

URBAN RENEWAL PLAN  
OLDTOWN MALL

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URBAN RENEWAL PLAN

OLDTOWN

PROJECT NO. MD R-51

Originally Approved By

THE MAYOR AND CITY COUNCIL OF BALTIMORE

BY ORDINANCE NO. 760

APRIL 7, 1970

REVISIONS SINCE APPROVAL BY THE MAYOR AND CITY COUNCIL

- I. Amendment No. 1, dated April 7, 1971, approved by the Board of Estimates of the Mayor and City Council on May 26, 1971.
  - II. Amendment No. 3, dated January 3, 1972, approved by the Mayor and City Council of Baltimore by Ordinance No. 84, dated June 15, 1972.
  - III. Amendment No. 4, dated May 1, 1975, approved by the Mayor and City Council of Baltimore by Ordinance No. 879, dated June 5, 1975.
  - IV. Amendment No. 5, dated April 20, 1976, approved by the Board of Estimates of the Mayor and City Council on May 5, 1976.
  - V. Amendment No. 6, dated May 15, 1994, approved by the Mayor and City Council of Baltimore by Ordinance No. 364, dated June 22, 1994.
  - VI. Amendment No. 7, dated May 8, 1995, approved by the Mayor and City Council of Baltimore by Ordinance No. 658, dated December 4, 1995.
  - VII. Amendment No. 8, dated April 29, 1999, approved by the Mayor and Council of Baltimore by Ordinance No. 99-509, dated June 30, 1999.
  - VIII. Amendment No. 9, dated January 20, 2006, approved by the Mayor and City Council of Baltimore by Ordinance No. 07-498, dated September 20, 2007.
- Note: Amendment No. 2 to delete the property known as 506-510 Forrest Street from acquisition has not been approved.

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EXHIBITS

		No.
Land Use Plan Map, dated as revised 1/20/06	C.1.	2
Property Acquisition Map, dated as revised 1/20/06	D.1.	3
Land Disposition Map, dated as revised 1/20/06	E.1.	4
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B. Description of Project

1. Boundary Description

Beginning for the same at the intersection of the north side of Eager Street and the west side of Greenmount Avenue; thence continuing on the north side of Eager Street, easterly 325 feet, more or less, to the east side of Homewood Avenue; thence continuing on the east sides of Homewood Avenue and McKim Street, southerly 910 feet, more or less, to the north side of Madison Street; thence continuing on the north side of Madison Street, easterly 1,175 feet, more or less, to the west side of Aisquith Street; thence continuing on the west side of Aisquith Street, northerly 880 feet, more or less, to the north side of Eager Street; thence continuing on the north side of Eager Street, easterly 765 feet, more or less, to the west side of North Eden Street; thence continuing on the west side of North Eden Street, southerly 1,285 feet, more or less, to the center line of Monument Street; thence continuing on the center line of Monument Street, westerly 210 feet, more or less, to the center line of Central Avenue as widened south of Monument Street to 100 feet; thence continuing on the center line of Central Avenue, southerly 215 feet, more or less, to the extension of the south side of Edythe Street; thence continuing on the south side of Edythe Street, westerly 405 feet, more or less, to the western boundary of the parcel known as Somerset Homes; thence continuing on the western boundary of Somerset Homes, generally southerly 1,240 feet, more or less, to the north side of Orleans Street; thence continuing on the north side of Orleans Street, easterly 375 feet, more or less, to the west side of Central Avenue; thence continuing on the extended west side of Central Avenue, southerly 10 feet, more or less, to the alignment of the center line of Orleans Street as widened east of Central Avenue to

120 feet; thence continuing on the center line of Orleans Street, easterly 345 feet, more or less, to the alignment of the east side of North Eden Street; thence continuing on the alignment of the east side of North Eden Street, southerly 60 feet, more or less, to the northern boundary of the parcel known as Bureau of Surveys lot no. 2, block 1317 and 1323; thence continuing on said northern boundary, easterly 70 feet, more or less, to the eastern boundary of lot no. 2, block 1317 and 1323; thence continuing on said eastern boundary, southerly 34 feet, more or less, to the southern boundary of lot no. 2, block 1317 and 1323; thence continuing on said southern boundary, westerly 70 feet, more or less, to the east side of North Eden Street; thence continuing on the east side of North Eden Street, southerly 310 feet, more or less, to the south side of May Street; thence continuing on the south side of May Street, westerly 340 feet, more or less, to the west side of Central Avenue; thence continuing on the west side of Central Avenue, northerly 170 feet, more or less, to the south side of Mullikin Street; thence continuing on the south side of Mullikin Street, westerly 130 feet, more or less, to the west side of Lewis Street; thence continuing on the west side of Lewis Street, northerly 175 feet, more or less, to the south side of Orleans Street; thence continuing on the south side of Orleans Street, westerly 1,090 feet, more or less, to the alignment of the southeast side of Low Street; thence continuing on the alignment of the southeast side of Low Street, northeasterly 75 feet, more or less, to the center line of Orleans Street; thence continuing on the center line of Orleans Street, westerly 445 feet, more or less, to the alignment of the southwest side of Colvin Street; thence continuing on the alignment of the southwest side of Colvin Street, southeasterly 45 feet, more or less, to the south side of Orleans Street; thence continuing on the south side of Orleans Street, westerly 300 feet, more or less, to the southwest side of Exeter



Street, as extended from north of Orleans Street; thence continuing on the southwest side of Exeter Street, northwesterly 430 feet, more or less, to the northwest side of Hillen Street; thence continuing on the northwest side of Hillen Street, northeasterly 730 feet, more or less, to the southwest side of Forrest Street; thence continuing on the southwest side of Forrest Street generally northwesterly 960 feet, more or less, to the north side of Madison Street, thence continuing on the north side of Madison Street, easterly 220 feet, more or less, to the west side of Greenmount Avenue; thence continuing on the west side of Greenmount Avenue, northerly 890 feet, more or less, to the point of beginning.

2. Urban Renewal Plan Objectives

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

- a. To achieve a good residential neighborhood, as determined by the residents of the Oldtown Project Area, for the residents of the Oldtown Project Area and people with similar economic and social characteristics as documented in the report, The People of Oldtown, dated 1969.
- b. To remove and or rehabilitate substandard buildings and to eliminate blighting influences.
- c. To provide housing units at both market rate and low and moderate cost on land to be disposed of for residential purposes.
- d. To provide maximum opportunities for home ownership through the use of all available programs.
- e. To provide land for open space, recreation areas, educational and other public facilities.
- f. To revitalize the Gay Street Shopping Area through rehabilitation of existing stores and new construction.

- g. To maximize employment opportunities through redevelopment of land for retail commercial, wholesale/service commercial, and industrial purposes.
- h. To promote Gay Street as the spine of the commercial and historic district by preserving views and creating vehicular access.
- i. To protect the neighborhood from future blighting influences.

3. Types of Proposed Renewal Action

Actions proposed for the Project Area will consist of the following:

- a. Clearance and redevelopment
- b. Rehabilitation
- c. Provision of public facilities such as street, utility, and streetscape improvements, parks and plazas.

C. Land Use Plan

1. Land Use Plan Map

A Land Use Plan Map is attached as Exhibit 1.

- a. Residential, Community Business, Community Commercial, Industrial, and Public uses are shown on the Land Use Plan Map, Exhibit 1.
- b. Public uses including schools, fire houses, and parks within the Project Area are shown on Exhibit 1. All proposed public easements within the Project Area are shown on Land Disposition Map, Exhibit 3.
- c. Streets, all other public rights-of-way and vehicular access easements proposed or existing to remain within the Project Area are shown on Exhibit 1.

2. Land Use Provisions and Standards

a. Permitted Uses

Only the use categories shown on the Land Use Plan, Exhibit 1, are allowed within the Project Area. The use categories are: Residential, Community Business, Community Commercial, Industrial, and Public. In addition, certain existing uses, identified as nonconforming on the Land Use Plan and in Appendix A, and noncomplying structures identified in Appendix B are allowed to continue operations subject to the provisions governing nonconforming uses set forth below in Section C.2.a.(6) and noncomplying

structures set forth below in Section C.2.a.(7) of this Plan. The specific uses allowed are as follows:

(1) Residential

In the area designated Residential on the Land Use Plan, uses include those as allowed in the underlying R-8, R-9, and R-10 Zoning District categories of the Zoning Code of Baltimore City.

(2) Community Business

In the area designated Community Business on the Land Use Plan, uses include those as allowed in the underlying B-2 Zoning District category of the Zoning Code of Baltimore City, with the exception of the following uses, which are prohibited:

**Check cashing agencies**

Community correction centers

Dry cleaning establishments: drive-in

Firearm sales, ammunition sales, or both

Fraternity and sorority houses: off-campus

Gasoline service stations

Hotels and motels

Liquor stores: package goods

Massage salons

Parole and probation field offices

Pawnshops

Poultry – and rabbit killing establishments

Rooming houses

Skating rinks

Travel trailers, recreational vehicles, and similar camping equipment:  
parking or storage

(3) Community Commercial

In the area designated Community Commercial on the Land Use Plan, uses include those as allowed in the underlying B-3 Zoning District category of the Zoning Code of Baltimore City, with the exception of the following uses, which are prohibited:

Trailers: sales and rental

All of those uses listed in the Community Business section above,  
plus:

After-hours establishments

Amusement arcades

Amusement parks and permanent carnivals  
Animal hospitals  
Automobile painting shops  
Carpet and rug cleaning establishments  
Contractor and construction shops and yards  
Heliports  
Highway maintenance shops and yards  
Hospitals  
Meat markets – including sale of meats and meat products to  
restaurants, hotels, clubs, and similar establishments  
Milk and dairy products: processing and distribution  
Mobile home: sales  
Moving and storage establishments  
Palmists  
Repeater, transformer, pumping, booster, switching, conditioning,  
and regulating stations, and similar installations  
Restaurants – including live entertainment and dancing  
Restaurants: drive-in – including pick-up drives with window  
service  
Stables for horses  
Taverns – including live entertainment and dancing  
Trailers: sales and rental

(4) Industrial

In the area designated Industrial on the Land Use Plan, uses include those as allowed in the underlying M-2 Zoning District category of the Zoning Code of Baltimore City.

(5) Public

Schools; parks; plazas; neighborhood centers; fire stations; offices; libraries, and other public facilities; and landscaping, parking and loading facilities related to the above uses.

(6) Nonconforming Use

A lawfully existing use of a building or other structure or of land that does not conform to the applicable use regulations of the Zoning Code of Baltimore City may be continued as a “nonconforming use” only as provided in Title 13 of the Zoning Code. A lawfully existing use of a building or other structure of land that does not comply with the land use regulations of this Renewal Plan is allowed to continue for an indefinite period of time. The nonconforming uses listed in Appendix A are permitted to continue, subject to all of the provisions of Title 13 of the Zoning Code of Baltimore City entitled “Nonconformance”.

(7) Noncomplying Structure

A lawfully existing structure that does not comply with the bulk regulations of the Zoning Code of Baltimore City may be continued as a “noncomplying structure” only as provided in Title 13 of the Zoning Code. The Noncomplying structures listed in Appendix B are permitted to continue, subject to the provisions regulated by Title 13 of the Zoning Code of Baltimore City.

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

The following regulations, controls, and restrictions will be implemented where applicable by covenants or other provisions in the agreements for land disposition and instruments of conveyance executed pursuant thereto. The regulations, controls, and restrictions are for the benefit of the City of Baltimore and are enforced solely by the City of Baltimore, except as noted in sub-section C.2.b.(1)(d) below:

(1) General provisions applicable to all land and property to be acquired

- (a) The Redeveloper must devote the land to those uses specified in this Plan and to no other uses.
- (b) The Department specifically reserves the right to review and approve the Developer’s plans and specifications for development or rehabilitation with respect to their conformance with the provisions of the Renewal Plan and in order to achieve harmonious development of the Project Area. The Department also reserves the right to refuse to approve any drawings, plans, or specifications that are not suitable or desirable, in its opinion, for aesthetic or functional reasons; and in so passing upon the drawings, plans and specifications, it has the right to take into consideration, but is not limited to, the suitability of the site plan, architectural treatment, building plans, elevations, materials and color, construction details, access, parking, loading, landscaping, identification signs, exterior lighting, refuse collection details, streets, sidewalks and the harmony of the plans with the surroundings. Approval of plans for residential development is based, upon an evaluation of the degree to which they meet the following general criteria and any detailed standards that may, at a later time, be derived from them.
  - i. All residential units must be designed so as to provide a reasonable degree of protection from visual intrusion and noise between one unit and another and between each unit and its immediate environment. Such protection should be achieved while maintaining an acceptable standard of internal lighting and ventilation wherever possible.

- ii. All residential units must be provided with access to an area for the storage of garbage. This area must be suitable for the use and appropriately located in relation to surrounding uses. Access must be reasonably direct and entirely within the boundaries of a single site. The storage area must be large enough to contain the garbage can and a reasonable amount of additional space for bulky items and spillage. Storage areas in new construction and multiple dwelling units must be permanently screened from general view.
  - iii. All residential sites must be developed in toto for uses permitted in this Plan, and any division of space for separate functions must be shown on the development plans. This refers not only to space within the dwelling unit, but also to open areas of the plans (for example, access path, storage area, drying yard, play lot, garden,) together with proposals for effective site modification (for example, paving, screening, planting, terracing). Functional areas must be suitable for the uses proposed on the basis of location, site development, access, size, visibility and relationship to adjoining uses.
  - iv. All residential units must have adequate cross ventilation. Where units are not equipped with air conditioning or other effective mechanical ventilating system, natural cross ventilation must be provided wherever possible.
- (c) The Department must submit to the Oldtown Council “A” PAC and the Oldtown Merchants’ Association, or their successors, for its review and comment the Preliminary Plans and the Proposed Final Construction Plans for each Disposition Lot designated in this Plan. The written comments and recommendations from this review must be transmitted to the Department no later than three weeks after the plans have been submitted to the Oldtown Council “A” PAC and the Oldtown Merchants’ Association, otherwise it is presumed that the plans are acceptable. The Commissioner retains final authority to approved or disapprove all plans.
- (d) The Redeveloper will not enter into, execute, or be a party to any covenant, agreement, lease, deed, assignment, conveyance, or any other written instrument, which restricts the sale, lease, use or occupancy of the property, or any part thereof, or any improvements placed thereon, upon the basis of race, color, religion, ancestry, national origin, sex, gender identity, sexual orientation, marital status, age, or physical or mental disability. The Redeveloper must comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation, and will not discriminate, by reason of national origin, race, religion, sex or color in the sale, lease, use or occupancy of the property.

(2) Provisions applicable to all land to be acquired within areas proposed for clearance and redevelopment

(a) General Provisions

- i. No building, structure, or parking area may be constructed over an easement within the Project Area without the prior written consent of the Commissioner and the Director of the Department of Public Works.
- ii. In computing building coverage, land occupied by open pavilions, cabanas, canopies, and covered or weatherproof walkways must not be included; however, all other structures, including accessory structure, must be included.
- iii. All land not covered by structures; paved parking, loading, or related service areas; paved areas for pedestrian circulation; or decorative surfacing treatments must be provided with landscape treatment. Landscape treatment includes planting any, all, or a combination of the following: trees, shrubs, ground cover, grass, flowers. The amount of landscape treatment must be determined by the nature of the development; and must serve to improve the utility of the site, soften and relieve the effects of structure and pavement and provide a visual harmony. All landscaping is to be maintained in good condition by the property owner as specified by disposition instruments.
- iv. Off-street loading spaces must not be less than 12 feet wide, 40 feet deep, and 14 feet high. This space, plus adequate maneuvering space must be provided entirely within lot lines. Except as specified below in subsections C.2.b.(2)(d)iv. and C.2.b.(2)(e)iii., no loading spaces are required.
- v. No refuse or garbage is permitted to remain outside of buildings except as permitted by the Baltimore City regulations regarding containers for garbage. The areas for the containers must be properly screened.
- vi. It is the intent of this Plan that vehicular access to adjacent disposition lots from Greenmount Avenue, Central Avenue, Madison, Hillen, and Monument Streets be minimized.
- vii. No signs other than those identifying the property where they are installed or identifying the use conducted thereon are permitted; except signage indicating the presence of a multi-tenant shopping center is permitted, the location of which will be determined through Site Plan Review; the signs must

comply with provisions of the Zoning Code of Baltimore City. No sign may extend above the parapet wall or roofline of the building to which it is attached, except with the prior approval of the Commissioner. No animated or pulsating sign is permitted. All signs must be located entirely within lot lines.

Notwithstanding any other provision of this Plan to the contrary, the standards for restaurant signage within Disposition Lot 29, that parcel bounded by Orleans Street, N. Central Avenue, Mullikin Street and Lewis Street, known as 1241-1255 Orleans Street and 300-312 N. Central Avenue, reclassified herein as “Retail Commercial”, must be as generally permitted for the B-3 Zoning District by the Zoning Code of Baltimore City.

- viii. Setback areas must be used only for landscaping, walkways, and access drives to parking and loading areas.

The immediately foregoing restriction does not apply to Disposition Lot 29, that parcel bounded by Orleans Street, N. Central Avenue, Millikin Street and Lewis Street, and known as 1241-1255 Orleans Street and 300-312 N. Central Avenue.

(b) Off-Street Parking Requirements

Off-street parking requirements are as established in the Zoning Code of Baltimore City or in such lesser amount as may be authorized by the Board of Municipal and Zoning Appeals as a Special Exception or a Variance.

Off-street parking and loading areas must be visually screened from the public streets and adjacent properties in accordance with specifications in the Zoning Code of Baltimore City.

(c) Residential Disposition Lots

- i. Within the areas designated Residential on the Land Use Plan Map, Exhibit 1, residential uses are limited to the following types of dwellings: Row houses, Walk-up apartments, and Elevator apartments. Standards are set forth in the schedule below. If a combination of types of dwellings is constructed, each portion of the Disposition Lot is governed by the specific requirements applicable to each type of dwelling.
- ii. Except where in the sole judgment of the Commissioner a lesser setback or no setback is justified, a minimum setback of 15 feet is required from Orleans Street and a minimum setback of 10 feet is required from Ensor, Madison and Monument



Streets and Central and Greenmount Avenues. No setback is required from other streets.

- iii. The Commissioner may authorize the sale of individual house lots that exceed the maximum density or the maximum building coverage or both, provided that the Disposition Lot of which the individual house lot is a portion does not exceed the density and building coverage standards, and, provided further that no codes or ordinances of Baltimore City are violated.
- iv. On Disposition Lot 15, the predominant residential use is elevator apartments for the elderly; however, row houses and walk-up apartments are also permitted. Commercial uses customarily accessory to elevator apartments are also permitted provided:
  - (a') The uses are conducted entirely within the structure and are limited to the first floor and basement of the building, except for restaurants that are permitted on the top floor or roof.
  - (b') The uses in the aggregate must not exceed 7 percent of gross floor area of the structure.
  - (c') Only 1 exterior advertising sign is permitted for each establishment. No sign may project more than 8 inches from the building and no sign may exceed 3 square feet in gross area, provided that the sign be non-illuminated or indirectly-illuminated. A minor privilege permit is required for projecting signs and awnings.
- v. On Disposition Lot 26, a paved walkway eight feet in width shall be constructed by the redeveloper to connect a point on McElderry Street approximately 400 feet from the intersection of Forrest and McElderry Streets and a point on Aisquith Street opposite Jefferson Court of Somerset Homes.
- vi. Within Disposition Lots 3 and 26, Disposition Lots 3A and 26A for Public Parks must be delineated by the Department in cooperation with redevelopers of the remainder of Disposition Lots 3 and 26. The approximate size of the Disposition Lots for Public Parks must be 10,000 square feet in Disposition Lot 3 and 15,000 square feet in Lot 26.
- vii. Disposition Lots 15A and 16 and 27
  - (a') Maximum percentage of building coverage must be 90 percent.

- (b') Maximum height of the main structures must be 25 feet except for 15A – 35 feet.
- (c') A minimum setback of 10 feet is required from Monument Street on Disposition Lot 15A and from Aisquith Street on Disposition Lot 16. A minimum setback of 30 feet is required from Aisquith Street on Disposition Lot 27.
- (d') Automobile parking must be appropriately screened from Somerset Homes through the use of masonry walls, fences, trees or shrubs planted at an appropriate interval or a combination of these.
- (e') Signs

One flat sign, extending no further than 12 inches from the building, and not exceeding 20 square feet in area is permitted. One sign, not to exceed 6 square feet in area is permitted to project a maximum of 3 feet. A minor privilege permit is required for projecting signs and awnings.

viii. On Lot 49, access is not permitted from Mott Street or Stirling Street.

(d) Community Business and Community Commercial Disposition Lots

i. Disposition Lot 15C

In addition to the General provisions of this Plan (Section C.2.b.(2)(a)) and off-street parking requirements of the Zoning Code, the following apply:

- (a') Permitted uses are limited to offices for business, governmental, professional and related uses; pharmacies; medical and dental clinics; and medical laboratories.
- (b') Maximum height of structures is 35 feet.
- (c') A minimum setback of 10 feet is required from Monument Street except when in the sole judgment of the Commissioner a lesser or no setback is justified.

ii. On Disposition Lot 13A no setback is required. Subject to the approval of the Board of Municipal and Zoning Appeals, no rear yard is required. No projecting signs and no flat signs

that exceed in area 3 feet times the width in feet of the frontage of a building are permitted. A minor privilege permit is required for projecting signs and awnings. No signs other than a sign 6 square feet or less in area identifying the occupant at the side or rear door is permitted on the side or rear facades of a building.

- iii. The Floor Area Ratio must not exceed 2.5 subject to required setbacks, parking and proper vehicle sight distances.

(e) Community Commercial and Industrial Disposition Lots

- i. On Disposition Lots 25A and 25B, development must establish pedestrian and vehicular connectivity with the Oldtown Historic District. Furthermore, new development is encouraged to establish Gay Street as an actual thoroughfare. Gay Street must also be maintained as a view corridor in order to preserve views of both City Hall and the Oldtown Historic District. The view corridor must be unobstructed, with the exception of awnings, signage, light fixtures, other similar building features, and minor structural components that may project into the view corridor, subject to interpretation by the Department of Planning. New development on these lots is also encouraged to face the view corridor and provide entrances, windows, and visual articulation along the building wall.
- ii. Outdoor storage areas and loading areas must be appropriately screened from all adjacent streets. Appropriate screening must include, but is not necessarily limited to, solid and perforated masonry walls at least 5 feet high, solid fences, trees and shrubs planted at appropriate intervals or a combination of these.
- iii. One off-street loading space is required for any establishment that exceeds 10,000 square feet of gross floor area. Existing establishments that redevelop 1 or more Disposition Lots must provide an off-street loading space only if a building is constructed on a Disposition Lot that exceeds 10,000 square feet of gross floor area.
- iv. Subject to the approval of the Board of Municipal and Zoning Appeals, no setback is required in Industrial areas. No setback is required in Wholesale/Service Commercial Areas.

(f) Public Disposition Lots

- i. Parks and Plazas

(a') It is the intent of this Plan that Disposition Lot 9 be used

for active recreation for all age groups.

- (b') Only maintenance structures, equipment and ornamental structures and other structures appropriate to park and recreation use may be constructed in areas designated for Public Parks on the Land Use Plan Map, Exhibit 1. No parking or loading facilities are required for Public Parks.
- (c') As specified above in subsection C.2.b.(2)(c)viii., Disposition Lots 3A and 26A for Public Parks must be delineated by the Department in cooperation with redevelopers of the remainder of Disposition Lots 3 and 26. The approximate size of the Disposition Lots for Public Parks shall be 10,000 square feet in Disposition Lot 3 and 15,000 square feet in Disposition Lot 26.
- (d') It is the intent of this Plan that Lots 31 and 38 be used for landscaping and recreation.

ii. Schools

It is the intent of this Plan that the southern edge of Disposition Lot 10 be delineated by means of building facades, solid walls, trees and bushes planted at close interval or a combination of these. No setback is required. The Floor Area Ratio must not exceed 3.0, subject to required setbacks, parking, and proper vehicle sight distances.

iii. Disposition Lot 12 (Fire Station)

- (a') A minimum setback of 15 feet is required from Hillen and Ensor Streets.
- (b') The Floor Area Ratio must not exceed 2.5, subject to required setbacks, parking, and proper vehicle sight distances.

(3) Provisions applicable to land to be acquired within rehabilitation areas

(a) Properties to be cleared and redeveloped

Certain properties in rehabilitation areas may be found to contain structures in such poor condition that they can be treated feasibly only by clearance and redevelopment rather than by rehabilitation. These properties may be acquired by the City and sold to private redevelopers for redevelopment for uses in accordance with this Plan.

(b) Other properties to be acquired and resold

For properties acquired by the City for resale for rehabilitation, the rehabilitation standards in this Plan for the use category of the properties as designated on the Land Use Plan Map, Exhibit 1, will apply.

c. Duration of Provisions and Requirements

The provisions and requirements of this Renewal Plan, as it may be amended from time to time, remain in full force and effect for a period of 40 years from the date the Renewal Plan is last amended by the City.

d. Applicability of Provisions and Requirements to Property Not to Be Acquired

The provisions of Section C.2.a. (Permitted Uses) above apply to all properties not to be acquired within the Project Area as specified in subsections C.2.a.(6) and C.2.a.(7). The provisions of Section C.2.b. apply as appropriate to properties now currently proposed to be acquired by this Plan if the owners thereof acquire adjacent project land made available by the Department under the provisions of this Plan.

D. Project Proposals

1. Property Acquisition

A Property Acquisition Map is attached as Exhibit 2.

a. Properties within the Project Area (including parts thereof or interests therein) will be acquired for the following purposes

(1) Clearance and Redevelopment

Properties to be acquired for clearance and redevelopment are identified on the Property Acquisition Map, Exhibit 2.

(2) Rehabilitation

A definitive determination as to acquisition of properties for rehabilitation will be made during execution in accordance with the provisions of this Plan.

(3) Public Facilities

Properties to be acquired for provision of public facilities are also identified on the Property Acquisition Map, Exhibit 2.

b. Conditions Under which Properties not Designated for Acquisition May Be Acquired

(1) Non-Salvable and Non-Compliance with Provisions

(a) It may be necessary to acquire by purchase or by condemnation for Urban Renewal purposes the fee simple interest or any lesser interest in and to such of the remaining properties or portions thereof in the Project Area not specifically designated for acquisition on the Property Acquisition Map, Exhibit 2, as may be deemed necessary and proper by the Commissioner to effect the proper implementation of this Plan. This may include:

- i. Any property in the Project Area containing a non-salvable structure, i.e., a structure that in the opinion of the Commissioner cannot be economically rehabilitated.
- ii. Any property the owner of which is unable or unwilling to comply or conform to the Property Rehabilitation Standards set forth in this Plan within 12 months from the date of written notice of the required improvements, the Department, after due consideration that the property owner has failed to achieve substantial conformity with the Property Rehabilitation Standards, may acquire the property pursuant to the Eminent Domain Law of this State as if the property has originally been planned for acquisition after 90 days written notice to the owner. The Department reserves the right to acquire the noncomplying property for a period of 2 years from the date of the written 90 days notice by the Department.

(2) Designated or undesignated properties for acquisition for rehabilitation by the Department of Housing and Community Development

It may be necessary to acquire by purchase or by condemnation for Urban Renewal purposes the fee simple interest, or any lesser interest, in and to such of the remaining properties or portions thereof in the Project Area not designated for acquisition, in addition to those properties enumerated in Section D.1.b.(1) above, in order to carry out rehabilitation by the Department because:

- (a) Rehabilitation on a structure-by-structure basis is infeasible, and assemblage of a group of properties is required to carry out the objectives set forth in this Plan.
- (b) It is necessary to make residential structures available for use of low or moderate-income families.

- (c) Rehabilitation of individual, scattered properties is necessary in order to remove blighting influences from otherwise sound residential blocks.
  - (3) Properties to be acquired will be listed in Appendix C, “Properties for Acquisition and Disposition”.
- c. Actions to be Followed by the Department of Housing and Community Development Upon Acquisition of Properties for Residential 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 must 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) Properties to be acquired will be listed in Appendix C, “Properties for Acquisition and Disposition”.

## 2. Rehabilitation

### a. Residential Rehabilitation Standards

Over and above the codes and ordinances of the City of Baltimore, the following additional standards must be applied to all residential uses within the Project Area other than those structures within clearance areas:

- (1) Every dwelling unit must contain within a room that affords privacy, a bathtub or shower, water closet and lavatory basin in good working condition, which must be properly connected to the public sanitary sewer or to an approved sewage disposal system. The bathtub or shower and lavatory basin must be properly connected to both hot and cold water lines, and the water closet must be properly connected to a cold water line. All facilities must be within and accessible from within the dwelling units.
- (2) Heat producing equipment that requires venting must be properly vented to the outdoors. Utility spaces containing unvented heat producing equipment must be vented to the outdoors. Natural ventilation of spaces such as attics and enclosed basementless space must be provided by openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure. Exterior ventilation openings must be effectively screened where needed.

- (3) All lead base paint must be removed from interior surfaces of dwellings before repainting. Good repair must include keeping properly painted or wallpapered all interior surfaces that are painted or wallpapered in normal practice.
- (4) All windows must be tight-fitting and have sashes of proper size and design. Sashes with rotten wood, broken joints, or broken or loose mullions or muntins must be replaced. Windows must be equipped with proper cords, pulleys, and hardware and be maintained in operating condition.
- (5) Floors or floor covering in kitchen and bathrooms must be of durable, waterproof, non-absorptive material, such as asphalt, vinyl-asbestos, vinyl-plastic, rubber or ceramic tiles, terrazzo or linoleum. Wood finish flooring for these rooms is not acceptable.
- (6) Unvented, open flame gas space heaters are not permitted.
- (7) Every habitable room of every structure must contain at least 2 separate duplex convenience electrical outlets except that any room other than a sleeping room or dining room with a perimeter of over 50 feet must contain at least 3 separate duplex convenience electrical outlets.
- (8) All of the provisions set forth herein and in Ordinance No. 902, approved December 22, 1966, must be complied with whether the property is occupied or vacant.

b. Additional Residential Rehabilitation Standards

In addition to the enforcement of the codes and ordinances of the City of Baltimore and the required standards of this Plan, the personnel engaged in inspectional, estimating and financing activities for all residential uses within the Project Area and other than those structures within clearance areas will be directed to seek the attainment of the objectives of the following:

- (1) A degree of privacy must be provided commensurate with suitable living conditions by means of the proper location of exterior openings to exterior conditions, and by the interior arrangement of rooms, particularly with reference to access to bathrooms from bedrooms.

Access to each dwelling unit must be provided without passing any other dwelling unit and access to all parts of the dwelling unit must be possible without passing through a public hall. A bathroom must not be used as a passageway to a habitable room, basement or to the exterior. In dwelling units having more than one bedroom, the only access to a single bathroom is not acceptable through any bedroom.



A bathroom must not be separated from all bedrooms of a dwelling unit by locating it more than a full story above or below the bedrooms. A bedroom must not be used as the only means of access to another bedroom or habitable room.

- (2) Existing required exterior stairways may be repaired in kind, or if in safe and sound condition may continue to be used. Replacement or new installation of the stairways must be accomplished by use of non-combustible materials in accordance with the codes and ordinances of the City of Baltimore.

c. Community Business, Community Commercial and Industrial Rehabilitation Standards

- (1) In areas designated as Retail Commercial, Wholesale/Service Commercial and Industrial on the Land Use Plan Map, Exhibit 1, the following additional standards must be applied over and above the codes and ordinances of the City of Baltimore to all structures other than those which are to be acquired for demolition:

- (a) Floors and floor covering in kitchen, toilet or wash rooms must be durable, waterproof, non-absorptive material, such as asphalt, vinyl-asbestos, vinyl-plastic, rubber or ceramic tiles, terrazzo or linoleum. Finished wood flooring in these rooms is not acceptable.

- i. Windows in non-residential structures not in the front of buildings must be kept properly repaired or with Fire Department approval, the openings 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.
- ii. All windows must be tight-fitting and have sashes of proper size and design. Sashes with rotten wood, broken joints, or broken or loose mullions or muntins must be replaced. All broken and missing windows must be replaced with glass or Plexiglas. All exposed wood must be repaired and painted.
- iii. Window openings in upper floors of the front of the building may not be filled or boarded-up. Windows in unused areas of the upper floors may be backed by a solid surface on the inside of the glass. Window panes must not be painted.

- (b) Building Fronts and Sides Abutting Streets

- i. All 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 original materials and construction techniques.

- ii. All cornices must be made structurally sound and rotten or weakened portions must be removed and repaired or replaced to match as closely as possible the original patterns. All exposed wood must be painted.
- iii. A show window as a part of the building façade is defined to include the building face and the entrance area leading to the door, the door and sidelights and transoms, and all display platforms and devices including lighting and signing 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.

Show windows, entrances, signs, lighting, sun protection, security grilles, etc., must be designed to be compatible and harmonious and consistent with the original scale and character of the structures. All show windows elements must be located within 13 feet of grade.

Enclosures and housings for security grilles and screens must be as inconspicuous as possible and compatible with other elements of the facade.

All exposed portions of the grille, screen, or enclosure that are painted in normal practice and all portions that require painting to preserve, protect or renovate the surface must be painted.

All screens and grilles must be constructed so they can be opened or removed.

New security grilles must be located on the inside of windows, be light in color or translucent, and windows must also be light in color or translucent.

Show windows may not be painted for advertising purposes nor as identification of the place of business except as permitted under "Secondary Signs."

Likewise, no temporary or permanent sign affixed or placed against the inside surface of a show window may exceed 20% of the area of that show window.

Decalcomanias 1 square foot or less in area may be affixed to show windows or entrance door windows when same are

supplied by national and local credit card companies and carry no text or message other than the identification of the companies.

- iv. Solid or permanently enclosed or covered store fronts are not permitted, unless treated as an integral part of the building façade using wall materials and window detailing compatible with the upper floors.

All damaged, sagging or otherwise deteriorated store fronts, show windows or entrances must be repaired or replaced at the direction of the Department.

- v. Soft retractable awnings and rigid awnings or canopies are permitted at the first floor only. Awnings are not permitted on the upper floors. Awnings must be flame proofed. Awnings may not project more than 7 feet from the building front and must otherwise conform with the provisions of City ordinances. A minor privilege permit is required for projecting signs and awnings. Awnings must terminate against the building at a height not to exceed 13 feet above the pavement, or 1 inch below the second floor window sill, whichever is lower.
- vi. Buildings or groups of buildings being used by a single tenant must be rehabilitated in a unified and harmonious manner.

Each building must be rehabilitated and repaired with materials and in a manner consistent with the original construction techniques where possible.

- vii. All exterior front or side 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. Painted masonry walls must have loose material removed and be painted a single color except for trim that may be another color. Patched walls must match the existing adjacent surfaces as to materials, color, bond and joining.
- viii. In the case of front walls that have been wholly or partially resurfaced or built over with formstone, wood, structural glass veneer, or other materials, these surfacing materials must be removed, and the building front repaired in the manner described above. If restoration of the original materials is determined by the Commissioner to be unfeasible, the front must be improved in a manner acceptable to the Commissioner.

- ix. Dormer windows on roofs sloping toward the shopping street must be treated in accordance with the same criteria as building fronts.
- x. Existing miscellaneous elements on the building fronts, such as empty electrical or other conduits, unused sign brackets, etc., must be eliminated.
- xi. Sheet metal gutters and downspouts must be repaired or replaced as necessary and must be neatly located and securely installed. Gutters and downspouts must be painted to harmonize with the other building front colors.

(c) Rear and Side Walls

- i. Rear and side walls must be repaired and painted to present a neat and fresh appearance. Rear walls must be painted to cover evenly all miscellaneous patched and filled areas or be stuccoed to present an even and uniform surface.
- ii. Side walls, where visible from the mall, must be finished or painted so as to be harmonious with the front of the building.

(d) Roofs

- i. Chimneys, elevator penthouses or any other auxiliary structures on the roofs must be repaired and cleaned as required for rear and side walls. Any construction visible from the street or from other buildings must be finished so as to be harmonious with other visible building walls.
- ii. Any mechanical equipment placed on a roof must be so located as to be hidden from view from the shopping streets, and to be as inconspicuous as possible from other viewpoints. Equipment must be screened with suitable elements of a permanent nature, finished so as to harmonize with the rest of the building. Where the screening is impossible or impractical, equipment must be installed in a neat, presentable manner and must be painted in such a manner as to minimize its visibility.
- iii. Television and radio antennae must be located so as to be as inconspicuous as possible.
- iv. Roofs must be kept free of trash, debris, or any other element that is not a permanent part of the building or a functioning element of its mechanical or electrical system.

(e) Auxiliary Structures

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

(f) Rear yards

Where a rear yard exists or is created through the demolition of structures, the owner must condition the open area in one of the following ways as outlined below. The owner must submit his proposal for use of space to the Commissioner for approval.

i. Enclosure of Yards

A rear yard must be enclosed along side and rear property lines by a masonry wall at least 5 feet 6 inches in height consistent and harmonious with the rear walls of the building and solid doors or solid gates for access and delivery to the extent necessary. Use of barbed wire or broken glass on top of walls is not permitted.

ii. Provision of Parking Area

An unenclosed rear yard may be used as a parking or loading area providing that is properly paved, illuminated, and maintained. A sign not exceeding 6 square feet may be used to identify and control parking and loading. Merchants are responsible for the maintenance of parking area in a neat and clean manner. No storage of trash containers is allowed in this area except when housed in permanent structures of acceptable design. The parking area may terminate at the rear of the building or at an enclosed rear yard conforming with the provisions of (f)i. above.

(g) Signs

i. General

No signs other than those identifying the property where they are installed or identifying the use conducted therein are permitted. Advertising by material or product manufacturers and suppliers is not permitted except as primary identification of an establishment.

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

ii. Flat Signs

Flat signs must be placed parallel to the building face and must not project more than 12 inches from the surface of the building. A minor privilege permit is required for projecting signs and awnings. Signs on the front and side facades must not exceed in area 3 feet times the width in feet of the frontage of the building and may be placed no higher than the bottom of the second story window where windows exist or 13 feet above grade level whichever is lower. In the case of corner properties, each facade is to be calculated separately as to size allowed for each.

Lettering applied to ground-floor show windows or entrance doors is permitted providing that the characters do not exceed 2 ½ inches in height and the text is limited to identification of business. Signs identifying the occupant are permitted at delivery entrance doors but must not exceed 6 square feet in size.

Signs are permitted on the rear of buildings that are not within 100 feet of a residential area. The signs may not exceed in area 3 feet times the length in feet of the rear façade unless a larger sign is approved by the Commissioner.

iii. Projecting Signs

Projecting signs may not extend more than 7 feet beyond the building surface. A minor privilege permit is required for projecting signs and awnings. A projecting sign may not extend higher than 13 feet above grade level or below 10 feet above grade level. There must be no more than 1 projecting sign for each establishment and that sign must be perpendicular to the building face. No projecting sign may exceed 4 square feet in area or be within 3 feet of a side property line.

iv. Painted Signs and Cut-Out Letters

Painted signs on building surfaces or use of separate cutout letters are permitted in accordance with the above limits for flat signs.

v. Secondary Signs

Non-illuminated secondary signs are permitted for the identification of commercial tenants occupying the upper floors of a building. These signs may not exceed 1 square foot in area and may not project more than 1 inch beyond the surface of the building, nor may they be placed higher than 13 feet above grade level. A minor privilege permit is required for projecting signs and awnings.

vi. Roof Top Signs and Billboards

Roof top signs, signs above the parapet of a building, billboards, or outdoor advertising signs painted or mounted on structures other than billboards, except as otherwise herein provided, are not permitted.

vii. Awning Signs

Painted, flat, or inlaid signs, awnings and canopies are permitted. A minor privilege permit is required for projecting signs and awnings.

viii. Flashing or Moving Signs

Flashing or moving signs other than barber poles are not permitted.

ix. Non-conforming Signs

All signs not conforming to the above regulations must be removed within 3 years from the date of enactment of this Plan by the City, except billboards larger than 60 square feet, which must be removed within 5 years from the date of enactment of the Plan.

All minor privilege permits for existing signs must be rescinded by the Board of Estimates to take effect 3 years from the date of enactment of this Plan, and no future minor privilege permits for signs may be approved in the Project Area, except upon certification by the Commissioner that the signs meet project design criteria.

x. All of the provisions set forth herein and in Ordinance No. 92, approved June 10, 1968, must be complied with whether the property is occupied or vacant. No private signs are permitted in the Project Area, except herein provided or as otherwise

permitted by the Commissioner for temporary purposes not exceeding 30 days.

- xi. Notwithstanding any other provision of this Plan to the contrary, the standards for restaurant signage within Disposition Lot 29, that parcel bounded by Orleans Street, N. Central Avenue, Mullikin Street and Lewis Street, known as 1241-1255 Orleans Street and 300-312 N. Central Avenue, reclassified herein as “Community Business”, must be as generally permitted for the B-3 Zoning District by the Zoning Code of Baltimore City.

(h) Period of Compliance

No work, alterations, or improvements may be undertaken after enactment of this Plan that do not conform with the requirements herein.

Nothing herein is 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.

(i) Design Review and Approval

- i. Designs for all building improvements, modifications, repair, rehabilitation, or painting concerning the exterior of the existing buildings, their yards or their show windows, and for all signs must be submitted to the Commissioner, and written approval by the Department is required before proceeding the work.
- ii. The Commissioner is concerned with all aspects of the designs affecting exterior appearance and in particular with the following:
  - Colors to be used on buildings and signs;
  - Design of show windows and entrance area, including choice of materials and types of security devices;
  - Design of signs, methods of illumination, colors, materials, methods of suspension;
  - Conditioning of rear yard spaces; location of delivery signs.
- iii. Prior to preparing designs, the owner must request an inspection of the property by the Department to determine the minimum improvements that must be undertaken to provide



safe, sound and sanitary conditions. The Department will also advise the owner of the necessary external improvements that will be required to attain compliance with the objectives of the Renewal Plan.

(2) Community Commercial and Industrial Rehabilitation Standards

In areas designated as Community Commercial or Industrial on the Land Use Plan Map, Exhibit 1, the following modifications apply to the Commercial Rehabilitation Standards above:

- (a) Outdoor storage areas and loading areas must be appropriately screened from all adjacent streets. Appropriate screening must include, but is not necessarily limited to, solid and perforated masonry walls at least 5 feet 6 inches in height, solid fences and trees, and shrubs planted at appropriate intervals or a combination of these.
- (b) Windows in the front of buildings, with Fire Department approval, may be closed, provided the sills and frames are removed and the opening is properly closed to match the material, design, and finish of the adjacent wall. Permanent grills and screens are permitted.
- (c) Flat signs may be placed at any location not covering window openings.
- (d) A free standing sign entirely on private property not exceeding 18 feet above grade or a projecting sign not exceeding 18 feet above grade is permitted for each separate establishment, not to exceed 40 square feet per face.
- (e) Painted signs showing symbols of shapes representing the establishment or the use conducted on the property in existence 1 year prior to the enactment of this Plan by the City, are not subject to the above area limitations.
- (f) Delivery Signs

One or more signs are permitted for the identification of delivery entrances. Each delivery sign may not be more than 6 square feet in area.

Except as modified above, all requirements specified under Community Business and Community Commercial Rehabilitation Standards apply to the entire Project Area.

3. Statement of Proposals to Provide Mixed-Income Housing, Including Housing for Low and Moderate-Income Families

- a. On project land to be disposed of by the City for residential uses, fifteen percent of all units must be priced to be affordable to households with incomes between 80 and 120 percent of the area median income in the year in which units are first offered to the public, as defined by the U.S. Department of Housing and Urban Development adjusted for household size. The units must include a range in the tenure of units and number of bedrooms within each tenure comparable to the rest of the development. Such affordability must be maintained for a period of 99 years through a covenant running with the land that shall survive subsequent re-sale or other change in ownership or occupancy. The Housing Commissioner shall have the authority to amend the covenants to account for changes in area median income.
- b. This section applies to any development, created by new construction, with 10 dwelling units or more. This section applies to town houses, row houses, single family units, and multi-family units.

4. Redeveloper's Obligations

- a. No covenant, agreement, lease, conveyance or other instrument may be effected or executed by the Department or by a Redeveloper or any of his successors or assigns, whereby land in the Renewal Area is restricted by the Department, the Redevelopers, or any successors and assigns on the basis of race, color, religion, ancestry, national origin, sex, gender identity, sexual orientation, marital status, age, or physical or mental disability in the sale, lease, use or occupancy thereof. Appropriate covenants running with the land forever, which prohibit such restrictions, must be included in the disposition instruments, and the United States is deemed a beneficiary of these covenants and is entitled to enforce them.
- b. The Redeveloper must begin and complete the development of land for the uses required in this Plan and the construction of improvements agreed upon in the disposition instruments within a reasonable time as determined by the instruments.

5. Priorities

- a. The Department must submit to the Oldtown Council "A" PAC and the Oldtown Merchants' Association, or their successors, for their review and comment, the form and content of all proposals to redevelop land to be disposed of.

The Oldtown Council "A" PAC and the Oldtown Merchants' Association, or their successors, must advise the Department of their recommendations regarding the acceptability and priority of all proposals.

- b. The written comments must be transmitted to the Department no later than 3 weeks after the proposals have been submitted to the Oldtown Council “A” PAC and the Oldtown Merchants’ Association, or their successors; otherwise it is presumed that the proposals are acceptable. The Commissioner, however, retains the final authority with respect to granting or withholding development priorities and must dispose of redevelopment land through procedures established by the Department based on Federal guidelines.
- c. The Oldtown Council “A” PAC and Oldtown Merchants’ Association, or their successors, in reviewing commercial redevelopment proposals, may give favorable consideration to businesses displaced because of the requirements of this Plan and to proposals that will further the objectives of neighborhood ownership of commercial enterprises. The Department, when disposing of land for new retail commercial, wholesale/service commercial and industrial development wherever possible, must give priority to neighborhood ownership. Neighborhood ownership means a business that is at least 51% owned by an individual who lives in the Oldtown Urban Renewal Plan Area.
- d. Residents located within the Project Area, as of the date of approval of this Plan, if displaced through the requirements of this Plan, must be given a priority by the Department under procedures developed by it in renting or purchasing such residential living space as will become available within the Project Area.

6. Relocation

- a. The acquisition, demolition and construction of new facilities may be undertaken in stages with an aim to minimize the disruption of the population of the Project Area.
- b. The Department of Housing and Community Development assures that before individuals or families are displaced from their dwelling units due to the requirements of the Plan, standard housing within the displacees’ financial means shall be provided.

7. New Construction in Rehabilitation Areas

All plans for new construction on any property located in rehabilitation areas and where the property is not to be acquired under the provisions of this Plan must be submitted to the Department for review. Upon finding that the proposed plans are consistent with the objectives of the Renewal Plan, the Commissioner must 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.

E. Other Provisions Necessary to Meet State and Local Requirements

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

1. Land Disposition

- a. Land and property interests acquired by the City within the Project Area will be disposed of by sale, lease, conveyance, or transfer or other means available to the City, in accordance with Exhibit 3, Land Disposition Map.
- b. The parcels shown on the Exhibit 3, Land Disposition Map, as available for disposition are schematic and approximate. The Department has the right, in its discretion, to fix their precise boundaries and size. For purposes of disposition, the parcels, or lots, as shown on Exhibit 3, Land Disposition Map, may be subdivided or combined.

2. Zoning

All appropriate provisions of the Zoning Code of Baltimore City apply to properties in the Project Area as shown on the Zoning Districts Map, Exhibit 4. In order to implement the Renewal Plan, Zoning District changes as designated on Exhibit 4 will be required. These changes require an amendment to the Zoning Code. Action to this effect will be initiated during the execution of this Plan.

3. Reasons for the Various Provisions of this Plan

- a. Existing land use within the Project Area is commercial and residential. Renewal objectives can best be achieved by the rehabilitation and redevelopment of the area for commercial and residential use.
- b. Clearance and redevelopment areas are proposed in order to remove concentrations of blight and to curtail deteriorating influences.
- c. Structures are proposed for rehabilitation where survey data have indicated that they are basically sound and in accordance with the Land Use Plan.
- d. Open space and recreational facilities within the Project Area have been shown to be deficient. This Plan proposes significant increases in public park land and, through coverage and landscaping requirements will insure the provision of open space within disposition lots.
- e. Rehabilitation and new construction improvements are proposed for the shopping area to provide a strong commercial center.

F. Procedures for Changes in Approved Plan

1. The Department must submit to the Oldtown Council “A” PAC and the Oldtown Merchants’ Association, or their successors, for their review and comments all proposed amendments to the Renewal Plan no later than the time the proposed amendments are submitted to the City Planning Commission by the Department. The written comments and recommendations from this review must be transmitted to the Department no later than 3 weeks after they have been submitted to the Oldtown Council “A” PAC and the Oldtown Merchants’ Association, or their successors; otherwise, it is presumed the proposed changes are satisfactory. Prior to passage of any ordinance amending the Renewal Plan, a public hearing must be held, and the Oldtown Council “A” PAC and the Oldtown Merchants’ Association, or their successors, must receive at least 10 days prior to the hearing, written notice of the time and place of such hearing.
2. The 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 Renewal Plan, a public hearing must be held, and providing further, that with respect to any land in the Project Area previously disposed of by the Department for use in accordance with the Renewal Plan, the then owner of the land must receive, at least 10 days prior to the hearing, written notice of the time and place of the hearing and information as to where a copy of the proposed amendments may be inspected and providing further, that the Department must receive the written consent of the then owner of the land whose interests therein are materially affected by the amendment.

G. Separability

In the event it be judicially determined that any word, phrase, clause, sentence, paragraph, section or part in or of this Plan, or the application thereof to any person or circumstances is invalid, the remaining provisions and the application of such provisions to other persons or circumstances must not be affected thereby, it being hereby declared that the remaining provisions of this Plan without the word, phrase, clause, sentence, paragraph, section or part, or the application thereof, so held invalid would have been adopted and approved.

## Appendix A

### Nonconforming Uses

<u>Address:</u>	<u>Use:</u>
600-604 Aisquith Street	manufacturing
425 Colvin Street	manufacturing
1019 Hillen Street	coffee roasting
1119-1127 Monument Street	dry cleaning

## Appendix B

### Noncomplying Structures

<u>Address:</u>	<u>Use:</u>
416 Colvin Street	dwelling/garage
443-447 Gay Street	printing
1041-3 Hillen Street	dwelling/restaurant
1047 Hillen Street	dwelling/fish store
1049 Hillen Street	dwelling/store
1053 Hillen Street	dwelling/tavern
1124 Monument Street	dwelling

## Appendix C

### Properties for Acquisition and Disposition

Block 1272	Lot 1, 426 Oldtown Mall
	Lot 2, 428 Oldtown Mall
	Lot 3, 430 Oldtown Mall
	Lot 4, 432 Oldtown Mall
	Lot 5, 434 Oldtown Mall
	Lot 6, 436-38 Oldtown Mall
	Lot 7, 440-42 Oldtown Mall
	Lot 8, 444 Oldtown Mall
	Lot 9, 450 Oldtown Mall
Block 1286	Lot 2, 425 Oldtown Mall
	Lot 3, 427 Oldtown Mall
	Lot 4, 429/31 Oldtown Mall
	Lot 5/6, 433 Oldtown Mall

Block 1286    Lot 7, 437 Oldtown Mall  
                  Lot 8, 439 Oldtown Mall  
                  Lot 9, 441 Oldtown Mall  
                  Lot 10, 447 Oldtown Mall  
                  Lot 19, 418 Oldtown Mall  
                  Lot 20, 420 Oldtown Mall  
                  Lot 21, 422 Oldtown Mall  
                  Lot 22, 424 Oldtown Mall

Block 1288    Lot 94/95, 501-03 Oldtown Mall  
                  Lot 92/93, 505-07 Oldtown Mall  
                  Lot 91, 509 Oldtown Mall  
                  Lot 88/90, 511-513 ½ Oldtown Mall  
                  Lot 87, 515-17 Oldtown Mall  
                  Lot 86, 519 Oldtown Mall

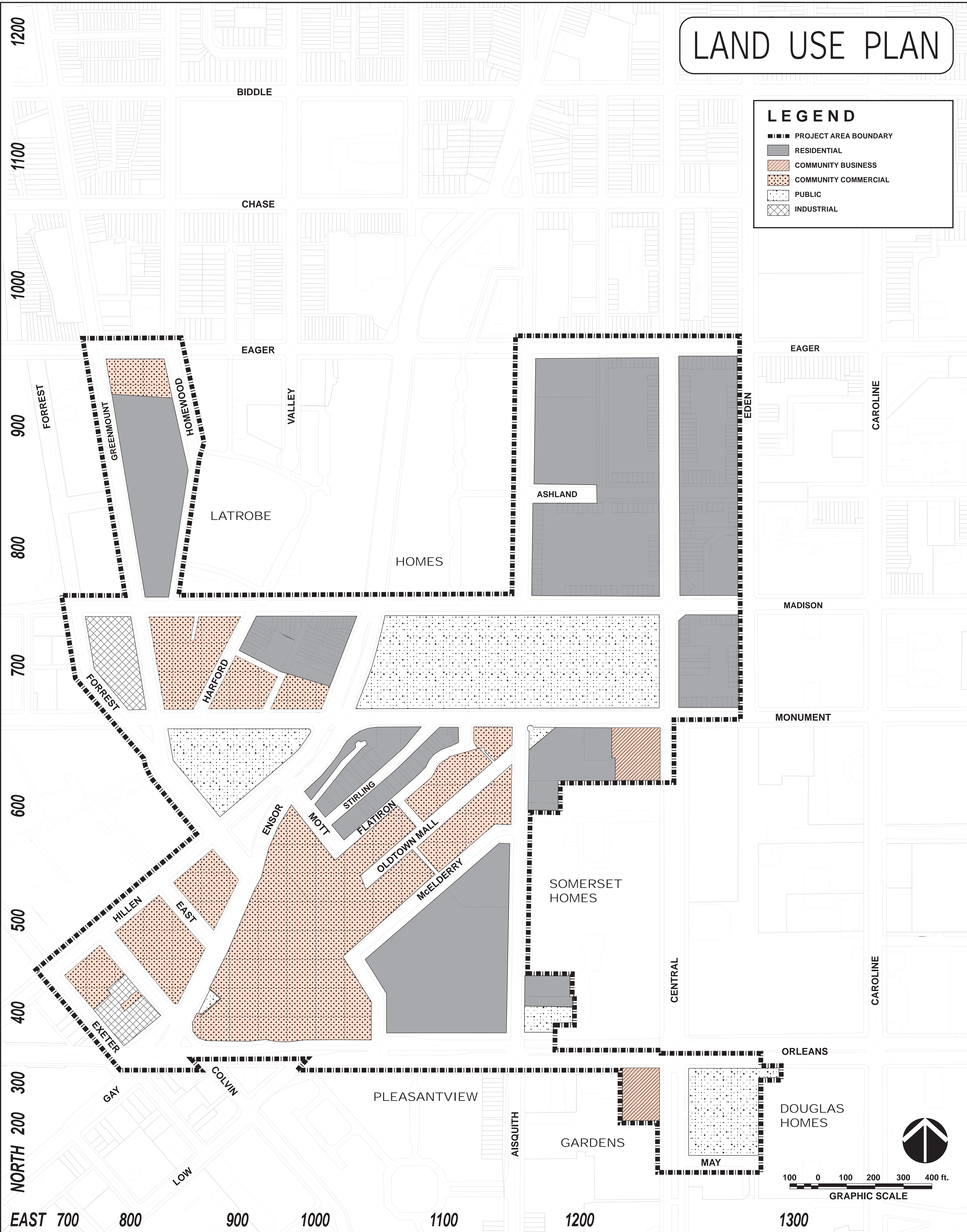
Lots that have already been acquired and disposed of are included as reference only on Exhibits 2 and 3.

Oldtownmallurprev0308

# LAND USE PLAN

**LEGEND**

-  PROJECT AREA BOUNDARY
-  RESIDENTIAL
-  COMMUNITY BUSINESS
-  COMMUNITY COMMERCIAL
-  PUBLIC
-  INDUSTRIAL



**OLDTOWN**  
 DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
 BALTIMORE, MARYLAND

## LAND USE PLAN

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DATE: 11/25/69  
 DRAWN BY: G.B.G / N.T.P. / R.A.W.  
 APPROVED BY:

REVISION: 01/03/72  
 08/05/74  
 05/01/75  
 04/03/95  
 01/20/06  
 07/10/06

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**1**  
 EXHIBIT

**BALTIMORE DEVELOPMENT CORPORATION**



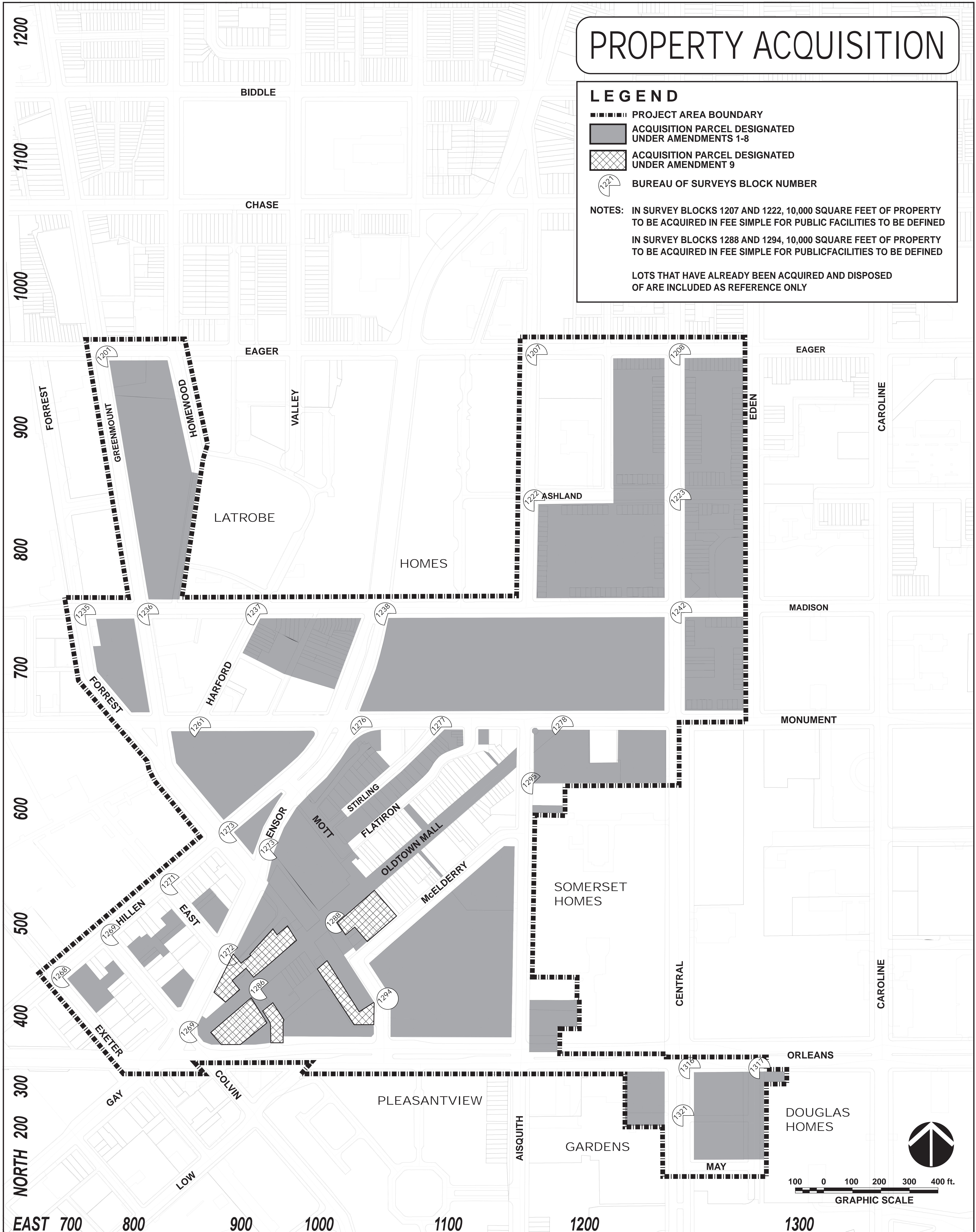
# PROPERTY ACQUISITION

## LEGEND

-  PROJECT AREA BOUNDARY
-  ACQUISITION PARCEL DESIGNATED UNDER AMENDMENTS 1-8
-  ACQUISITION PARCEL DESIGNATED UNDER AMENDMENT 9
-  BUREAU OF SURVEYS BLOCK NUMBER

NOTES: IN SURVEY BLOCKS 1207 AND 1222, 10,000 SQUARE FEET OF PROPERTY TO BE ACQUIRED IN FEE SIMPLE FOR PUBLIC FACILITIES TO BE DEFINED  
 IN SURVEY BLOCKS 1288 AND 1294, 10,000 SQUARE FEET OF PROPERTY TO BE ACQUIRED IN FEE SIMPLE FOR PUBLIC FACILITIES TO BE DEFINED

LOTS THAT HAVE ALREADY BEEN ACQUIRED AND DISPOSED OF ARE INCLUDED AS REFERENCE ONLY



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 BALTIMORE, MARYLAND

## PROPERTY ACQUISITION

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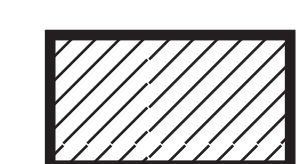
# 2

EXHIBIT

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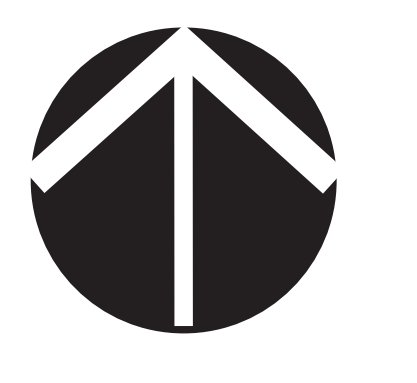
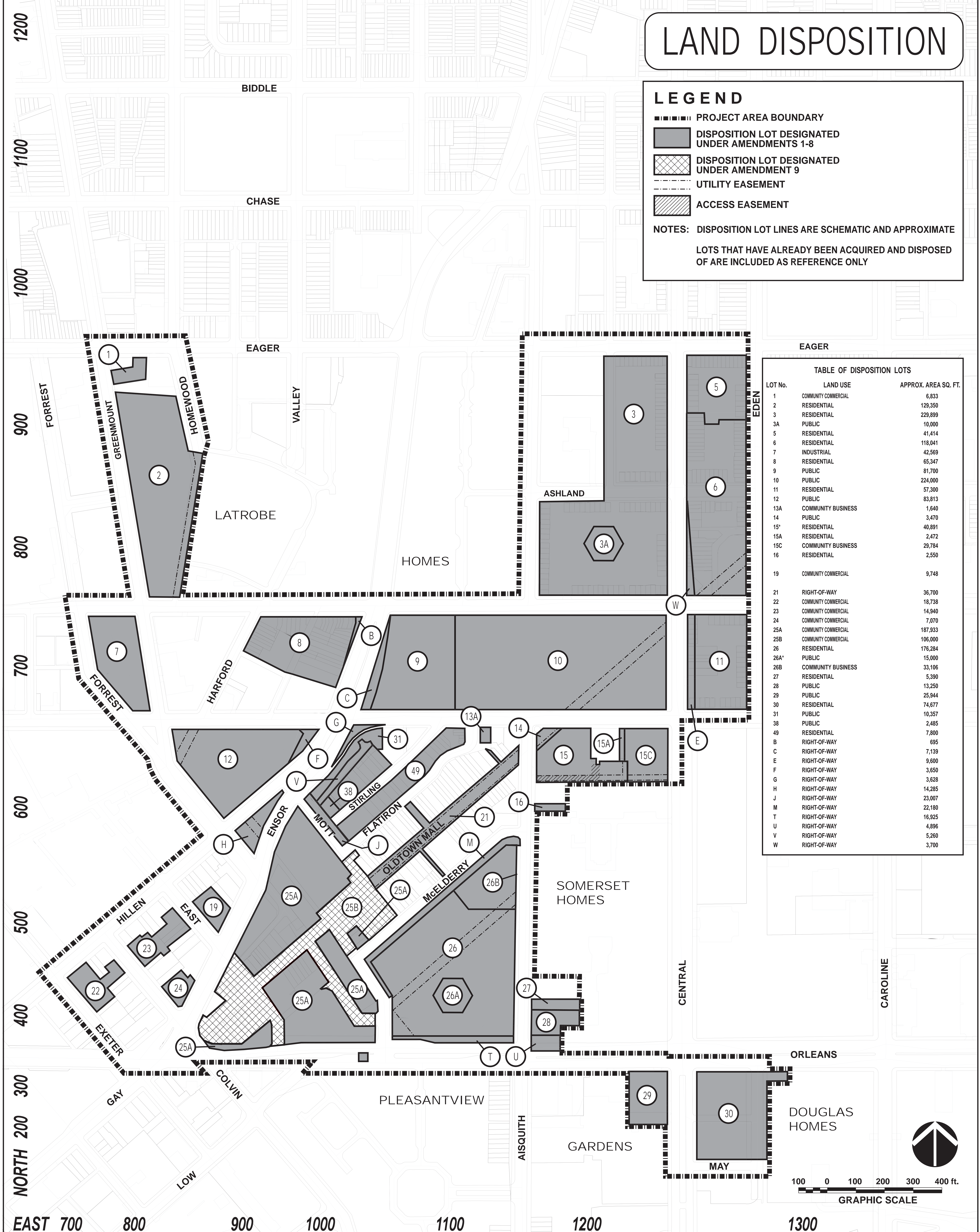
# LAND DISPOSITION

## LEGEND

-  PROJECT AREA BOUNDARY
-  DISPOSITION LOT DESIGNATED UNDER AMENDMENTS 1-8
-  DISPOSITION LOT DESIGNATED UNDER AMENDMENT 9
-  UTILITY EASEMENT
-  ACCESS EASEMENT

NOTES: DISPOSITION LOT LINES ARE SCHEMATIC AND APPROXIMATE  
 LOTS THAT HAVE ALREADY BEEN ACQUIRED AND DISPOSED OF ARE INCLUDED AS REFERENCE ONLY

TABLE OF DISPOSITION LOTS		
LOT No.	LAND USE	APPROX. AREA SQ. FT.
1	COMMUNITY COMMERCIAL	6,833
2	RESIDENTIAL	129,350
3	RESIDENTIAL	229,899
3A	PUBLIC	10,000
5	RESIDENTIAL	41,414
6	RESIDENTIAL	118,041
7	INDUSTRIAL	42,569
8	RESIDENTIAL	65,347
9	PUBLIC	81,700
10	PUBLIC	224,000
11	RESIDENTIAL	57,300
12	PUBLIC	83,813
13A	COMMUNITY BUSINESS	1,640
14	PUBLIC	3,470
15*	RESIDENTIAL	40,891
15A	RESIDENTIAL	2,472
15C	COMMUNITY BUSINESS	29,784
16	RESIDENTIAL	2,550
19	COMMUNITY COMMERCIAL	9,748
21	RIGHT-OF-WAY	36,700
22	COMMUNITY COMMERCIAL	18,738
23	COMMUNITY COMMERCIAL	14,940
24	COMMUNITY COMMERCIAL	7,070
25A	COMMUNITY COMMERCIAL	187,933
25B	COMMUNITY COMMERCIAL	106,000
26	RESIDENTIAL	176,284
26A*	PUBLIC	15,000
26B	COMMUNITY BUSINESS	33,106
27	RESIDENTIAL	5,390
28	PUBLIC	13,250
29	PUBLIC	25,944
30	RESIDENTIAL	74,677
31	PUBLIC	10,357
38	PUBLIC	2,485
49	RESIDENTIAL	7,800
B	RIGHT-OF-WAY	695
C	RIGHT-OF-WAY	7,139
E	RIGHT-OF-WAY	9,600
F	RIGHT-OF-WAY	3,650
G	RIGHT-OF-WAY	3,628
H	RIGHT-OF-WAY	14,285
J	RIGHT-OF-WAY	23,007
M	RIGHT-OF-WAY	22,180
T	RIGHT-OF-WAY	16,925
U	RIGHT-OF-WAY	4,896
V	RIGHT-OF-WAY	5,260
W	RIGHT-OF-WAY	3,700



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## LAND DISPOSITION

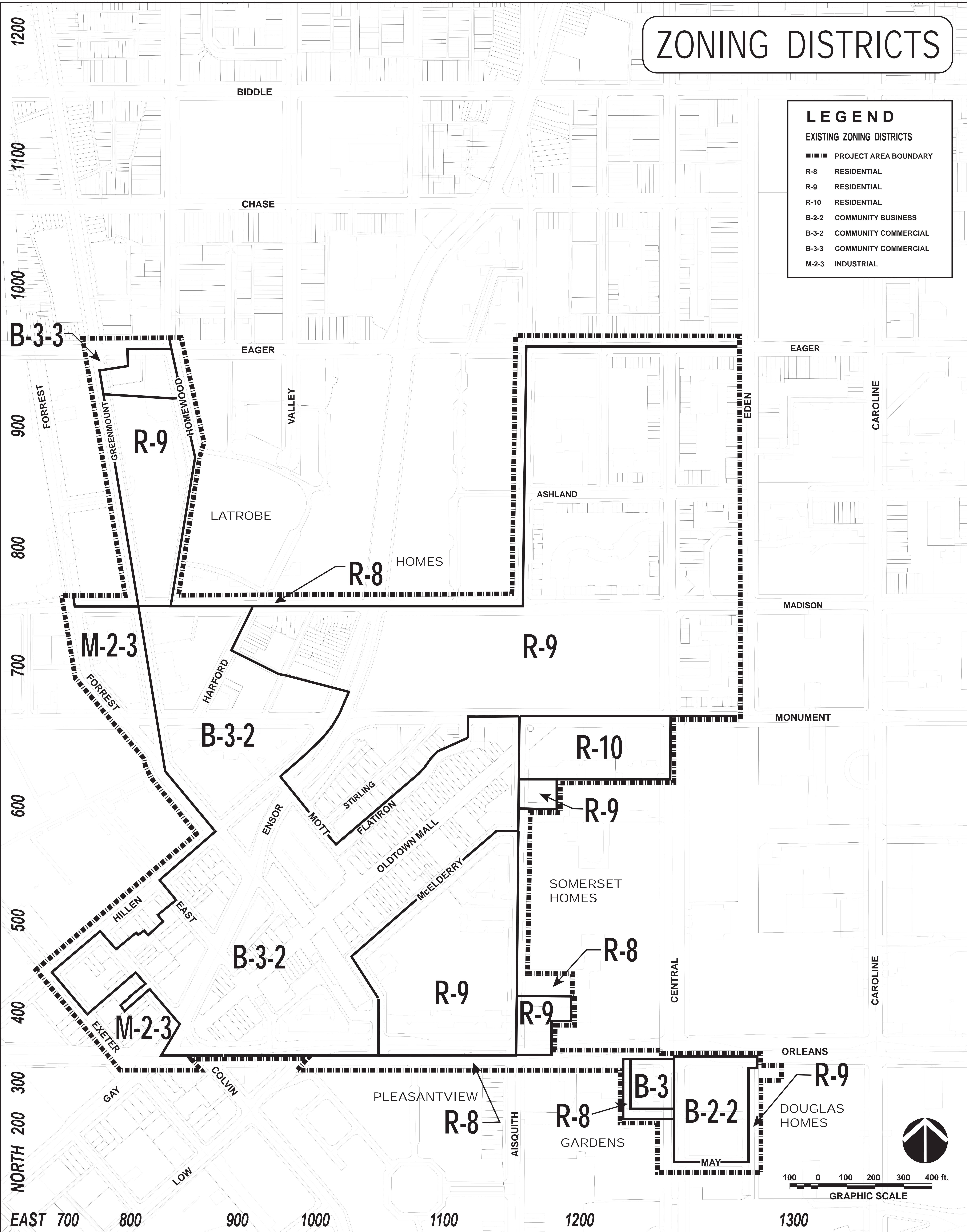
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	APPROVED BY:	08/05/74 07/10/06		
		05/01/75 04/03/95		

BALTIMORE DEVELOPMENT CORPORATION

EXHIBIT

# ZONING DISTRICTS

LEGEND	
EXISTING ZONING DISTRICTS	
	PROJECT AREA BOUNDARY
R-8	RESIDENTIAL
R-9	RESIDENTIAL
R-10	RESIDENTIAL
B-2-2	COMMUNITY BUSINESS
B-3-2	COMMUNITY COMMERCIAL
B-3-3	COMMUNITY COMMERCIAL
M-2-3	INDUSTRIAL



# OLDTOWN

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
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## ZONING DISTRICTS

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DRAWN BY: G.B.G / N.T.P. / R.A.W.	04/07/71 01/20/06
APPROVED BY:	08/05/74 07/10/06
	05/01/75 06/25/82

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**4**  
EXHIBIT

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