

URBAN RENEWAL PLAN
HIGHLANDTOWN BUSINESS AREA

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HIGHLANDTOWN BUSINESS AREA

URBAN RENEWAL PLAN

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

BALTIMORE, MARYLAND

ORIGINALLY APPROVED BY

THE MAYOR AND CITY COUNCIL OF BALTIMORE

By Ordinance No. 511

October 25, 1977

REVISIONS SINCE APPROVAL BY THE MAYOR AND CITY COUNCIL OF BALTIMORE:*

- i. Amendment No. 1, dated May 5, 1997, approved by the Mayor and City Council of Baltimore by Ordinance No. 209, dated November 11, 1997.

* Changes in the text of the Plan can be identified by the Roman Numeral which appears in the margin to the left of the revision.

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HIGHLANDTOWN BUSINESS AREA

URBAN RENEWAL PLAN

Department of Housing and Community Development
Baltimore, Maryland

A. PROJECT DESCRIPTION

1. BOUNDARY DESCRIPTION

BEGINNING FOR THE SAME AT A POINT FORMED BY THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF SOUTH ROBINSON STREET AND THE SOUTHERN RIGHT-OF-WAY LINE OF EASTERN AVENUE; THENCE RUNNING IN A SOUTHERLY DIRECTION AND BINDING ON THE EASTERN RIGHT-OF-WAY LINE OF SOUTH ROBINSON STREET TO A POINT OF INTERSECTION WITH THE NORTHERN RIGHT-OF-WAY LINE OF AN UNNAMED 10 FOOT ALLEY; THENCE RUNNING IN AN EASTERLY DIRECTION AND BINDING ON THE NORTHERN RIGHT-OF-WAY LINE OF SAID UNNAMED 10 FOOT ALLEY, CROSSING SOUTH EAST AVENUE TO A POINT OF INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF SOUTH EAST AVENUE; THENCE RUNNING IN A NORTHERLY DIRECTION AND BINDING ON THE EASTERN RIGHT-OF-WAY LINE OF SOUTH EAST AVENUE, CROSSING AND UNNAMED 10 FOOT ALLEY TO A POINT OF INTERSECTION WITH THE NORTHERN RIGHT-OF-WAY LINE OF SAID UNNAMED 10 FOOT ALLEY; THENCE RUNNING IN AN EASTERLY DIRECTION AND BINDING ON THE NORTHERN RIGHT-OF-WAY LINE OF SAID UNNAMED 10 FOOT ALLEY, CROSSING SOUTH BOULDIN STREET AND CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF SAID UNNAMED 10 FOOT ALLEY TO A POINT OF INTERSECTION WITH AN EXTENDED STRAIGHT LINE OF THE WESTERN PROPERTY LINE OF LOT 27, WARD 26, SECTION 11, BLOCK 6422; THENCE RUNNING IN A SOUTHERLY DIRECTION AND BINDING ON SAID EXTENDED STRAIGHT LINE AND THE WESTERN PROPERTY LINE OF LOT 27, WARD 26, SECTION 11, BLOCK 6422 TO A POINT OF INTERSECTION WITH THE SOUTHERN PROPERTY LINE OF LOT 27, WARD 26, SECTION 11, BLOCK 6422; THENCE RUNNING IN AN EASTERLY DIRECTION AND BINDING ON THE SOUTHERN PROPERTY LINE OF LOT 27, WARD 26, SECTION 11, BLOCK 6422, CROSSING SOUTH CLINTON STREET TO A POINT OF INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF SOUTH CLINTON STREET; THENCE RUNNING IN A NORTHERLY DIRECTION AND BINDING ON THE EASTERN RIGHT-OF-WAY LINE OF SOUTH CLINTON STREET TO A POINT OF INTERSECTION WITH THE NORTHERN RIGHT-OF-WAY LINE OF AN UNNAMED 10 FOOT ALLEY; THENCE RUNNING IN AN EASTERLY

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AND BINDING ON THE EASTERN RIGHT-OF-WAY LINE OF HAVEN STREET TO A POINT OF INTERSECTION WITH THE SOUTHERN RIGHT-OF-WAY LINE OF FLEET STREET; THENCE RUNNING IN AN EASTERLY DIRECTION AND BINDING ON THE SOUTHERN RIGHT-OF-WAY LINE OF FLEET STREET TO A POINT OF INTERSECTION WITH THE WESTERN RIGHT-OF-WAY LINE OF THE PENN CENTRAL RAILROAD (IRIS AVENUE); THENCE RUNNING IN A NORTHERLY DIRECTION AND BINDING ON THE WESTERN RIGHT-OF-WAY LINE OF THE PENN CENTRAL RAILROAD (IRIS AVENUE) TO A POINT OF INTERSECTION WITH THE SOUTHERN RIGHT-OF-WAY LINE OF EASTERN AVENUE; THENCE RUNNING IN AN EASTERLY DIRECTION AND BINDING ON THE SOUTHERN RIGHT-OF-WAY LINE OF EASTERN AVENUE TO A POINT OF INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF THE PENN CENTRAL RAILROAD (IRIS AVENUE); THENCE RUNNING IN A NORTHERLY DIRECTION AND BINDING ON THE EASTERN RIGHT-OF-WAY LINE OF THE PENN CENTRAL RAILROAD (IRIS AVENUE) TO A POINT OF INTERSECTION WITH THE NORTHERN RIGHT-OF-WAY LINE OF EASTERN AVENUE; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON THE NORTHERN RIGHT-OF-WAY LINE OF EASTERN AVENUE TO A POINT OF INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF HAVEN STREET; THENCE RUNNING IN A NORTHERLY DIRECTION AND BINDING ON THE EASTERN RIGHT-OF-WAY LINE OF HAVEN STREET TO A POINT OF INTERSECTION WITH THE NORTHERN RIGHT-OF-WAY LINE OF BANK STREET; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON THE NORTHERN RIGHT-OF-WAY LINE OF BANK STREET TO A POINT OF INTERSECTION WITH THE WESTERN RIGHT-OF-WAY LINE OF EATON STREET; THENCE RUNNING IN A NORTHERLY DIRECTION AND BINDING ON THE WESTERN RIGHT-OF-WAY LINE OF EATON STREET TO A POINT OF INTERSECTION WITH THE SOUTHERN RIGHT-OF-WAY LINE OF CHESTLE PLACE; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON THE SOUTHERN RIGHT-OF-WAY LINE OF CHESTLE PLACE TO A POINT OF INTERSECTION WITH THE WESTERN RIGHT-OF-WAY LINE OF SOUTH DEAN STREET; THENCE RUNNING IN A SOUTHERLY DIRECTION AND BINDING ON THE WESTERN RIGHT-OF-WAY LINE OF SOUTH DEAN STREET TO A POINT OF INTERSECTION WITH THE NORTHERN PROPERTY LINE OF LOT 50, WARD 26, SECTION 16, BLOCK 6312; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON THE NORTHERN PROPERTY LINE OF LOT 50, WARD 26, SECTION 16, BLOCK 6312 TO A POINT OF INTERSECTION WITH THE WESTERN PROPERTY LINE OF LOT 50, WARD 26, SECTION 16, BLOCK 6312; THENCE RUNNING IN A SOUTHERLY DIRECTION AND

BINDING ON THE WESTERN PROPERTY LINE OF LOT 50, WARD 26, SECTION 16, BLOCK 6312 TO A POINT OF INTERSECTION WITH THE NORTHERN PROPERTY LINE OF LOT 17, WARD 26, SECTION 16, BLOCK 6312; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON THE NORTHERN PROPERTY LINE OF LOT 17, WARD 26, SECTION 16, BLOCK 6312 AND CROSSING CONKLING STREET ALONG AN EXTENDED STRAIGHT LINE OF THE NORTHERN PROPERTY LINE OF LOT 17, WARD 26, SECTION 16, BLOCK 6312, TO A POINT OF INTERSECTION WITH THE WESTERN RIGHT-OF-WAY LINE OF CONKLING STREET; THENCE RUNNING IN A NORTHERLY DIRECTION AND BINDING ON THE WESTERN RIGHT-OF-WAY LINE OF CONKLING STREET TO A POINT OF INTERSECTION WITH THE SOUTHERN RIGHT-OF-WAY LINE OF AN UNNAMED 10 FOOT ALLEY; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON THE SOUTHERN RIGHT-OF-WAY LINE OF SAID UNNAMED 10 FOOT ALLEY TO A POINT OF INTERSECTION WITH THE EASTERN PROPERTY LINE OF LOT 30, WARD 26, SECTION 16, BLOCK 6313-A; THENCE RUNNING IN A NORTHERLY DIRECTION AND BINDING ON THE EASTERN PROPERTY LINE OF LOT 30, WARD 26, SECTION 16, BLOCK 6313-A TO A POINT OF INTERSECTION WITH THE SOUTHERN RIGHT-OF-WAY LINE OF AN UNNAMED 3 FOOT ALLEY; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON THE SOUTHERN RIGHT-OF-WAY LINE OF SAID UNNAMED 3 FOOT ALLEY TO A POINT OF INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF BAYLIS STREET; THENCE RUNNING IN A SOUTHERLY DIRECTION AND BINDING ON THE EASTERN RIGHT-OF-WAY LINE OF BAYLIS STREET TO A POINT OF INTERSECTION WITH THE NORTHERN RIGHT-OF-WAY LINE OF BANK STREET; THENCE RUNNING IN A WESTERLY DIRECTION TO A POINT OF INTERSECTION WITH THE WESTERN RIGHT-OF-WAY LINE OF SOUTH HIGHLAND AVENUE; THENCE RUNNING IN A NORTHERLY DIRECTION AND BINDING ON THE WESTERN RIGHT-OF-WAY LINE OF SOUTH HIGHLAND AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERN PROPERTY LINE OF LOT 36, WARD 26, SECTION 12, BLOCK 6299-A; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON THE SOUTHERN PROPERTY LINE OF LOT 36, WARD 26, SECTION 12, BLOCK 6299-A TO A POINT OF INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF AN UNNAMED 15 FOOT ALLEY; THENCE RUNNING IN A SOUTHERLY DIRECTION AND BINDING ON THE EASTERN RIGHT-OF-WAY LINE OF SAID UNNAMED 15 FOOT ALLEY, CROSSING BANK STREET AND CONTINUING ALONG THE EASTERN RIGHT-OF-WAY LINE OF SAID UNNAMED 15 FOOT ALLEY TO A POINT OF INTERSECTION

WITH AN EXTENDED LINE OF THE SOUTHERN RIGHT-OF-WAY LINE OF AN UNNAMED 20 FOOT ALLEY; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON SAID EXTENDED LINE AND THE SOUTHERN RIGHT-OF-WAY LINE OF THE UNNAMED 20 FOOT ALLEY, CROSSING SOUTH CLINTON STREET ALONG AN EXTENDED STRAIGHT LINE TO A POINT OF INTERSECTION WITH THE WESTERN RIGHT-OF-WAY LINE OF SOUTH CLINTON STREET; THENCE RUNNING IN A NORTHERLY DIRECTION AND BINDING ON THE WESTERN RIGHT-OF-WAY LINE OF SOUTH CLINTON STREET TO A POINT OF INTERSECTION WITH THE NORTHERN PROPERTY LINE OF LOT 21, WARD 26, SECTION 12, BLOCK 6298; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON THE NORTHERN PROPERTY LINE OF LOT 21, WARD 26, SECTION 12, BLOCK 6298, TO A POINT OF INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF AN UNNAMED 10 FOOT ALLEY; THENCE RUNNING IN A SOUTHERLY DIRECTION AND BINDING ON THE EASTERN RIGHT-OF-WAY LINE OF SAID UNNAMED 10 FOOT ALLEY TO A POINT OF INTERSECTION WITH THE NORTHERN RIGHT-OF-WAY LINE OF AN UNNAMED 20 FOOT ALLEY; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON THE NORTHERN RIGHT-OF-WAY LINE OF SAID UNNAMED 20 FOOT ALLEY, CROSS SOUTH BOULDIN STREET, AND CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF SAID UNNAMED 20 FOOT ALLEY TO A POINT OF INTERSECTION WITH THE EASTERN PROPERTY LINE OF LOT 36, WARD 26, SECTION 12, BLOCK 6297; THENCE RUNNING IN A NORTHERLY DIRECTION AND BINDING ON THE EASTERN PROPERTY LINE OF LOT 36, WARD 26, SECTION 12, BLOCK 6297 TO A POINT OF INTERSECTION WITH THE NORTHERN PROPERTY LINE OF LOT 36, WARD 26, SECTION 12, BLOCK 6297 TO A POINT OF INTERSECTION WITH THE NORTHERN PROPERTY LINE OF LOT 36, WARD 26, SECTION 12, BLOCK 6297; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON THE NORTHERN PROPERTY LINE OF LOT 36, WARD 26, SECTION 12, BLOCK 6297 TO A POINT OF INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF SOUTH EAST AVENUE; THENCE RUNNING IN A SOUTHERLY DIRECTION AND BINDING ON THE EASTERN RIGHT-OF-WAY LINE OF SOUTH EAST AVENUE TO A POINT OF INTERSECTION WITH AN EXTENDED LINE OF THE SOUTHERN PROPERTY LINE OF LOT 80, WARD 1, SECTION 14, BLOCK 1779; THENCE RUNNING IN A WESTERLY DIRECTION AND BINDING ON SAID EXTENDED LINE AND THE SOUTHERN PROPERTY LINE OF LOT 80, WARD 1, SECTION 14, BLOCK 1779 TO A POINT OF INTERSECTION WITH THE WESTERN RIGHT-OF-WAY LINE OF AN UNNAMED 10-FOOT ALLEY; THENCE RUNNING IN A

SOUTHERLY DIRECTION AND BINDING ON THE WESTERN RIGHT-OF-WAY LINE OF SAID UNNAMED 10 FOOT ALLEY TO A POINT OF INTERSECTION WITH THE NORTHERN PROPERTY LINE OF LOT 67, WARD 1, SECTION 14, BLOCK 1779; THENCE RUNNING IN WESTERLY DIRECTION AND BINDING ON THE NORTHERN PROPERTY LINE OF LOT 67, WARD 1, SECTION 14, BLOCK 1779, TO A POINT OF INTERSECTION WITH THE EASTERN RIGHT-OF-WAY LINE OF SOUTH ROBINSON STREET; THENCE RUNNING IN A SOUTHERLY DIRECTION AND BINDING ON THE EASTERN RIGHT-OF-WAY LINE OF SOUTH ROBINSON STREET TO THE POINT OF BEGINNING.

2. Plan Objectives

The basic goal of this Urban Renewal Plan is the revitalization of the Highlandtown Business Area in order to create a unique neighborhood retail business district with enhanced viability, attractiveness, and convenience for residents of the surrounding community and of the City as a whole. The objectives of the plan include:

- a. Establishing a positive and identifiable image for the Highlandtown Business Area;
- b. Promoting new retail business activity in the area;
- c. Establishing minimum, comprehensive design and rehabilitation standards that will enhance the business area through private investment; and
- d. Bringing about a general physical improvement of the area through coordinated public improvements.
- I e. Achieving a balance between Neighborhood Business and Community Commercial uses; and
- I f. Providing a safe and pleasant environment for consumers, merchants, and property owners.

3. TYPES OF PROPOSED RENEWAL ACTION

- I a. Property rehabilitation and new construction that shall comply with the codes and ordinances of the City of Baltimore, and the requirements set forth in this plan, and;
- b. Coordinated public improvements.

B. LAND USE PLAN

I 1. Land Uses

Only the land use categories shown on the Land Use and Zoning Map, Exhibit No. 1, shall be permitted within the project area. The use classifications are Neighborhood Business District, Community Business, Community Commercial, Light Industrial and Medium Industrial. Accessory uses, including landscaping, off-street parking and off-street loading will be permitted. In addition, certain existing uses will be permitted to continue subject to the provisions governing non-conforming uses set forth below in Section B.3.f.

I 2. Uses Not Permitted

Beginning on the effective date of this ordinance, the following uses as defined by the Zoning Ordinance for the City of Baltimore are not permitted in any location within the boundary of the Urban Renewal Plan:

- a. Adult Entertainment
- b. Amusement Arcades
- c. Bail Bond Agencies
- d. Blood Banks or Blood Purchase Centers
- e. Check Cashing Agencies
- f. Class B Bookstores and similarly oriented retail establishments
- g. Drive-in Restaurants
- h. Drug Abuse Rehabilitation and Treatment Centers
- i. Massage Parlors
- j. Palmists
- k. Parole and Probation Field Offices
- l. Pawn Shops
- m. Peep Shows
- n. Poultry and Rabbit Killing Establishments
- o. Rent-to-own Services or Sales
- p. Second Hand Stores and Rummage Shops
- q. Tattoo Parlors

The above uses are subject to the regulations governing non-compliance found in the Zoning Ordinance of the City of Baltimore.

I 3. Land Use Categories

I a. Neighborhood Business District

1. Permitted Uses

In the areas designated as Neighborhood Business districts on the Land Use and Zoning Map, uses are limited to uses permitted under the B-1 category of the Zoning Ordinance of the City of Baltimore, including Residential uses and parking, with the exception of those uses listed in Section B.2.

2. Restrictions on Size of Business

Beginning on the effective date of this ordinance, new business establishments are restricted to a maximum gross floor area of 1,000 square feet each. This restriction does not apply to a new use within an existing non-complying structure established prior to September 30, 1997.

I b. Community Business

In the area designated as Community Business on the Land Use and Zoning Map, uses shall be limited to those uses permitted under the B-2 category of the Zoning Ordinance of Baltimore City, including residential uses and parking, with the exception of those uses listed in Section B.2.

I c. Community Commercial

In the areas designated as Community Commercial on the Land Use and Zoning Map, uses shall be limited to those uses permitted under the B-3 category of the Zoning Ordinance of Baltimore City, including residential uses and parking, with the exception of those uses listed in Section B.2.

I d. Light Industrial

In the area designated as Light Industrial on the Land Use and Zoning Map, the following uses, with the exception of uses specifically prohibited in Section B.2., shall be permitted:

Light Manufacturing and related activities of a relatively nuisance-free nature, compatible with adjacent commercial and/or residential uses; warehousing and storage activities; the expansion of existing businesses in the area for additional building space; and other uses permitted under the M-1 category of the Zoning Ordinance of Baltimore City.

I e. Medium Industrial

In the area designated as Medium Industrial on the Land Use and Zoning Map, uses shall be limited to those uses permitted under the M-2 category of the Zoning Ordinance of Baltimore City and not specifically prohibited by Section B.2. of this plan.

I f. Non-Conforming Use

A non-conforming use is any lawfully existing use of a building or other structure, or of land which does not conform to the applicable use regulations of the district in which it is located according to the Zoning Ordinance of Baltimore City. Non-conforming uses shall be permitted to continue, subject to the provisions of the Zoning Ordinance of Baltimore City governing non-conformance uses.

I g. Non-Complying Use

Non-complying uses as listed in Section B.2. are permitted to remain and may be sold or transferred to the same use.

C. TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

I 1. Rehabilitation Area

The entire project area is designated for rehabilitation. Property owners will be required to undertake rehabilitation of those structures which are capable of being brought up to the rehabilitation standards.

I 2. Application of Property Rehabilitation Standards

Over and above the codes and ordinances of the City of Baltimore, the standards in Section D. Property Rehabilitation Standards shall be applied to all non-residential and multi-family properties within the project area, whether occupied or vacant.

D. PROPERTY REHABILITATION STANDARDS

I 1. Windows

i (a) Windows not visible from the street shall be kept properly repaired or, with Fire Department approval, may be closed, in which case sills, lintels and frames must be removed and the opening properly closed to match the materials, design and finish of the adjacent wall.

I (b) Replacement windows must be historically accurate, and provide, for example, true or simulated divided lites.

(c) All windows must be tight-fitting and have sashes of proper size and design. Sashes with rotten wood, broken joints or loose mullions or muntins shall be replaced. All

broken and missing windows and glass blocks shall be replaced with glass or approved plastic glazing. All exposed wood shall be repaired and painted.

- I (d) Window openings in upper floors of the front of the building shall not be filled, boarded up, or covered by any flat or projecting signs. Windows in unused areas of the upper floors may be backed by a solid surface on the inside of the glass. Window openings must not have an unkempt appearance with broken blinds or tattered curtains, and window panes must not be painted. Where window openings have been filled or partly filled, they must be reopened to match similar openings elsewhere on the same building.
- I (e) Shutters may be provided on windows above the first floor level on the front of buildings. Shutters must be painted and in good repair or must be removed or replaced. They shall be fixed to the wall by either a metal latch or a wood device or may be held permanently "open" (fastened to the wall).

I 2. Building Fronts and Sides Abutting Streets

- (a) All defective structural and decorative elements of building fronts and sides abutting streets shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of that building. All damaged, sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired or replaced.
- I (b) All cornices, upper story windows (and all other portions of a building containing wood trim) shall be made structurally sound. Rotten or weakened portions shall be removed and repaired, or replaced to match as closely as possible the original patterns. All exposed wood shall be painted or stained, or otherwise treated for protection. Wherever possible, original decoration must be restored to a like-new appearance. Cornices and brackets or other original materials too badly damaged for restorations may be replaced with similar or synthetic materials recommended by the Department of Housing and Community Development.
- I (c) Beginning on the effective date of this ordinance, paint colors for all building fronts and all building sides visible from the street must be selected from a set of colors as proposed by the Community Review Board and kept on file by the Highlandtown Merchants Association and the Department of Housing and Community Development.
- I (d) Beginning on the effective date of this ordinance, solid or permanently enclosed or covered storefronts shall not be permitted.
- (e) Adjoining buildings used by the same occupant shall be rehabilitated in a unified and harmonious manner. Each building shall be rehabilitated and repaired with materials and in a manner consistent with the original construction techniques where feasible.
- (f) All exterior front or side walls which have not been wholly or partially resurfaced or built over shall be repaired and cleaned or painted in an acceptable manner. Brick walls shall be pointed where necessary. Painted masonry walls shall have loose material removed and be painted a single color except for trim which may be another color. Patched walls shall match the existing adjacent surfaces as to materials, color, bond and joining.
- I (g) Applied facing materials shall be treated as follows: all facing materials (original and not original) shall be cleaned, repaired and painted where necessary; formstone shall be repaired where necessary and cleaned; corrugated metal may be painted with a duranodic paint or other color compatible with the building facade; and corrugated metal, formstone, aluminum and vinyl siding, metal panels, plywood, and glass block shall not be permitted in the future.

- (h) Dormer windows on roofs sloping toward the shopping street shall be treated in accordance with the same criteria as building fronts.
- (i) Existing miscellaneous elements on the building fronts, such as empty electrical or other conduits, unused sign brackets, etc., shall be eliminated.
- I (j) Sheet metal gutters and downspouts shall be repaired or replaced as necessary and shall be neatly located and securely installed. Gutters and downspouts shall be painted to match the other building front colors.
- I (k) The area around a building front must be kept clean and free of trash. Vacant buildings must be maintained and attended to regularly prevent the accumulation of trash, posters, or graffiti.

I 3. Show Windows

- I (a) A show window as a part of the building facade, as illustrated in Figure A. is defined to include:
 - (1) The glazed entrance area leading to the door; and
 - (2) The glazed door, sidelights, and transoms designed to be viewed from the public right-of-way, and/or the areas visible to the public prior to entering the interior portion of the structure.
- I (b) The postal address must be conspicuously displayed in the show window area, with the height of the numbers not exceeding six (6) inches, and applied in one of the following locations:
 - (1) Centered in the transom over the entrance, or
 - (2) Centered over the entrance.
- I (c) Temporary or permanent signs affixed or placed against the inside or outside surface of a show window must not obstruct the ability to see into or out of the business through the show window. Temporary signs must not exceed 20% of the area of the show window. The measurement of a show window for the calculation of permitted temporary or permanent signs is illustrated in Figure A.
- I (d) The total area covered by decalcomanias shall not exceed one square foot and may be affixed to show windows or entrance door windows.
- I (e) The local business association logo, whether a decalcomania or poster, may be displayed in the show window area and in a manner that is compatible with the show window design.

I 4. Security Grilles

- I (a) Exterior roll-down and scissor-style security grilles are undesirable and are discouraged within the boundaries of the Urban Renewal district. If interior grilles are impractical, exterior pull-down grilles with open grille-work are permitted.
- I (b) Screens and grilles must be compatible, harmonious and consistent with the original scale and character of the structure and must be located within thirteen feet of grade.
- I (c) Enclosures and housings for security grilles and screens and the hardware used to install the grilles must be as inconspicuous as possible and compatible with other elements of the facade.

- I (d) All exposed portions of the grille, screen or enclosure that are normally painted, and all portions that require painting to preserve, protect, or renovate the surface must be painted in a neutral color. Non-metal grilles and screens are prohibited.

5. Awnings

- I (a) Soft, retractable awnings and fixed permanent awnings are permitted over the first floor and on upper floors above windows only. The design of the awning must be compatible with the character of the building.
- I (b) Suspended light structures or drop ceilings housed within fixed or permanent awnings are not permitted. Awnings may be lit from below with wall-mounted lights.
- I (c) Awnings must be flameproofed.
- I (d) Awnings shall not project more than seven (7) feet from the building front. Fixed awnings must be kept a minimum of twelve (12) inches from the edge of the building, and shall otherwise conform with the provisions of City ordinances.
- I (e) Awnings shall terminate against the building at a height not to exceed thirteen (13) feet above the pavement, or one inch below the second floor window sill, whichever is lower.
- I (f) Awnings with permanent or inlaid lettering are considered signs. The area of the awning with permanent or inlaid lettering must be no more than ten (10) square feet. Primary lettering must not exceed six (6) inches in height. Illustrations or graphics other than lettering must not exceed twenty (20) percent of the total sign area, or two (2) square feet, whichever is more.
- I (g) Awnings existing as of the date of enactment of this ordinance will be allowed to remain. Any new or replacement awning is required to comply with these standards.

6. Rear and Side Walls

I Rear and side walls where visible from the street shall be repaired and painted where necessary to present a neat and fresh appearance. Paint colors must match those used on the building front based on a palette of colors proposed by the community review board and kept on file by the Highlandtown Merchants Association and the Department of Housing and Community Development. Rear walls shall be painted to cover evenly all miscellaneous patched and filled areas or be stuccoed to present an even and uniform surface.

7. Roofs

- (a) Chimneys, elevator penthouses or any other auxiliary structures on the roofs shall be repaired and cleaned as required for rear and side walls. Any construction visible from the street or from other buildings shall be finished so as to be harmonious with other visible building walls.
- (b) Any new mechanical equipment placed on a roof shall be so located as to be hidden from view from the shopping streets, and to be as inconspicuous as possible from other viewpoints. New equipment shall be screened with suitable elements of a permanent nature, finished so as to harmonize with the rest of the building. Where such screening is unfeasible, equipment shall be installed in a neat, presentable manner, and shall be painted in such a manner as to minimize its visibility.
- (c) Television and radio antennae shall be located so as to be as inconspicuous as possible.

(d) Roofs shall be kept free of trash, debris, or any other element which is not a permanent part of the building or a functioning element of its mechanical or electrical system.

I (e) Cellular phone towers and panels, satellite dishes, and similar communications equipment must be located so as to be hidden, as much as possible, from the street and/or designed to be as inobtrusive as possible.

8. Auxiliary Structures

Structures at the rears of buildings attached or unattached to the principal commercial structure which are structurally deficient, shall be properly repaired or demolished.

9. Rear Yards

Where a rear yard exists or is created through the demolition of structures, the owner shall condition the open area in one of two ways as outlined below.

(a) Enclosure of Yards

A rear yard may be enclosed along side and rear property lines by a masonry wall, consistent and harmonious in design with the rear walls of the building. Solid doors or solid gates may be used to the extent necessary for access and delivery. Such walls must not be less than five feet nor more than five feet six inches in height. Use of barbed wire or broken glass on top of walls shall not be permitted.

(b) Provision of Parking Area

An unenclosed rear yard may be used as a parking or loading area providing that it is properly paved, illuminated and maintained. A sign not exceeding six (6) square feet may be used to identify and control parking and loading. The building occupant shall be responsible for maintenance of the parking area in a neat and clean manner. No storage of trash containers shall be allowed in this area except when housed in permanent structures of acceptable design, or screened from view by a wall, fence, planting, etc.

10. Signs

I (a) Flat signs must be composed of backlit raised, pin-set, individual letters, and blade signs are subject to the provisions in Section D.10.L. Internally illuminated signs are not permitted. Painted signs on building surfaces, or the use of separate cutout letters, must be compatible with the historic and architectural character of the property and relationship to other properties in the Urban Renewal district.

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

I (c) Flat signs shall be placed parallel to the building face and shall not project more than 12" from the surface of the building. The flat sign must not be larger than 30" in height and 12 feet in length. In the case of corner properties, each facade is to be calculated separately as to size allowed for each. Primary lettering must not exceed twelve 12" in height and secondary lettering must not exceed 5" in height. Any subordinate graphic must not exceed 10% of the total sign area. Examples are in Figure B.

I (d) Signs may be lit with traditional goose neck fixtures, recessed lighting in storefront alcoves, and within projecting storefronts or cornices. Examples are shown in Figure C.

- 1 (e) Flat signs shall terminate no higher than the bottom of the second story window where windows exist, or 13 feet above grade level, whichever is lower. Architectural or historical elements of a building front may not be removed to accommodate the placement of signs, nor may any flat sign cover or obstruct upper floor windows.
- 1 (f) Lettering applied to ground floor show windows or entrance doors must be limited to an area not larger than 6 square feet, and shall not exceed two and one-half (2-1/2) inches in height, and the text limited to identification of the business.
- 1 (g) Marquees or projecting signs shall not be placed on any portion of any building other than existing, operating theaters. Any marquee on property no longer functioning as a theater may be retained, as long as the marquee continues to relate to the original theater facade.
- 1 (h) Non-illuminated secondary signs shall be permitted for tenants occupying the upper floors of a building. Such signs shall not exceed two (2) square feet in area and shall not project more than one inch beyond the surface of the building, nor shall they be placed higher than 10 feet above grade level in a location that relates to the entrance of the second floor tenant.
- 1 (i) Roof top signs, or signs above the parapet of a building, except as otherwise herein provided, shall not be permitted.
- 1 (j) Permanently painted or inlaid signs on cloth awnings are permitted, subject to Section D.5.F.
- 1 (k) Flashing or moving signs other than barber poles shall not be permitted. Operating clocks and thermometers mounted flat against the building surface, and compatible with the overall facade design may be permitted when authorized by the Department of Housing and Community Development and reviewed by the Community Review Board.
- 1 (l) Innovative blade signs are encouraged. Wall-mounted blade signs oriented to pedestrian traffic must not exceed 8 square feet in area and must be mounted on a bracket specifically manufactured for that purpose. Primary lettering must not exceed 6" vertically and secondary lettering must not exceed 4" vertically. Graphics areas on blade signs must not exceed 50% of the total sign area. Examples are provided in Figure D.
- 1 (m) Neon signs must complement the general design of the storefront, be displayed behind the storefront glass window, and be properly scaled so that visibility into the store is maintained.
- 1 (n) Temporary or permanent signs affixed or placed against the inside or outside surface of a show window must not obstruct the ability to see into or out of the business through the show window. Temporary or permanent signs must not exceed 20% of the area of the show window.
- 1 (o) Illuminated signs existing as of the date of enactment of this ordinance will be allowed to remain until the sign or the face of the sign is replaced. Any new or replacement illuminated sign is required to comply with these standards.
- 1 (p) All signs not conforming to the above regulations shall be removed within two years from date of enactment of this ordinance. Future minor privilege permits for signs shall be issued only for those signs meeting project design criteria.
- 1 (q) No signs shall be permitted except as herein provided or as otherwise authorized by the Department of Housing and Community Development for temporary purposes not exceeding thirty days.

I 11. Murals and Other Artwork

- (a) Murals, sculpture, and monuments on private or public property are permitted.
- (b) Holiday decorations erected by a merchants' association or other group are permitted.

I 12. Off-Street Parking Requirements

Beginning on the effective date of this ordinance, religious institutions, such as churches, temples, and synagogues, must comply with the following off-street parking requirements.

One off-street parking space for each 4 seats.

This off-street parking formula does not affect existing religious institutions, or any successor religious institution at the same location.

I 13. Drive-in or Pick-up Services

Drive-in or pick-up service windows shall be approved only on a limited basis. The design of these uses must be such that entrances and exits do not impede the flow of pedestrian traffic or compromise pedestrian safety. No drive-in or pick-up entrances or exits shall be placed on Eastern Avenue or Conkling Street.

I 14. Awnings and Illuminated Signs

Awnings and illuminated signs existing as of the date of enactment of this ordinance will be allowed to remain. Any new or replacement awning or illuminated sign is required to comply with these standards.

15. Period of Compliance

I (a) Vacant Buildings

Buildings that are vacant on the effective date of this ordinance must meet the requirements of this Urban Renewal Plan by October 1, 1998.

I (1) The work necessary to meet the requirements of this Urban Renewal Plan shall be completed within two (2) years from the effective date of this plan, unless specifically outlined elsewhere in this plan. No work, alterations or improvements shall be undertaken after enactment of this plan which do not conform with the requirements herein.

I (b) Owners of occupied buildings may apply to the Department of Housing and Community Development for a 1 year extension to the compliance period. To receive an extension, the owner must submit a plan detailing how violations of the rehabilitation standards will be corrected. An application for an extension must be made at least 60 days before the 2 year compliance period expires.

(c) 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.

E. REVIEW OF REHABILITATION PLANS

I 1. There is a community review board, created to expedite the review and approval of rehabilitation and to provide local technical assistance to property owners and merchants. The community review board shall adopt by-laws within 6 months of its establishment. The community review board is composed of 8 members, designated as follows:

- a. Highlandtown Merchants Association (3 persons)
 - b. Executive director of Southeast Development, Inc. (SDI) and one other member of SDI;
 - c. Community Association representative (2 persons); and
 - d. Department of Housing and Community Development (1 person, non-voting).
 - e. Initial community association members shall be nominated to and selected by the board of Southeast Community Organization (SECO). Thereafter, the community association members shall be designated as defined in the by-laws of the community review board.
2. It shall be the responsibility of the Department of Housing and Community Development to supervise that part of this Urban Renewal Plan dealing with design, code enforcement and inspection, considering in its decision-making the recommendations of the community review board. The property owner must obtain all other applicable permits and approvals in addition to those required by this plan.
3. The role of the community review board is as follows:
- a. One or more members of the board or its designee will meet with applicants, if requested, to review the provisions of the Urban Renewal Plan prior to the applicant seeking approval from the Department of Housing and Community Development.
 - b. The community review board or its designee will provide written recommendations to the Department of Housing and Community Development on all permit applications within the renewal area which propose:
 - New construction, additions, and alterations
 - Exterior renovation and repairs
 - Changes to zoning districts or amendments to this Plan
 - Demolition of any structure
 - Replacement materials for architectural details
 - Paint colors other than those recommended by HCD
 - Security grills
 - Signs
 - Awnings
 - Murals, sculpture, and monuments
 - Drive-in or pick-up services

The board shall meet as often as required in order to provide review services within 15 working days from the date of receipt.
 - c. The board or its designee, if requested, will review applications for extensions to the compliance period for owners of occupied buildings and all waiver requests.
 - d. The board or its designee will assist the Department of Housing and Community Development in the identification and correction of violations of this Urban Renewal Plan.
 - e. The board or its designee will publish an annual report of its activities for the previous year and make recommendations for improving the implementation of this Urban Renewal Plan.
4. Designs for all improvements, modifications, repair, rehabilitation or painting concerning the exterior of the existing buildings, their yards or their show windows, and for all signs, demolition, and new construction shall be submitted to the Commissioner of the Department of Housing and Community Development and written approval by the

Department shall be required before proceeding with the work. It shall be the responsibility of the property owner or an authorized agent to secure all necessary permits in order to undertake the proposed work. The Commissioner of the Department of Housing and Community Development must review all plans for repairs, rehabilitation, new construction, and additions to existing buildings and storefronts, as distinguished from the improvements listed in Section E.3.b. 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 priorities, disposing of redevelopment land through procedures established by the Department of Housing and Community Development.

- I a. Upon receipt of permit and extension applications, the Commissioner must notify the community review board and allow the community review board 15 working days to review such applications. If written comments have not been received by the Commissioner after the 15-day review period has elapsed, it will be presumed that the proposals or plans are acceptable.
- I b. In reviewing all permit requests, the Commissioner must consider the goals of this Urban Renewal Plan, the rehabilitation standards and the recommendations of the community review board, and the following:
 - (1) All exterior materials and colors to be used on buildings and signs;
 - (2) The design of show windows and entrance area, including choice of materials and types of security devices;
 - (3) The design, methods of illumination, colors, materials, placement, and methods of suspension of signs;
 - (4) The condition of rear yard spaces and location of delivery signs.
 - (5) The design of awnings, shutters and upper floor windows; and
 - (6) The compatibility of new construction, as to scale, color, materials, and signing, and other requirements specified in Section H.
- I c. If the community review board fails to carry out its duties, the Commissioner may take over its duties following 30 days' notice to the community review board, the Highlandtown Merchants Association, and Southeast Community Organization.

I 5. Waiver

Application may be made to the Department of Housing and Community Development for a waiver to the rehabilitation standards in this Urban Renewal Plan.

- a. The applicant must describe in detail the reasons for the waiver request and the type of rehabilitation that will be completed as an alternative to the rehabilitation standards in this Urban Renewal Plan.
- b. Any waiver must not adversely affect the goals of this Highlandtown Urban Renewal Plan.
- c. Upon receipt of waiver applications, the Commissioner must notify the community review board and allow the community review board 15 working days to review waiver applications.

F. CONDITIONS UNDER WHICH PROPERTY WILL BE ACQUIRED FOR REHABILITATION BY THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

It may be necessary to acquire by purchase or condemnation, for urban renewal purposes, the fee simple interest or any lesser interest in and to properties in the project area not specifically designated for acquisition as may be deemed necessary and proper by the Commissioner of the Department of Housing and Community Development to effect the proper implementation of the project. This may include:

1. Non-salvables

Any property in areas designated for rehabilitation containing a non-salvable structure, i.e. a structure which, in the opinion of the Commissioner of the Department of Housing and Community Development, cannot be economically rehabilitated.

2. Properties not in compliance with Property Rehabilitation Standards

Any property in the project area may be acquired by the Mayor & City Council of Baltimore if 12 months have elapsed since receipt by the owner of such property of the final notice from the Health Department of Baltimore City, Fire Department of Baltimore City, and the Department of Housing & Community Development requiring with respect to such property, compliance with the provisions of any ordinance or regulation of the City of Baltimore or with the standards set forth above in Section C.2., Property Rehabilitation Standards conservation, and the requirements set forth in said notice have not been met.

G. ACTIONS TO BE FOLLOWED BY THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT UPON ACQUISITION OF PROPERTIES FOR REHABILITATION

1. Rehabilitate the property in conformance with the codes and ordinances of Baltimore City and the rehabilitation standards and objectives set forth in this plan and dispose of property in accordance with applicable regulations. If sale cannot be consummated by the time rehabilitation is accomplished, units shall be rented pending continuing sale efforts; or,
2. Sell or lease the property subject to rehabilitation in conformance with the codes and ordinances of Baltimore City and the rehabilitation standards and objectives set forth in this plan; or,
3. Demolish the structure or structures thereon and dispose of land for redevelopment for uses consistent with this plan.

H. NEW CONSTRUCTION WITHIN THE PROJECT AREA

1. Any plans for new construction (exterior rehabilitation and changes in use) on any property within the project area shall be submitted to the Department of Housing and Community Development for review. Upon finding that the proposed plans are consistent with the objectives of the Urban Renewal Plan and with the standards set forth in Section D. and in this section, and after reviewing the recommendations of the community review board, the Commissioner of the Department of Housing and Community Development shall authorize the processing of the plans for issuance of a building permit. The provisions of this section are in addition to, and not in lieu of, all other applicable laws and ordinances relating to new construction.
 - a. In order to maintain the walkable, urban quality of the district, new buildings must be constructed at the front property line along the entire length of Eastern Avenue, Highland Avenue and Conkling Street. Establishments with pick-up services must not interrupt the streetscape of Eastern Avenue or Conkling Streets by introducing new curb cuts in midblock. These standards are intended to preserve the integrity of

the street and to prevent development that would be in conflict with the goals of this Urban Renewal Plan.

- 1 b. New buildings must be designed with a facade that is consistent with the storefront designs in the district. The building front must include glass fronted show windows on the first level, a main entrance, and, when appropriate, upper story windows. Side walls visible from public streets must have windows and other detailing.
- 1 c. Exterior building materials are limited to brick, masonry, or stucco and appropriate trim materials.
- 1 2. Parking lots shall be paved with a hard, dust-free surface and shall be properly illuminated. Parking lots, except those in rear yards Section D.9.b. must be screened from all adjacent streets by dense planting strip on the outside of a masonry screening walls, or a high-quality ornamental metal fence, at least 48 inches high, but not more than 60" high. Signs identifying points of ingress and egress shall not be more than 6 square feet, and shall carry no message other than the identification of the lot
3. All applications for demolition permits shall 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 urban renewal plan and therefore denies the issuance of the permit, he shall, within 90 days of such denial, seek approval of the Board of Estimates to acquire for and on behalf of the Mayor and City Council of Baltimore the property, in whole or in part on which said demolition was to have occurred by purchase, lease, condemnation, gift or other legal means for the renovation; rehabilitation and disposition thereof. In the event that the Board of Estimates does not authorize the acquisition, the Commissioner shall without delay, issue the demolition permit.

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

I 1. Zoning

All appropriate provisions of the Zoning Ordinance of Baltimore City shall apply to properties within the project area. No zoning district changes are proposed by this plan. Existing Zoning Districts are indicated on Exhibit No. 1, Land Use and Zoning Map.

2. Reasons for the Various Provisions of this Plan

- a. Existing land uses within the project area are predominantly commercial.
- b. Structures proposed for rehabilitation are basically sound and appropriate for commercial use.
- c. Plan objectives can best be achieved by rehabilitation for commercial use.

J. DURATION OF PROVISIONS AND REQUIREMENTS

The provisions and requirements of this plan shall be in effect for a period of not less than twenty (20) years following the date of the approval of this plan by the Mayor and City Council of Baltimore.

K. PROCEDURES FOR CHANGES IN APPROVED PLAN

1. The Urban Renewal Plan may be amended from time to time upon compliance with the requirements of law, provided that prior to passage of any ordinance amending the Plan, a public hearing shall be held.

- I 2. The Department of Housing and Community Development shall submit to the community review board, or its successor, for its review and comments, all proposed amendments to the Urban Renewal Plan no later than four weeks prior to introduction by the Department of Housing and Community Development. Response should be made no later than three (3) weeks after they have been submitted to the community review board, or its successor; otherwise, it is presumed that the proposed changes are satisfactory. Prior to the passage of any ordinance amending the Urban Renewal Plan, a public hearing shall be held and the community review board, or its successor, shall receive at least ten (10) days prior to such hearing, written notice of the time and place of such hearing.
- I 3. The community review board may propose amendments to this ordinance. It is recommended that a review of the Urban Renewal Plan take place no less than every three years. Any proposed amendment must be presented at a public meeting.

L. SEPARABILITY

In the event it be judicially determined that any word, phrase, clause, sentence, paragraph, section or part in or of this plan or the application 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.

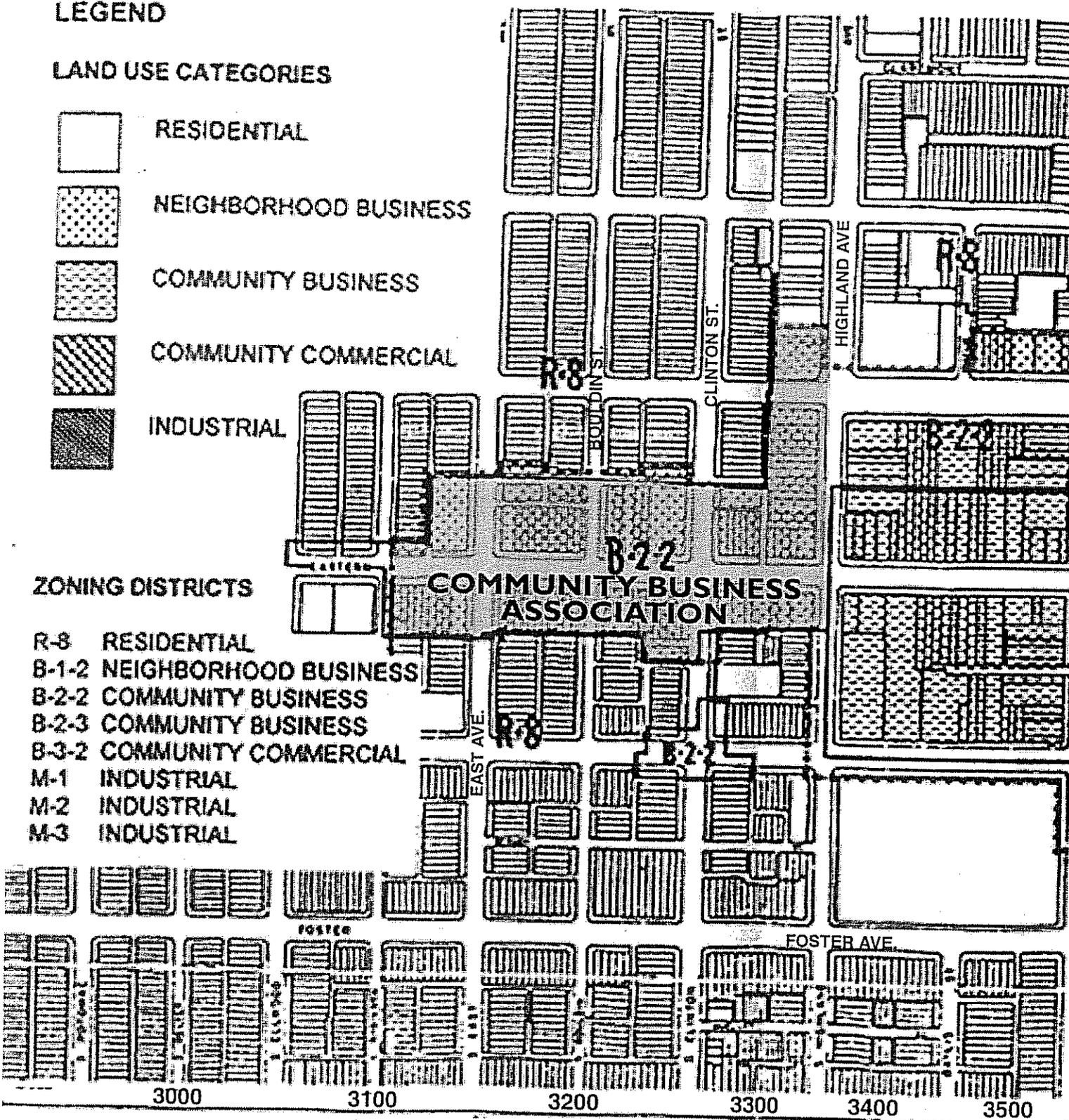
LEGEND

LAND USE CATEGORIES

-  RESIDENTIAL
-  NEIGHBORHOOD BUSINESS
-  COMMUNITY BUSINESS
-  COMMUNITY COMMERCIAL
-  INDUSTRIAL

ZONING DISTRICTS

- R-8 RESIDENTIAL
- B-1-2 NEIGHBORHOOD BUSINESS
- B-2-2 COMMUNITY BUSINESS
- B-2-3 COMMUNITY BUSINESS
- B-3-2 COMMUNITY COMMERCIAL
- M-1 INDUSTRIAL
- M-2 INDUSTRIAL
- M-3 INDUSTRIAL



HIGHLANDTOWN BUSINESS AREA

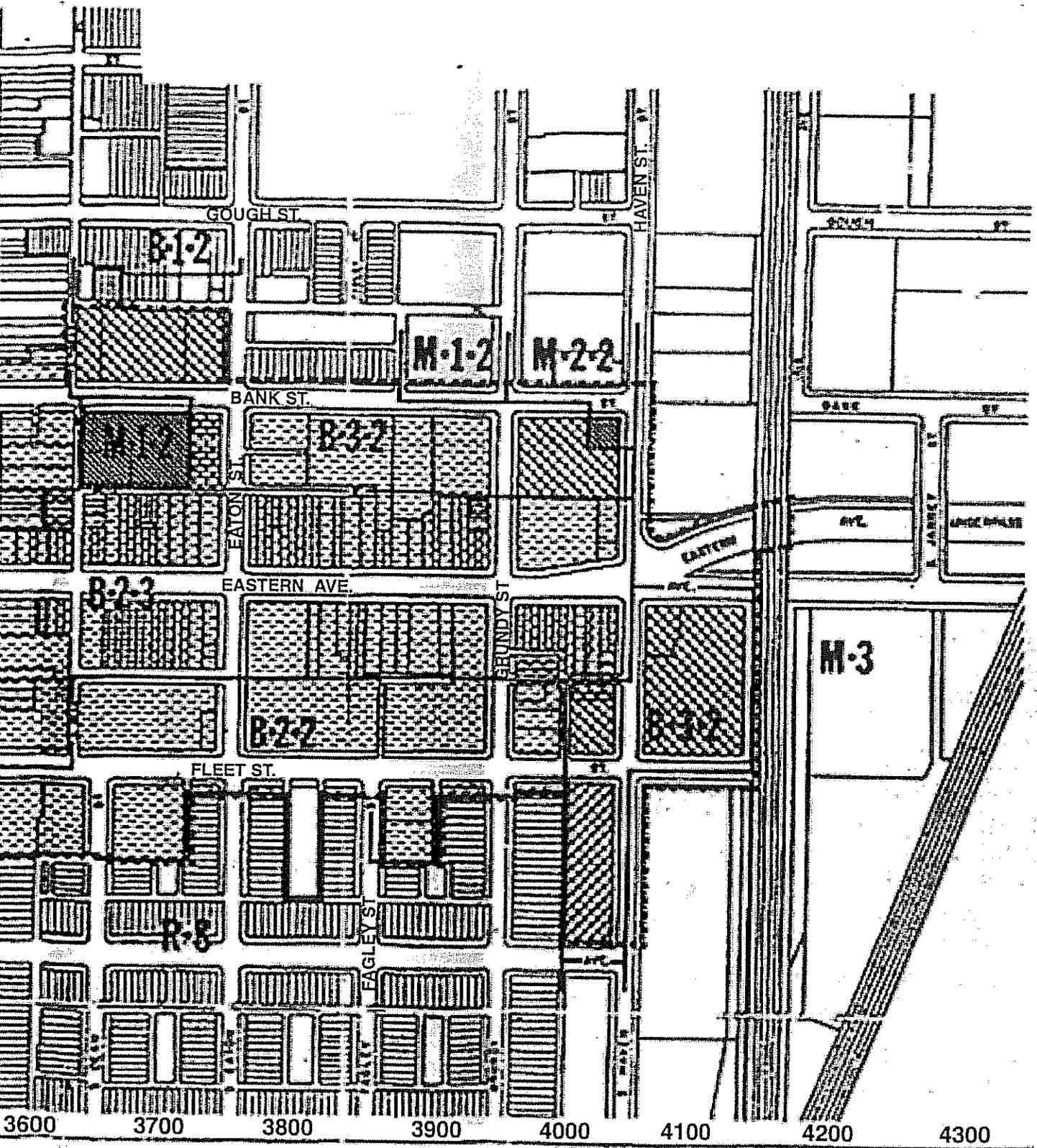
URBAN RENEWAL PLAN AMENDMENT

LAND USE AND ZONING MAP

PREPARED BY AB ASSOCIATES

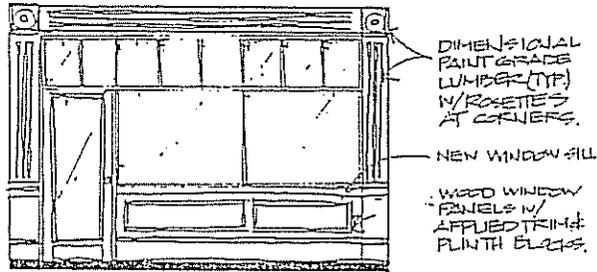


URBAN RENEWAL
DISTRICT BOUNDARY



47197

ALBUQUERQUE, NEW MEXICO

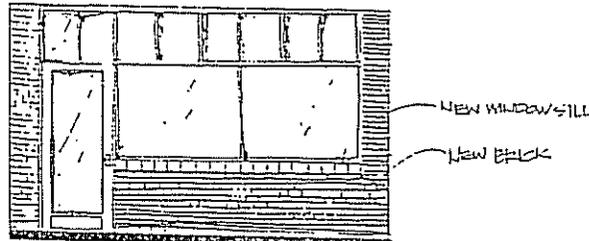


TYPE A

SALVAGE MARBLE WINDOW SILLS OBTAINABLE THRU THE BALTIMORE CITY OFFICE OF SURPLUS GOODS.



TYPE B



TYPE C

FIGURE A. THREE TYPES OF SHOW WINDOWS

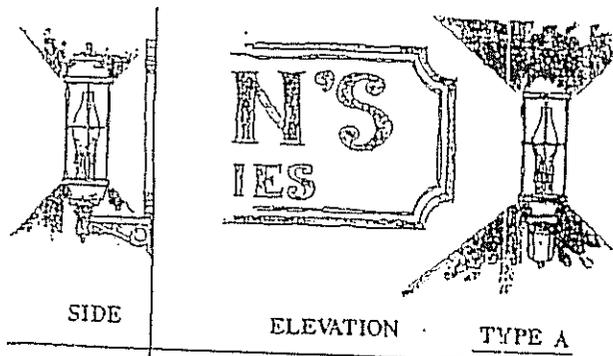
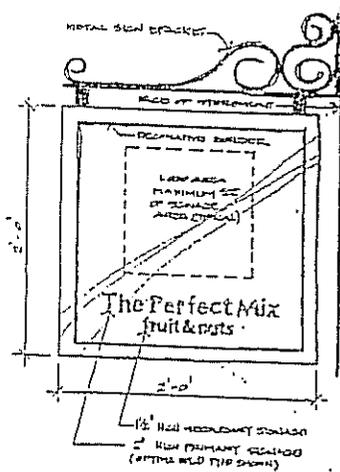
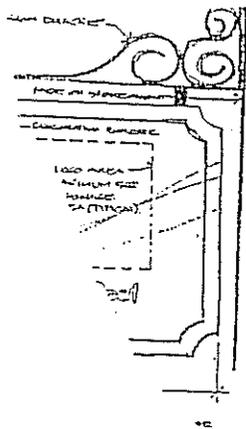
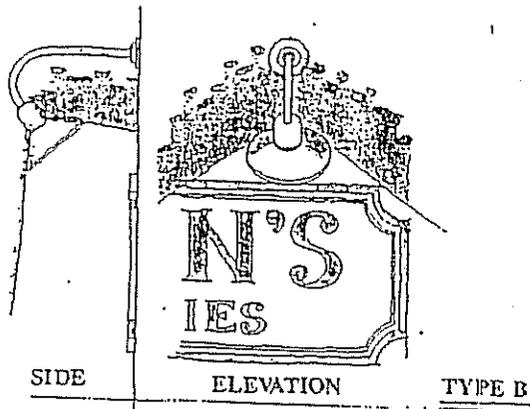
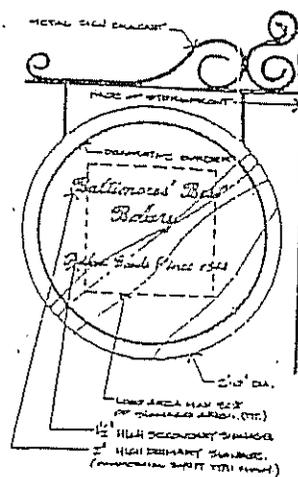


FIGURE C.
SAMPLE LIGHT FIXTURES

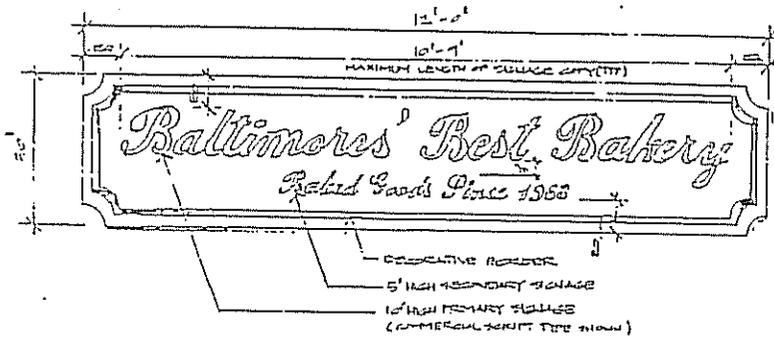


TYPE B

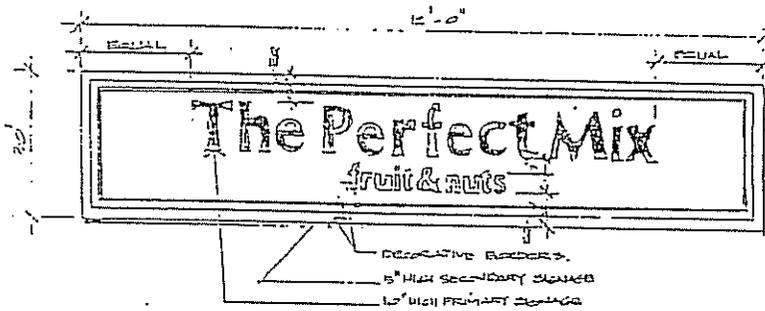


TYPE C

E BLADE SIGNAGE



APPLIED SIGNAGE TYPE A



APPLIED SIGNAGE TYPE B

FIGURE B. EXAMPLES OF APPLIED PANEL SIGNAGE

Highlandtown Merchant's Association
PO Box 25925
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410-276-4780