

URBAN RENEWAL PLAN  
ROGERS AVENUE TRANSIT STATION

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URBAN RENEWAL PLAN

ROGERS AVENUE TRANSIT STATION

URBAN RENEWAL AREA

ORIGINALLY APPROVED BY

MAYOR AND CITY COUNCIL OF BALTIMORE

BY ORDINANCE NO. 923

APRIL 5, 1983

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

# ROGERS AVENUE TRANSIT STATION URBAN RENEWAL PLAN

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APPENDIX A: Garrison Boulevard Business District:  
Properties and Exterior Rehabilitation  
Standards

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EXHIBITS

1. Land Use Plan, dated October 25, 1982
2. Zoning Districts, dated October 25, 1982

A. PROJECT DESCRIPTION

1. Boundary Description

Beginning for the same at the point formed by the intersection of the center line of Rogers Avenue and the southwestern right-of-way line of Wabash Avenue; thence running in a southwesterly direction, and binding upon the center line of said Rogers Avenue, crossing Kennison, Elderon and Groveland Avenues, to a point of intersection with the center line of Post Road; thence running in a southeasterly direction binding on the center line of said Post Road, crossing Belvieu, Penhurst, Fernhill, Ridgewood, and Gwynn Oak Avenues, to a point of intersection with the southeastern right-of-way line of said Gwynn Oak Avenue; thence running in a northeasterly direction, binding on the southeastern right-of-way line of said Gwynn Oak Avenue, to a point of intersection with the northeastern right-of-way line of the first 20' alley; thence running in a southeasterly direction, binding on the northeastern right-of-way line of said 20' alley, crossing the first 15' alley, binding on the northern property lines of Lots 35 and 18, Block 8238, continuing to a point of intersection with the center line of Oakford Avenue; thence running in an easterly direction, binding on the center line of said Oakford Avenue, crossing Hillsdale Road, Eldorado, and Granada Avenues, to a point of intersection with the eastern right-of-way line of Garrison Boulevard; thence running in a northerly direction, binding on the eastern right-of-way line of Garrison Boulevard, crossing Ridgewood, Fernhill, and Penhurst Avenues, to a point of intersection with the northern right-of-way line of the first 15' alley; thence running in an easterly direction, binding on the northern right-of-way line of said 15' alley, to a point of intersection with the eastern property line of Lot 17, Block 2975; thence running in a northerly direction, binding on the eastern property line of said Lot 17, as extended, to a point of intersection with the northern right-of-way line of a 15' alley; thence running in an easterly direction, binding on the northern right-of-way line of the said 15' alley, to a point of intersection with the western property line of Lot 29, Block 2975; thence running in a northerly direction, binding on the western property line of said Lot 29, Block 2975, crossing Belvieu Avenue, to a point on the northern right-of-way line of Belvieu Avenue; thence running in an easterly direction, binding on the northern right-of-way line of said Belvieu Avenue, to a point of intersection with the eastern property line of Lot 23/24, Block 2975; thence running in a northerly direction, binding on the eastern property line of said Lot 23/24, Block 2975, to a point of intersection with the southeastern property line of Lot 19, Block 2975; thence running in a southeasterly direction, binding on said southeastern property line, to a point of intersection with the eastern property line of said Lot 19; thence running in a northeasterly direction, binding on the southeastern property line of said Lot 19, crossing Dolfield Avenue, continuing to a point of intersection with the northeastern right-of-way line of Dolfield Avenue; thence running in a northwesterly direction, binding on the northeastern right-of-way line of said Dolfield Avenue, to a point of intersection with eastern right-of-way line of Garrison Boulevard; thence running in a northeasterly direction, binding on the eastern right-of-way line of Garrison Boulevard to a point of intersection with the northern right-of-way line of the first 10' alley; thence running in a southeasterly direction, binding on the northern right-of-way line of said 10' foot alley, crossing a 15' alley, to the point of intersection with the southern property line of Lot 74/79 Block 2959-B; thence running in an easterly direction, binding on the southern property line of said Lot 74/79 and continuing on the southern property lines of Lots 91/99 and 100/105, Block 2959-B in an easterly, northerly, easterly, southerly, and easterly direction, to a point of intersection with the eastern property line of Lot 100/105, Block 2959-B; thence running in a northeasterly direction, binding on the eastern property line of said Lot 100/105, to a point of intersection with the southwestern right-of-way line of Wabash Avenue; thence running in a westerly direction, binding on the southwestern right-of-way line of Wabash Avenue, crossing Garrison Boulevard, Belvedere, Elderon, Granada, and Eldorado Avenues, Hillsdale Road, and Kennison Avenue to the point of beginning.

## 2. Objectives and Reasons for the Various Provisions of this Plan

- a. To correct the current and projected transportation inadequacies in the Rogers Avenue Transit Station Urban Renewal Area, including, but not limited to, adequate transit station parking, street capacity, and safe pedestrian movement;
- b. To correct existing blighting influences and to protect existing stable residential development in the Rogers Avenue Transit Station Urban Renewal Area from future blighting influences;
- c. To bring about a general physical improvement in the area by coordinated public improvements;
- d. To formulate standards which shall be applied to public improvements and current and future developments within the Rogers Avenue Transit Station Urban Renewal Area to enhance the aesthetics and quality of life in the communities adjacent to the transit station;
- e. To provide public facilities such as street and utility improvements; recreation and park areas; plazas, public walkways, and street furniture;
- f. To revitalize the Garrison Boulevard Business District through rehabilitation of existing stores.

## B. LAND USE PLAN

### 1. Permitted Land Uses

Only the use categories shown on the Land Use Plan Map, Exhibit No. 1, shall be permitted within the project area.

In addition certain uses, for the most part mixed uses, will be permitted to continue subject to the provisions governing non-conforming and non-complying uses set forth in Sections B.1.e. and B.1.f. below.

#### a. Residential

Residential uses permitted shall be those permitted by the Zoning Ordinance of Baltimore City. The Zoning Districts Map, Exhibit 2, indicates the applicable Zoning Districts.

#### b. Public

In the area designated Public on the Land Use Plan Map, uses shall be limited to water towers and parks, playgrounds, and active and passive recreation.

c. Neighborhood Business

In the area designated Neighborhood Business on the Land Use Plan Map, uses shall be those permitted in the B-1 use category of the Zoning Ordinance of Baltimore City.

d. Industrial

In the area designated Industrial on the Land Use Plan Map, uses shall be those permitted in the M-2 use category of the Zoning Ordinance of Baltimore City.

e. Non-Conforming

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 Article 30 of the Baltimore City Code (1976 Edition, as amended), titled "Zoning." Non-conforming uses shall be permitted to continue, subject to the provisions of Chapter 8 of said Article 30, titled "Non-Conformance."

f. Non-Complying

A non-complying use, as set forth in Chapter 8 of Article 30 of the Baltimore City Code (1976 Edition, as amended), titled "Zoning," is any lawfully existing structure which does not comply with the bulk regulations of the zoning district in which it is located. These non-complying uses shall be permitted to continue, subject to the provisions of said Chapter 8.

In addition, a non-complying use - when such term is used herein - is any lawfully existing use of a building or other structure, or of land, which does not comply with the land use regulations of this Plan. These non-complying uses shall be permitted to continue for an indefinite period of time, except that:

(1) any non-complying land use which is discontinued for a period exceeding twelve (12) months shall not be reestablished;

(2) no change in the permanent physical members of a structure, such as bearing walls, columns, beams, or no substantial change in the roof or in the exterior walls shall be made in or to a building or structure except those required by law or except to make the building and use thereof conform to the regulations of this Plan; and

(3) no non-complying land use shall be changed to any other non-complying land use.

## 2. Regulations, Controls and Restrictions

### a. General Provisions

The provisions of Section B.1.(Permitted Uses) shall apply to all properties within the project area.

### b. New Construction, Exterior Rehabilitation, Change in Use, and/or Demolition

All plans for new construction, (including parking lots), exterior rehabilitation, change in use and demolition of any building on any property in the Rogers Avenue Transit Station Urban Renewal Area shall be submitted to the Department of Housing and Community Development for review and approval. Such review shall be concerned with, but not necessarily limited to, urban design standards, site planning, architectural treatment, materials, colors, building construction, landscape design, access, signs, lighting, elevation, servicing, streets, and sidewalks. Only upon finding that the proposed plans are consistent with the objectives stated in Section A.2. of this Plan, and the land use is appropriate, shall the Commissioner of the Department of Housing and Community Development authorize the processing of the plans for issuance of the necessary permit(s). The Commissioner may, upon finding that the proposed plans are inconsistent with the objectives stated in Section A.2. of this Plan, deny the issuance of a permit. If the Commissioner denies the issuance of a demolition 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. In the event that the Board of Estimates does not authorize the acquisition, the Commissioner, without delay, shall issue the demolition permit. The provisions of this section are in addition to and not in lieu of all other applicable laws and ordinances.

## C. TECHNIQUES USED TO ACHIEVE PLAN OBJECTIVES

### 1. Acquisition

In the event that the acquisition of properties is necessary in order to accomplish the objectives of the Urban Renewal Plan, such acquisition shall be in accordance with the appropriate provisions of Article 13 of the Baltimore City Code (1976 Edition, as amended) or any other applicable code, ordinance or regulation.

### 2. Rehabilitation

Property rehabilitation shall comply with the codes and ordinances of the City of Baltimore. Cleaning of masonry façades by means of sandblasting shall not be permitted except where sandblasting is determined by the Commissioner of the Department of Housing and

Community Development to be the only feasible means of surface cleaning of masonry and where, in his opinion, it will not cause damage to historic building materials. Additional exterior rehabilitation standards shall be applied to those properties in the Garrison Boulevard Business District. A list of properties and the standards applying to this District are contained in Appendix A of this Plan.

3. Relocation

- a. The Department of Housing and Community Development assures that before individuals or families are displaced from their dwelling units due to the requirements of this Plan, standard housing within the displacees' financial means shall be provided. Residents living within the Project Area, if displaced through the requirements of this Plan, shall be given a priority by the Department of Housing and Community Development to any housing within the Project Area over which the Department has direct control.

4. Review of Development

a. Department of Housing and Community Development Review

The Department of Housing and Community Development specifically reserves the right to review and approve all plans and specifications for development or rehabilitation, change in use and demolition 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 such drawings, plans or specifications that are not suitable or desirable, in its opinion, for aesthetic or functional reasons; and in so passing upon such drawings, plans and specifications, it shall have the right to take into consideration, but shall not be limited to, the suitability of the site plan, architectural treatment, building plans, elevations, materials and color, construction details, access, parking, loading, landscaping, signs, exterior lighting, refuse collection details, streets, sidewalks and the harmony of the plans with the surroundings.

The Department of Housing and Community Development will fully utilize its Design Advisory Panel to work with developers in the achievement of high quality site, building, and landscape design.

b. Community Review

The Department of Housing and Community Development may submit to Rogers Avenue Transit Station Planning Advisory Committee (RATRANSPAC), or its successor or its assignee, for its review and comment, the plans for development or rehabilitation on any property under the provisions of this Plan. The RATRANSPAC or its successor or its assignee, shall advise the Department of Housing and Community Development of its recommendations regarding the acceptability and/or priority of all plans and proposals. The written comments shall be transmitted to the Department of Housing and Community Development no later than 3 weeks after the proposals and/or plans have been submitted to the RATRANSPAC, or its successor

or its assignee; otherwise, it is presumed that the proposals and/or plans are acceptable. 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.

5. Zoning

All appropriate provisions of the Zoning Ordinance of Baltimore City shall apply to properties in the area. Existing zoning districts are shown on Exhibit 2, Zoning Districts Map. No zoning changes are proposed as part of this Plan.

D. DURATION OF PROVISIONS AND REQUIREMENTS

The Rogers Avenue Transit Station Renewal Plan, as it may be amended from time to time, shall be in full force and effect for a period of forty (40) years from the date of original adoption of this Renewal Plan by ordinance of the Mayor and City Council of Baltimore.

E. PROCEDURES FOR CHANGES IN APPROVED PLAN

The Department of Housing and Community Development shall submit to the RATRANSPAC, or its successor, for its review and comments all proposed amendments to the urban renewal plan no later than at the time the proposed amendments are submitted to the Director of the City Planning Department by the Department of Housing and Community Development. The written comments and recommendations from this review shall be submitted to the Department of Housing and Community Development no later than 3 weeks after they have been submitted to the RATRANSPAC, or its successor; otherwise, it is presumed the proposed changes are satisfactory. Prior to passage of any ordinance amending the urban renewal plan, a public hearing shall be held. The RATRANSPAC, or its successor, shall receive, at least ten days prior to such hearing, written notice of the time and place of such hearing. With respect to any land in the Project Area previously disposed of by the City for use in accordance with the urban renewal plan, the then owner of such land shall receive at least ten days prior to such hearing, written notice of the time and place of such hearing and information as to where a copy of the proposed amendments may be inspected.

F. SEPARABILITY

In the event it be judicially determined that any word, phrase, clause, sentence, paragraph, section or part in or of this Plan, or the application thereof to any person or circumstance 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.

APPENDIX A

GARRISON BOULEVARD BUSINESS DISTRICT

Section 1: Properties within the Garrison Boulevard Business District

The following properties constitute the Garrison Boulevard Business District.

Property Address	Bureau of Surveys Block No./Lot No.
3930 Belvieu Avenue (also known as 4701 Garrison Boulevard)	Block 2975, Lot 23/24
4525 Garrison Boulevard	Block 2975, Lot 17
4601/03 Garrison Boulevard	Block 2975, Lot 18
4605 Garrison Boulevard	Block 2975, Lot 18A
4607 Garrison Boulevard	Block 2975, Lot 18B
4609/13 Garrison Boulevard	Block 2975, Lot 18C
4703/07 Garrison Boulevard	Block 2975, Lot 19
4709 Garrison Boulevard	Block 2975, Lot 19A
4801 Garrison Boulevard	Block 2959-B, Lot 73
4805/15 Garrison Boulevard	Block 2959-B, Lot 74/79 & Lot 80 (Improvements)
Southeast side of Garrison Boulevard 191 feet, 8 inches northeast of Dolfield Avenue	Block 2959-B, Lot 80A
Southeast side of Garrison Boulevard 224 feet, 1 inch northeast of Dolfield Avenue	Block 2959-B, Lot 81
5000 Wabash Avenue	Block 2959-B, Lot 100/105
4805 Wallington Avenue	Block 2959-B, Lot 91/99

## APPENDIX A

### Section 2: Exterior Rehabilitation Standards

Over and above the codes and ordinances of the City of Baltimore, the following additional standards shall be applied to all properties within the Garrison Boulevard Business District. All of the provisions set forth below shall be complied with whether the property is occupied or vacant. None of these standards 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.

#### A. General Appearance - Materials, Design, Colors

- (1) 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.
- (2) Storefronts on single story buildings shall be designed for the full height to the cornice unless existing traditional architectural elements are present, in which case the new construction shall be harmonious with those elements. Cornice lines shall be maintained.
- (3) 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.
- (4) Show windows, entrances, signs, lighting, sun protection, security grilles, etc. shall be designed to be compatible and harmonious and consistent with the scale and character of the existing structure.
- (5) 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.
- (6) Materials used on storefronts shall be consistent with the character of other buildings in the Business District as well as other materials used on the building itself. Other factors, such as durability, ease of maintenance, historical accuracy of materials, shall be considered in relation to future material installations. Formstone, aluminum siding, real or simulated woodshakes, pebble-faced plywood, z-brick, or any other material not approved by the Commissioner of the Department of Housing and Community Development, shall not be permitted for any future use. Existing corrugated metal facing shall be painted a duranodic bronze color. Corrugated metal facing may be used in the future, provided it is of a duranodic bronze finish. Existing aluminum siding shall be removed.

(7) Existing miscellaneous elements on the building fronts, such as empty electrical or other conduits, unused sign brackets, etc., shall be removed.

(8) 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 harmonize with the building color scheme.

(9) No new mechanical equipment shall be allowed to project through building fronts.

(10) No dumpsters or rubbish containers shall be exposed at the fronts of buildings, except those specifically designed and intended for public use.

## B. Walls

(1) If necessary, 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.

(2) Rear and side walls shall be repaired to present a neat and fresh appearance. Rear walls shall be painted to cover evenly all miscellaneous patched and filled areas or be stuccoed to present an even and uniform surface.

(3) Side walls, where visible from any of the streets, shall be finished or painted so as to harmonize with the front of the building.

## C. Windows

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 shall be replaced. All broken and missing windows shall be glazed. All exposed wood shall be repaired and painted.

### (1) Window Openings

- (a) Window openings in upper floors of the front of the building shall not be filled or boarded-up except when covered with clear or tinted plexiglass or equal material. Windows in unused areas of the upper floors should have an opaque or solid surface as security may require on the inside of the glass. If the building front is redesigned and completely renovated or rebuilt, the trim may be removed and openings closed under plans approved by the Department of Housing and Community Development.

- (b) Windows not in the front of buildings shall be kept properly repaired or with Fire Department approval, the openings may be closed, in which case, sills and frames must be removed and the opening properly closed to match the material, design and finish of the adjacent wall.

## (2) Show Windows

- (a) New storefront designs must contain show windows. These windows must have sills no higher than 36 inches above the sidewalk. The amount of window area of an existing storefront must not be reduced unless approved by the Commissioner of the Department of Housing and Community Development. Show windows may be backed by a solid surface only if it is incorporated into a display window. Existing closed-up storefronts must be changed to conform to the above conditions.
- (b) All show window elements must be located within 13 feet of grade on buildings proposed for construction or substantial rehabilitation subsequent to the effective date of the ordinance approving this Plan.

## (3) Shutters

Shutters may be provided on windows above the first floor level in the front of the buildings. They shall be constructed of wood and affixed to the wall by either a metal latch or be held permanently open (fastened to the wall). Fixed closed shutters may be used on upper floors or side windows as an alternative to blocking in or securing such window. The use of shutters shall be approved prior to installation by the Department of Housing and Community Development and shall not be allowed in cases where shutters would be unharmonious with the design of the building.

## (4) Grilles and Screens

- (a) Enclosures and housings for security grilles and screens should be as inconspicuous as possible and compatible with the other elements of the façade.
- (b) All exposed portions of the grille, screen or enclosure which are painted in normal practice and all portions which require painting to preserve, protect or renovate the surface shall be painted.
- (c) All screens and grilles must be constructed so they can be opened or removed. All screens and grilles shall be opened or removed during the normal business hours of that business.
- (d) Non-metal grilles and screens shall be prohibited.

#### (5) Awnings

- (a) Soft, retractable awnings are encouraged over the first floor, and on the upper floors over windows only.
- (b) Awnings must be flameproofed.
- (c) Awnings shall not project more than seven feet from the building front and shall otherwise conform with the provisions of the codes and ordinances of Baltimore City.
- (d) Awnings shall terminate against the building at a height not to exceed thirteen feet above the pavement, or one inch below the second floor window sill, whichever is lower.
- (e) Rigid or fixed awnings, sun screens or permanent canopies are not permitted on any portion of the building front.

#### D. Roofs

- (1) 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.
- (2) Any new mechanical equipment placed on a roof shall be so located as to be hidden from view from the shopping streets and be as inconspicuous as possible from other viewpoints. New equipment shall be screened with suitable elements of a permanent nature and finished so as to harmonize with the rest of the building. Where such screening is infeasible, equipment shall be installed in a neat, presentable manner, and shall be painted in such a manner as to minimize its visibility.
- (3) Television and radio antennas shall be located so as to be as inconspicuous as possible.
- (4) Roofs shall be kept free of trash, debris, or of any other element which is not a permanent part of the building or a functioning element of its mechanical or electrical system.

#### E. Signs

##### (1) Marquees

Marquees shall not be allowed on buildings other than existing operating theatres.

(2) Flat Signs

- (a) Flat signs shall not project more than 12 inches from the surface of the building, except that where the first floor extends beyond the building line as allowed by a minor privilege permit, a sign may be placed even with such extended building surface or at any location to the rear of this position, providing that it is in compliance with all other applicable requirements.
- (b) Flat signs shall not exceed in area three times the width in feet of the frontage of the building. In the case of corner properties, each façade is to be calculated separately as to size allowed for each.
- (c) Flat signs, except secondary signs, shall be placed no higher than the bottom of second story windows where windows exist or fifteen feet above the mean curb level, whichever is lower, and they shall not be lower than ten feet above the mean curb level, or at a location in scale with the building façade as approved by the Department of Housing and Community Development.

(3) Projecting Signs

Existing projecting signs may remain provided that they project no more than 30 inches from the building face. All other projecting signs, including sign brackets and hardware, must be removed. No future projecting signs shall be permitted.

(4) Painted Signs

Painted signs on building surfaces or the use of separate cutout letters shall be permitted in accordance with the above sign limits for Flat Signs.

(5) Secondary Signs

Non-illuminated secondary signs shall be permitted on the upper floors of a building. Such signs shall not exceed one square foot in area and shall not project more than one inch beyond the surface of the building nor shall they be placed higher than fifteen feet above grade level. Signs shall be permitted at rear entrance doors, but shall not exceed six square feet in size, except where authorized by the Department of Housing and Community Development.

(6) Awning Signs

Painted or inlaid signs on cloth awnings are permitted.

(7) Flashing or Moving Signs

Flashing or moving signs other than barber poles shall not be permitted.

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(8) Freestanding Signs

Freestanding signs (pole signs) shall be permitted provided that such signs do not exceed twenty-four feet in height and eighty square feet in area (total of both faces). These freestanding signs shall not project into the public right-of-way. Freestanding signs may be permitted on other sites where buildings are set back from their property lines, subject to the approval of the Commissioner of the Department of Housing and Community Development.

(9) Show Window Signs

No temporary or permanent sign affixed or placed against the inside surface of a show window shall exceed 20% of the area of that show window.

(10) Lettering

Lettering applied to ground floor show windows or entrance doors shall not exceed two and one-half inches in height.

(11) Non-Conforming Signs

Existing signs may remain, provided that they conform to this Plan. Except for billboards, all non-conforming signs shall be removed one year from the effective date of the ordinance approving this Plan.

F. Lighting

(1) The following lighting methods are not permitted:

- (a) Exposed florescent (*sic!*) lighting.
- (b) Exposed quartz or mercury vapor lamps.
- (c) Exposed incandescent lamps other than low wattage, purely decorative lighting.

(2) The following lighting methods are permitted:

- (a) Fully recessed downlights or wallwashers in projecting metal box. Box must run full length of storefront at top of sign zone.
- (b) Shielded florescent lamps with diffusers in projecting metal box. Box must run full length of storefront at top of sign zone.
- (c) "Gooseneck incandescents", porcelain enamel reflector on bent metal tube arm. Housing to prevent glare at pedestrian eyeline.
- (d) Internally illuminated (except projecting signs) or back-lit (halo) letters.

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

#### G. Auxiliary Structures

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

#### H. 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 the two ways outlined below.

- (1) 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 the building. Solid doors or solid gates may be used to the extent necessary for access and delivery. Such walls must be not 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.

- (2) Provision of Parking Area

An unenclosed rear yard may be used as a parking or loading area provided that it is properly paved, illuminated, and maintained. A sign not exceeding six 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.

#### I. Off-Street Parking Requirements

- (1) Parking spaces shall be provided as established in the Zoning Ordinance 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 variance. In addition to these requirements, off-street parking areas shall be visually screened from public streets and adjacent properties.
- (2) All required parking spaces shall be provided with proper ingress and egress to a public street or alley by means of access drives and aisles.
- (3) All parking facilities shall be effectively screened. Screening shall consist of a masonry wall or durable fence, or combination thereof, not less than four feet in height; in lieu of such wall or fence, a compact evergreen hedge of not less than four feet in height at time of original planting may be used. Screening and landscaping shall be maintained in good condition and shall be so designed and placed so as not to obstruct vehicle sight distances at entrances and exits. The design of the lot screening shall be approved by the Department of Housing and Community Development.

- (4) All exterior (surface) parking areas shall be paved with a hard, dust-free surface and shall be properly illuminated.

#### J. Design Review and Approval

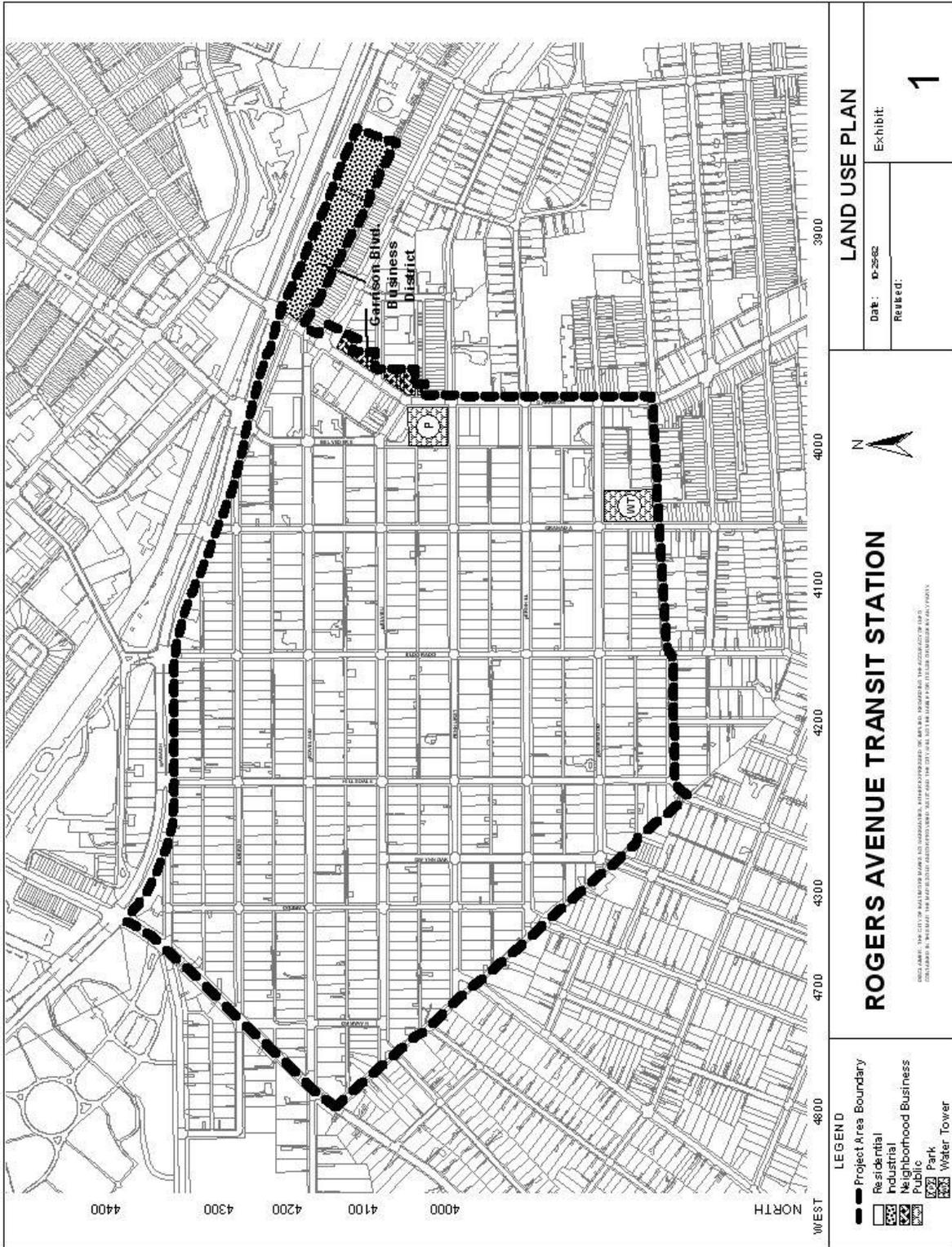
Designs for all improvements, modifications, repairs, rehabilitation or painting affecting the exterior of existing buildings, yards or show windows, signs, and new construction shall be submitted to the Department of Housing and Community Development and written approval by the Department shall be required before proceeding with the work. The Department of Housing and Community Development shall be concerned with all aspects of design affecting exterior appearance and in particular with the following:

- (1) Colors to be used on buildings and signs.
- (2) Design of show windows and entrance areas, including choice of materials and types of security devices.
- (3) Design of signs, methods of illumination, colors, materials, methods of suspension.
- (4) Conditioning of rear yard spaces, location of delivery signs.
- (5) All exterior materials and colors.
- (6) Design of awnings, shutters and upper floor windows.
- (7) Compatibility of new construction as to scale, color, materials, and signing.

#### K. Period of Compliance

To the extent that these rehabilitation standards are specifically applicable to the Garrison Boulevard Business District and are not generally required elsewhere, the work necessary to meet such requirements shall be completed one year from the date of passage of the ordinance approving this Plan. All non-conforming building elements such as fixed grilles and boarded-up windows must be changed at the end of a one year period from the date of passage of the ordinance approving this Plan. No alterations or improvements shall be undertaken after enactment of the ordinance approving this Plan which do not conform with the requirements above.

EXHIBIT 1  
LAND USE PLAN



LAND USE PLAN

Date: D-2582	Exhibit: <b>1</b>
Revised:	



ROGERS AVENUE TRANSIT STATION

DISCLAIMER: THE CITY OF WASHINGTON HAS NOT REVIEWED, APPROVED OR ENDORSED THE DATA OR INFORMATION PROVIDED BY THE CITY OF WASHINGTON. THE CITY OF WASHINGTON IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE CITY OF WASHINGTON IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

- LEGEND**
- Project Area Boundary
  - Residential
  - Industrial
  - Neighborhood Business
  - Public
  - Park
  - Water Tower

EXHIBIT 2  
ZONING DISTRICTS

