricts, a harbor promenade is required. (The applicable areas are shown on the Zoning Map for the Waterfront Overlay Zoning District.) New development in these areas must comply with Title 12, Subtitle 9 - Waterfront Overlay Zoning District of City Code Article 32 - “Zoning”.
- d) Open space plazas.
- i. Public open space plazas are permitted within the C-5 District.
 - ii. Plazas must be designed to be accessible from adjoining buildings and for generally unobstructed pedestrian circulation throughout the plaza.
 - iii. Visibility into the plaza shall not be entirely blocked by structures.
- e) Parking and access.
- i. Accessory parking lots of up to 15 parking spaces not located on a primary street are permitted. off-street parking areas must be effectively screened from public streets and adjacent properties . screening must consist of a solid masonry wall or combination masonry wall and metal grille fence, not less than three feet in height.
 - ii. Parking garages located in the C-5 District must include active ground-floor uses, whether residential or non-residential uses, along a minimum of 50% of the ground floor when adjacent to a street (other than an alley). On primary streets,70% of a ground-floor facade must be faced with active ground-floor uses, whether residential or non-residential.
 - iii. New curb cuts are prohibited on primary streets.
 - iv. Along Pratt Street:
 - parking garages as principal uses are prohibited;
 - vehicle entries to parking garages are prohibited; and
 - no exposure to garage decking is permitted.
 - all parking garages must be faced with active ground-floor uses, whether residential or non-residential.

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- f) Special building heights.
 - i. Structures fronting on Howard Street within the C-5-HS Subdistrict and along Howard Street from Clay to Baltimore Streets in the C-5-DC Subdistrict must be setback at least 25 feet from the property line at a point above grade that is no more than the average height of the buildings fronting on the subject blockface.
 - ii. Structures fronting on Redwood Street within the C-5-TO Subdistrict must be set back at least 25 feet from the property line beginning at 125 feet above grade.
 - iii. Along pratt street, refer to the *Pratt Street Design Guidelines (Appendix A)*

- g) View protection.
 - i. Skyways and street bridges are prohibited in the C-5 District, except for hospital uses.
 - ii. For hospital uses, skyways and street bridges require conditional use approval.

D. Substantial Rehabilitation

- a) Exterior Walls (front, side and rear)
 - i. All of the exterior walls of all structures located in the C-5 district are included in this requirement.
 - ii. All exposed and visible surfaces must be repaired, cleaned or painted to present an acceptable appearance.
 - iii. All defective structural and decorative elements of building fronts and sides abutting streets must be repaired or replaced in a workmanlike manner to match as closely as possible the architecture of that building. Any damaged, sagging, or otherwise deteriorated storefront, sign, show window, or entrance must be repaired or replaced.
 - iv. all miscellaneous unused elements on the exterior walls of the structures as empty electrical boxes, conduits, pipes, unused sign brackets, etc., must be removed.
 - v. All exterior walls that have not been wholly or partially resurfaced or built over must be repaired and cleaned or painted in an acceptable manner. Brick walls must be pointed where necessary to match the existing bond. Painted masonry walls must have loose material removed and be painted a single color except for trim or decorative details that may be another color. Surfaces must be painted with products, and employ application methods, that will prevent early deterioration. Patched walls must match the existing adjacent surfaces as to materials, color, bond, and joining. Cleaning of masonry walls by means of sandblasting is not permitted.

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- vi. all stucco surfaces must be cleaned and repaired. repaired and new stucco surfaces must have a continuous and even finish, with no patching visible.
- vii. metal siding is limited to the street level and shall not cover more than 25% of the total front. The metal must be of sufficient gage, thickness and finish quality to prevent denting, scratching, and discoloration through normal wear and tear.
- viii. all cornices, upper-floor windows, and all other portions of a building containing metal or wood trim must be made structurally sound. Rotten, rusted, or weakened portions must be restored, where feasible, or replaced to match as closely as possible the original architecture. All exposed metal or wood must be painted or stained, or otherwise treated for protection. The removal of cornice work, without prompt replacement of approved design, is not permitted.
- ix. no new mechanical equipment such as exhaust fans, vents and air conditioning units is allowed to project through building fronts or sides facing streets unless suitably concealed.

b) Roofs

- i. television and radio antennae must be located so as to be as inconspicuous as possible from the sidewalk across the street.
- ii. rooftop mechanical equipment must be located far enough back from the edge of the roof so that it cannot be seen from the sidewalk across the street, either in front or to one side of the building. Functional equipment may be retained until major repair or replacement of the equipment becomes necessary, at which time it shall be repositioned as above. All mechanical equipment must be painted a color compatible with the color of the front of the building upon which it rests to minimize visibility.
- iii. any new mechanical equipment placed on a roof must be located so as to be hidden from the streets, and to be as inconspicuous as possible from other viewpoints. New equipment must be screened with suitable elements of a permanent nature and finished so as to be compatible with the rest of the building. Where such screening is unfeasible, equipment must be in a neat, presentable manner and must be painted in such a manner as to minimize its visibility.

c) Windows

- i. Windows not in the front or side of the buildings must be kept properly repaired, or with Fire Department approval, may be closed. If closed, their sills, lintels, and frames must be removed and the opening properly closed to match the material, design, and finish of the adjacent wall, or other solution satisfactory to the Department of Planning.
- ii. All broken and missing windows must be replaced with glass or approved clear plastic glazing.

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- iii. window openings in upper floors of the front and all visible sides of the building shall not be filled, boarded up, or covered by any signs. Windows in upper floors may be backed by suitable curtains, blinds, interior wood shutters, or other approved materials. Window glass at any floor must not be painted over entirely.
- iv. All of the windows in a single façade must be of matching design. All window openings must have the same height and width they did at the time that the wall in which they are located was originally built. Filling in these openings at the top, bottom, or sides is not permitted. The following additional requirements apply to all new windows:
 - all windows must have frames, sash, and mullions of a material, design, and color appropriate to the architecture of the building.
 - All windows, frames, and mullions must be kept in good repair and properly painted.
 - The lintels over windows must be preserved or restored. Rotten wood lintels must be replaced with steel lintels concealed behind a wood facing. Brick arch work and stone lintels must be restored.
 - Installation of exhaust fans, vents, and air conditioning units in front windows is not allowed; however, where there is no other alternative, the unit may be permitted if it is painted in a color that makes it as inconspicuous as possible or is otherwise suitably screened.

d) Storefronts

- i. A storefront, as a part of a building façade, includes:
 - The building face and the entrance area leading to the door; and
 - The door, sidelights, transoms, show windows, display platforms, and devices including lighting and signing that can be seen from the exterior of the structure.
- ii. All elements of the storefront, including marquees, awnings, show windows, entrances, signs, lighting, sun protection, security grilles, etc., must be compatible with the architecture of the building. All these elements must be located no higher than one inch below the second-story window sill line. New metal awnings are not permitted.
- iii. All broken, rotten, or damaged elements must be removed and replaced with elements that are compatible with the architecture of the building. All damaged, sagging, or otherwise deteriorated storefronts, show windows, or entrances must be repaired or replaced. “Patching” or layering materials one on top of the other is not permitted. Damaged parts must be replaced in a manner that is undetectable.
- iv. Any time that sign panels covering or replacing store cornices are removed, the cornice must be restored or replaced.

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- v. Materials used on storefronts must be compatible with the architecture of buildings in the Renewal Area as well as other materials used on the building itself. Other factors such as durability, ease of maintenance, and historical compatibility of materials must be considered. Material not approved by the Department is not permitted for any future use. All those now in use must be kept in good repair or must be removed.

e) Soft awnings

- i. Existing retractable awning boxes or fixed awning hardware on storefronts must be reconditioned to accommodate a new awning that must be compatible with the building design. Torn, frayed, faded, or dirty awnings must be reconditioned, repaired, cleaned, or replaced.
- ii. Awnings must not prevent vehicular movement at the curb or interfere with improvements in the public right-of-way such as streetlights, landscaping, and street furniture. Awnings must not be lower than 8 feet above the sidewalk, must be at least 1 foot inside the curb, and must otherwise conform with the provisions of City Ordinances.

f) Security screens

- i. Security screens, grates, bars and grilles must be designed to be as inconspicuous as possible. Enclosures and housings for security grilles and screens must be painted and compatible with the architecture of the storefront and the façade or hidden from view as an integral part of a sign or awning. All screens and grilles must be totally opened or removed during the normal business hours. Signs or product advertising are not permitted on grilles or grille housings.
- ii. Solid or permanently enclosed or covered storefronts or painted show windows or show windows replaced by solid materials are not permitted unless treated architecturally as an integral part of the building façade and compatible with these standards. Where the window treatment of the first floor is to be modified, these new window openings must not be smaller in size than the openings of the second or third floor windows. These new windows must be compatible with the upper windows in the structure.

g) Doorways and Entrances

- i. In cases where there are doorways to buildings that are not incorporated in the storefront, the character of the original doorway must be preserved, where possible. The original style of these doorways, if possible, must be incorporated into the design of the remodeled storefront. The following additional requirements apply to all doorways and entrances:
 - Storm and screen doors and hardware visible from the outside must be compatible with entrance doors.

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- Any grilles, bars, and grates covering doors or windows must be designed to be compatible with the architecture of the building and the neighboring structures.
- Where steps or stoops are required at a doorway or entrance, they must be designed to match the original design. In cases where there are more than 2 risers, the steps or stoops must be provided with railing of compatible design.
- Doorways and entrances must be designed with consideration for the needs of the handicapped and the elderly.

a) The Renewal Plan

- i. The Renewal Plan encourages the use of adjacent footways for sidewalk (outdoor table service) with or without awnings, where accessory to a restaurant use. A clear walkway of not less than 6 feet in width must be maintained in accordance with provisions of City Ordinances.

h) Signs

- i. All new signs must be in accordance with City Code Article 32 - “zoning” and the Signs chapter of this Design Manual.

i) Lighting

- i. Exterior lighting is limited to lighting fixtures designed to be in harmony with the character of the buildings and the street. These fixtures must be mounted in the entrance ways or on the front façade of the building. Flood lighting, concealed above the shopfront cornice, may be used to light the side of buildings except where the upper floors are in residential use. Lighting of shops will be encouraged during the evening hours at times agreed upon by the merchants.
- ii. Lighting of the façades of the buildings may be accomplished with projecting fixtures at the roofline or at shopfront cornice line. These fixtures be inconspicuous and compatible with the building architecture and project no more than 24 inches from the face of the building.
- iii. All lighting and electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches, and panel boxes must be concealed from view.
- iv. The following lighting methods are not permitted for signs and buildings:
 - Exposed fluorescent lighting.
 - Exposed quartz or mercury vapor lamps.
 - Exposed incandescent lamps other than low wattage, purely lighting and neon as provided for herein.
 - Box signs are not allowed above storefront level.

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j) Rear Yards

Where a front, side, or rear yard exists or is created through the demolition of structures, the open areas must be treated in a manner consistent with the following standards.

i. Enclosure of Yards.

A rear yard may be enclosed along the side and rear property lines by a solid masonry wall or metal grille fence compatible with the architecture of the rear walls of the building. Solid doors or gates may be used to the extent necessary for access and delivery. These walls must not be less than 3 feet in height. Use of barbed wire or broken glass on top of walls is not permitted. Solid masonry walls must be used where fronting on public streets and adjacent properties.

ii. Provision of Parking Area.

A rear yard may be used as a parking or loading area providing that it is properly screened, paved, illuminated, and maintained. A sign, not exceeding 2 square feet in area, may be used to identify and control parking and loading. The owner of the building is responsible for maintenance of the parking area in a neat and clean manner. No storage of trash containers is allowed in this area except when housed in permanent enclosures of acceptable design.

k) Off-Street Parking

- i. off-street parking areas must be visually screened from public streets and adjacent properties.
- ii. All parking facilities must be effectively screened. When fronting on public streets and adjacent properties, screening must consist of a solid masonry wall or combination masonry wall and metal grille fence, not less than 3 feet in height. Screening must be maintained in good condition and must be designed and placed so as not to obstruct vehicle sight distances at entrances and exits.
- iii. All exterior (surface) parking areas must be paved with a hard, dust-free, and must be properly illuminated, and maintained in a neat and clean manner.

l) Off-Street Loading, Storage, and Service

- i. Where permitted by City Code Article 32 - "Zoning", front, side, or rear yards may be used for loading, storage, or service. In addition to any requirements of the Zoning Code, these areas must be appropriately screened from all adjacent streets, alleys, and properties. Screening must consist of a solid masonry wall or metal grille fence at least 3 feet in height.

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- ii. All yards used for loading and vehicle storage and service must be provided the proper ingress and egress to a public street or alley by means of access drives and aisles. These drives and aisles must be consistent with the use of the property and must not be excessive in size.
- iii. A sign not exceeding 2 square feet in area may be used to identify and control loading and service areas.

m) Refuse Storage

- i. All outdoor refuse storage areas and dumpsters on private property must be screened from the view of adjacent properties and public rights-of-way, and no dumpsters or rubbish containers shall be exposed at the fronts of buildings. Screening may consist of a masonry wall or metal fence, or combination not less than 5 feet in height. Trash storage areas must be maintained in a neat and clean manner at all times.

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5. Specific District Design Standards

Industrial Districts.

In OIC and BSC Districts.

Scope.

This section sets design standards for campus developments within the OIC and BSC Districts that qualify under Title 4, Section 405 of the City Code Article 32 - "Zoning".

Administrative design review exceptions.

An administrative design review exception to these standards can be granted as provided in ' 4-409 of City Code Article 32 - "Zoning".

Design Guidelines.

A. Facade articulation and reduction of mass and scale.

- a) The following standards for facade articulation and reduction of mass and scale apply to:
 - (i) all facades that face a public street; and
 - (ii) in those cases where the building is oriented toward the interior of the site, the facade where the building entrance is located.
- b) All facades must have at least 2 of the following architectural features to avoid the appearance of blank walls:
 - i. change in plane of at least 1 foot;
 - ii. windows and openings; and
 - iii. to add interest to the building elevation, changes in color, texture, or material.
- c) To prevent heat and glare impacts on adjacent public streets and properties, large expanses of highly reflective wall surface material and mirror glass on exterior walls are prohibited.
- d) Buildings with facades over 100 feet wide must incorporate wall projections or recesses, or changes in wall plane, a minimum of 2 feet in depth at least every 75 feet
- e) In multi-building complexes, a comprehensive architectural concept and campus-like design must be developed and maintained. Various site components must be unified through the use of similar design features,

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construction, material and colors. Buildings within these complexes must be compatible in height and scale.

- f) The design of accessory buildings, such as security kiosks, maintenance buildings, and outdoor equipment enclosures, must be incorporated into and be compatible in design concept with the overall design of the project and the main buildings on the site.

B. Roof design.

- a) The roofline of a building shall not run in a continuous plane for more than 75 feet without changes in elevation. The roofline must be broken up by providing articulations in the facade of the building, change in the height of the roof, or change in color, material, forms, etc.
- b) Buildings should use decorative roof elements, such as projecting cornices, to enhance roof edges and define building entrances, waiting areas, transit stops, main pedestrian routes, or activity areas.
- c) Nearly vertical roofs (A-frames) and piecemeal mansard roofs (used on a portion of the building perimeter only) are prohibited.
- d) Reflective surfaces that produce glare are prohibited roof materials.

C. Site layout.

- a) Public entrances and primary building elevations must face public streets or private drives. Main entrances to the buildings must be well defined.
- b) Service doors must be recessed and integrated into the overall design of the building.
- c) The entry to office or guest facilities must face the street, with direct access to office or guest facilities from street frontages and parking areas.
- d) In multi-building complexes, a distinct visual link must be established among various buildings by using architectural or site design elements such as courtyards, plazas, landscaping, and walkways to unify the project.
- e) The parking lot shall not be the dominant visual element of the site when viewed from the primary roadway.
- f) Large expansive paved areas are prohibited between the street and the building. Smaller, multiple lots that are separated by landscaping and buildings or that are placed behind buildings are required.
- g) All outdoor storage and display areas must comply with ' 15-509 {Outdoor sales and display} and ' 15-510 {Outdoor Storage} of City Code Article 32 - "Zoning".

D. Building materials -Preferred materials.

The following are the preferred building materials for new construction of facades visible from a street (other than an alley).

- a) brick;
- b) natural or cast stone;
- c) architectural precast concrete;
- d) stucco;

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- e) high quality metal used as exterior siding or in large expanses, but only if approved as part of design review;
- f) pre-fabricated steel panels, for accent features only; and
- g) plain concrete block.

E. Building materials - Prohibited materials.

The following building materials are prohibited for exterior use in new construction:

- a) exterior insulating finish system panels;
- b) vinyl

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In I-1 District.

Scope.

This section sets design standards for campus developments within the I-1 District that qualify under Title 4, Section 405 of the City Code Article 32 - "Zoning".

Administrative design review exceptions.

An administrative design review exception to these standards can be granted as provided in ' 4-409 of City Code Article 32 - "Zoning".

Design Guidelines.

A. Facade articulation and reduction of mass and scale.

- a) The following standards for facade articulation and reduction of mass and scale apply to:
 - i. all facades that face a public street; and
 - ii. in those cases where the building is oriented toward the interior of the site, where the building entrance is located.
- b) All facades must have at least 2 of the following architectural features to avoid the appearance of blank walls:
 - iii. change in plane of at least 1 foot;
 - iv. windows and openings; and
 - v. to add interest to the building elevation, changes in color, texture, or material.
- c) To prevent heat and glare impacts on the adjacent public streets and properties, large expanses of highly reflective wall surface material and mirror glass on exterior walls are prohibited.
- d) Buildings with facades over 100 feet wide must incorporate wall projections or recesses, or changes in wall plane, a minimum of 2 feet in depth at least every 75 feet.

B. Roof design.

- a) The roofline of a building shall not run in a continuous plane for more than 75 feet without changes in elevation. The roofline must be broken up by providing articulations in the facade of buildings, change in the height of the roof, or change in color, material, forms, etc.
- b) Buildings must use decorative roof elements, such as projecting cornices, to enhance roof edges and define building entrances, waiting areas, transit stops, main pedestrian routes, or activity areas.
- c) Nearly vertical roofs (A-frames) and piecemeal mansard roofs (used on a portion of the building perimeter only) are prohibited.
- d) Reflective surfaces that produce glare are prohibited roof materials.

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C. Site layout.

- a) Public entrances and primary building elevations must face public streets or private drives. The main entrance to a building must be well defined.
- b) Service doors must be recessed and integrated into the overall design of the building.
- c) The entry to office or guest facilities must face the street, with direct access to office or guest facilities from street frontages and parking areas.
- d) All outdoor storage and display areas must comply ' 15-510 {Outdoor Sales and Display} and ' 15-511 {Outdoor Storage} of City Code Article 32 - "Zoning".

D. Building materials - Preferred materials.

The following are the preferred building materials for new construction of facades visible from a street (other than an alley):

- a) brick;
- b) natural or cast stone;
- c) architectural precast concrete;
- d) stucco;
- e) high quality metal used as exterior siding or in large expanses, but only if approved as part of design review;
- f) pre-fabricated steel panels, for accent features only; and
- g) plain concrete block.

E. Building materials - Prohibited materials.

The following building materials are prohibited for exterior use in new construction:

- a) exterior insulating finish system panels (within 3 feet of grade);
- b) vinyl.

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Transit-Oriented Development Districts

Scope.

- a) This section sets design standards for all commercial and mixed-use structures within the TOD Districts that qualify under Title 4, Section 405 of the City Code Article 32 - "Zoning".
- b) Rowhouse and multi-family dwellings are subject to the design standards of {Rowhouse and Multi-Family Dwelling and Mixed Use Design Standards} of this manual.

Design Guidelines.

A. Main entrance.

- a) Every building must provide a main entrance on the facade facing the transit station or streets leading to the transit station.
- b) The main entrance of any building must face the street. The main entrance must not be set back more than 5 feet from the front property line, unless a public seating area, plaza, or green space is approved through design review and provided in front of the building.

B. Facade articulation.

Facades over 50 feet wide must be divided into shorter segments by means of facade modulation, repeating window patterns, changes in materials, canopies or awnings, varying roof lines, or other architectural treatments.

C. Ground floor.

- a) The ground floor, as measured from grade to the bottom of the second floor, must maintain a transparency of at least 50%.
- b) Windows must be constructed of clear or lightly tinted glass. Tinting above 20% or reflective glass is prohibited. Windows must begin within 3 feet of grade.
- c) (3) The ground floor of any commercial building must be at least 12 feet high, as measured from grade to the bottom of the second floor.

D. Parking.

- a) Parking is prohibited in front of the front building line.
- b) Parking garages must include active ground-floor uses, whether residential or non-residential uses, along a minimum of 50% of the ground floor when adjoining a street (other than an alley).

E. Industrial Adjacency

Should the property be adjacent to industrially zoned land or designated City Truck Route, placement of main entrances, windows, balconies, community spaces and appropriate buffers shall be assessed as part of design review.

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Waterfront Overlay Zoning District

In general.

The W-1 and W-2 Waterfront Overlay Districts apply to all waterfront lots as shown on the zoning map as defined under Title 12, Section 902-906 of the City Code Article 32 - "Zoning". The underlying zoning district and critical area regulations (see Title 7, Subtitle 4) also apply.

Rowhouse Mixed-use Overlay District

In general.

The design standards for rowhouse dwellings in the underlying district apply to the Rowhouse Mixed-Use Overlay District as defined under Title 12, Section 1005 of City Code Article 32 - "Zoning".

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Signs

In general.

a. Applicability

The following signs are subject to the Design Standards of this Manual.

- *Any sign over 100 square feet in area;*
- *any electronic message sign;*
- *All freestanding signs, all scrolling newscast signs, and all wall signs above the ground floor in the C-5 District;*
- *Banner Signs uses as permanent wall signs.*
- *Wall Signs installed above the ground level in all districts*

b) Sign area.

Sign area is measured as provided in ' 17-302 through 17-305 of City Code Article 32 - "Zoning".

c) Sign height.

Sign height is measured as provided in ' 17-306 of City Code Article 32 - "Zoning"

Any Electronic Message Sign.

a) Must meet standards provided in 17-803 of City Code Article 32 - "Zoning".

b) Placement

- i. Signs must be affixed flat against the building wall and must not project more than 12 inches from the building.
- ii. Any sign that projects into the public right-of-way requires a minor privilege permit
- iii. Signs must not cover windows, doors, or architectural features
- iv. Freestanding messaging signs must be designed within the site context
- v. Electronic messaging signs are prohibited above the first level of the building

c) Design

- i. All materials, colors, size of components, associated lighting, freestanding walls, and site improvements associated with an electronic sign are subject to design review to be in keeping with the building or site with which they are located.

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Wall signs installed above the ground level in all districts.

Signs must meet standards provided in 17-815 of City Code Article 32 - "Zoning" and are distinct from Residential Identification Signs as provided in 17-813.

- a) Placement
 - i. Signs must be affixed flat against the building wall and must not project more than 12 inches from the building.
 - ii. Any sign that projects into the public right-of-way requires a minor privilege permit
Signs must not cover windows, doors, or architectural features
- b) Design
 - iii. All materials, colors, size of components, and associated lighting are subject to design review to be in keeping with the building or site with which they are located.
 - iv. Size and style of sign must be in keeping with the buildings architectural features.

Signs in the C-5 District.

All new signs must be in accordance with 17-815 of City Code Article 32 - "Zoning" and subject to the requirements for a minor privilege permit. In addition, the following provisions apply:

- a) Size, shape, letter style(s), colors, and method of installation of all signs must be compatible with the architecture of the building and the neighboring structures. Design of signs by graphic designers is encouraged. design drawings of all proposed signs, showing their location on the building façade, must be submitted for approval prior to fabrication and installation.
- b) Materials employed for construction of signs must be durable and weather-resistant, fabricated and installed by qualified and experienced mechanics, and maintained in good repair.
- c) Signs must be designed in a manner so that they do not interfere with important architectural details (e.g., windows, cornices, carved friezes, arches) of the building. Placement entirely on a flat portion of façade or an entirely within the confines of an opening and lined up with architectural details or elements is preferred.
- d) Upper floor signs are discouraged. However, in special circumstances, signs may be placed on upper floors if it is determined that there is no prudent means of accommodating the sign on the first floor consistent with these provisions or as special exceptions approved by the Department.
- e) "Temporary signs" may be displayed within storefront windows only, provided that these signs do not cover more than 20% of the area of the window in which they are displayed and are on display not more than 30 consecutive days.

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- f) Signs are permitted at rear entrance and delivery doors, but must not exceed 2 square feet in area and must be illuminated.
- g) Signs in the form of letters, symbols, or other graphic designs may be incorporated in awnings or included in the design of a storefront, provided that these signs are compatible with the architecture of the building and the awning.
- h) Signs may be painted on the inside surface of upper floor and storefront show windows and sign panels may be hung inside the show window. These signs must be designed to be compatible with the architecture of the façade.
- i) Signs must be incorporated in the design of the storefront and shall not project more than 12 inches except where a sign will serve to hide a security grille enclosure that exists beyond the primary surface of the building. If the storefront design includes a cornice, the sign may be incorporated in the cornice design. If a storefront cornice is not appropriate for a sign, or there is no cornice, the sign may be placed either in the store window or on a portion of the building façade above the store window/ cornice and below the sill of the second floor windows. Signs that are an integral part of the building structure and compatible with the original architecture of the building are permitted.
- j) Painted signs on building surfaces or signs made of separate cutout letters are permitted in accordance with these provisions.
- k) Flashing or moving signs other than barber poles are not permitted.
- l) One projecting sign is permitted for each establishment provided it is perpendicular to the building face.
- m) No marquees are allowed on buildings other than operating theatres or hotels. When rehabilitated, an existing marquee must be redesigned so that it is compatible with the architecture of the building.
- n) Neon tube signs are permitted above a show window and on the inside of show windows. Owners of major buildings, 6 stories or more, may request the Department's approval to install neon tube signs on upper levels in spandrel areas for identification of the building, major tenant, or major activity within the building.
- o) Flags and banners may be displayed on a temporary and permanent basis, subject to obtaining the necessary minor privilege permit, so long as the banner material is not faded, torn, or frayed, and the poles are well maintained. Banners should be displayed only from buildings at least 2 stories high and shall not be less than 10 feet above the sidewalk. All banner poles

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along one street should be set at the same angle from the horizontal plane. Banners may project up to one-third the width of the sidewalk but not more than 5 feet, whichever is greater. Provision for flags and banners must otherwise conform to the provisions of the City Ordinances.

- p) Super graphics or murals are a special form of outdoor art and must not contain advertising. The application should be appropriate to the use, activity, or theme of a building or place. Super graphics or murals must be designed by recognized professional graphic artists, artists, or designers.
- q) the Department may permit free-standing signs and sign kiosks on the sites where buildings are set back from their property lines upon the submission and approval of the site plans and sign design drawings.
- r) Roof top signs, signs above the parapet of a building, or other outdoor advertising signs painted or mounted on any structure must be in accordance with 17-814 of City Code Article 32 - "Zoning". All existing rooftop and façade mounted sign brackets and hardware must be removed. In special circumstances, certain special signs (such as those incorporating weather information) or signs announcing the name of a building will be permitted. These signs should be individually fabricated or carved letters or designed as an integral part of the building.

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Appendix

A - Pratt Street Design Guidelines

Please use the following link to view the Pratt Street Design Guidelines:

http://www.godowntownbaltimore.com/library/docs/Pratt_Street_Design_Guidelines.pdf