

URBAN RENEWAL PLAN

MOUNT VERNON

DISCLAIMER:

The following document has been prepared in an electronic format which permits direct printing of the document on 8.5 by 11 inch dimension paper.

If the reader intends to rely upon provisions of this Urban Renewal Plan for any lawful purpose, please refer to the ordinances, amending ordinances and minor amendments relevant to this Urban Renewal Plan.

While reasonable effort will be made by the Baltimore City Department of Planning to maintain current status of this document, the reader is advised to be aware that there may be an interval of time between the adoption of any amendment to this document, including amendment(s) to any of the exhibits or appendix contained in the document, and the incorporation of such amendment(s) in the document.

By printing or otherwise copying this document, the reader hereby agrees to recognize this disclaimer.

URBAN RENEWAL PLAN

MOUNT VERNON

APPROVED BY THE MAYOR AND CITY COUNCIL

OF BALTIMORE

BY ORDINANCE NO. 06-206

APRIL 26, 2006

EFFECTIVE MAY 26, 2006

DEPARTMENT OF PLANNING

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

URBAN RENEWAL PLAN

MOUNT VERNON

TABLE OF CONTENTS

- A. PROJECT DESCRIPTION
 - 1. Project Boundaries
 - 2. Introduction and Goals for the Plan
 - 3. Plan Objectives

- B. LAND USE AND OFF-STREET PARKING PROVISIONS
 - 1. Community Business
 - 2. Community Commercial
 - 3. Central Business
 - 4. Central Commercial
 - 5. Office-Residential
 - 6. Residential
 - 7. Industrial
 - 8. Nonconforming Use
 - 9. Noncomplying Structure

- C. TYPES OF RENEWAL ACTIONS THAT WILL BE USED to Achieve the Plan Objectives
 - 1. Demolition Review for Structures within CHAP City Historic Districts
 - 2. Removing Development Rewards for Partially or Totally Demolishing Landmarks or Contributing Structures
 - 3. Design Review Process
 - 4. Other remedies for Noncompliance

- D. GENERAL DEVELOPMENT AND REDEVELOPMENT CONTROLS
 - 1. Design Guidelines
 - 2. Height limits
 - 3. Parking provisions
 - 4. Maintenance Standards
 - 5. Creation and preservation of affordable, permanent housing

- E. INTERPRETATION

- F. TERM OF THE PLAN

- G. PROCEDURES FOR AMENDING THE PLAN
- H. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS of State
and Local Laws
- I. SEVERABILITY
- J. APPLICABILITY

APPENDIX A: Design Guidelines for Alteration/ addition to Existing Contributing
Structures

APPENDIX B: Design Guidelines for New Construction

APPENDIX C: Additional Design Guidelines and Standards for Accessory Elements
That Are Attached to Both Renovated and New Buildings

APPENDIX D: Design Guidelines and Standards for Site Plans

APPENDIX E: Maintenance Standards for Private Properties

APPENDIX F: Proposed Height Map (dated July 21, 2005)

EXHIBITS:

1. Land Use, dated December 1, 1992
4. Zoning Districts, dated June 3, 2005
6. Historic District Contributors, dated June 3, 2005

(Exhibits 2, 3, and 5 were eliminated by Ordinance 06-206.)

URBAN RENEWAL PLAN

MOUNT VERNON

A. PROJECT DESCRIPTION

1. Project Boundaries:

Beginning at the intersection of the center line of North Howard Street and the south side of Monument Street; thence binding on the center line of North Howard Street northerly to intersect the centerline of Dolphin Street; thence binding on the center line of Dolphin Street and Dolphin Street extended northeasterly to the center line of the Maryland Transportation Administration Light Rail tracks; thence binding on the centerline of the MTA Light Rail tracks northerly to intersect the center line of the Jones Falls Expressway above; thence binding on the center line of the Jones Falls Expressway southeasterly and southerly to the south side of Centre Street below; thence binding on the south side of Centre Street westerly to intersect the west side of Hunter Street extended; thence binding on the west side of Hunter Street northerly to intersect the south side of Monument Street; thence binding on the south side of Monument Street westerly to intersect the east side of Calvert Street; thence binding on the east side of Calvert Street southerly to intersect the south side of Franklin Street; hence binding on the south side of Franklin Street extended westerly to intersect the west side of Hargrove Alley; thence binding on the west side of Hargrove Alley northerly to intersect the south side of Hamilton Street extended; thence binding on the south side of Hamilton Street westerly to intersect the west side of the west roadway of Saint Paul Place; thence binding on this west side of Saint Paul Place northeasterly to intersect the south side of Centre Street; thence binding on the south side of centre Street westerly to intersect the west side of Park Avenue; thence binding on the west side of Park Avenue northerly to intersect the south side of Monument Street; thence binding on the south side of Monument Street westerly to intersect the centerline of North Howard Street which is the point of beginning.

2. Introduction and Goals for the Plan

This Plan, which will replace the Mount Vernon Urban Renewal Plan (1964) and the Mid-Town Belvedere Urban Renewal Plan (1975), will:

- Help maintain and protect the existing architectural and historic fabric of the community;
- Use the historic architecture of the neighborhood as a theme to attract growth and development;
- Ensure an active, pedestrian-friendly environment that encourages pedestrian activity;

- Encourage urban accessibility by providing sufficient parking while encouraging the shared use of parking spaces and promoting transit;
- Develop mechanisms that ensure the improved maintenance of structures and properties within the district; and
- Assure that the residential and business associations participate in the conceptual process for future development in their area.

In this document:

- The Mount Vernon Urban Renewal Plan will be referred to as the “Plan”, or the “Urban Renewal Plan”;
- The Mayor and City Council of Baltimore will be referred to as the “City”;
- The Baltimore Department of Housing and Community Development will be referred to as “DHCD”;
- The Commissioner of the Baltimore City Department of Housing and Community Development will be referred to as the “Commissioner”;
- The Baltimore City Commissioner for Historical and Architectural Preservation will be referred to as “CHAP”;
- The Baltimore City Department of Planning Commission will be referred to as the “Planning Commission”;
- The staff of the CHAP and the Planning Commission will be referred to as the “Planning Department Staff”; and
- The residential and business associations will be referred to as the “Associations”.

3. Plan Objectives

The objectives of this Urban Renewal Plan are:

- To remove blight and promote the development of underutilized parcels.
- To set standards to ensure that the design of new structures and the rehabilitation of existing structures will be consistent with the scale and architectural design of the neighborhood’s collection of historic buildings.
- To create a demolition review process that encourages the retention of significant existing structures (1) by allowing time for the exploration of options other than demolition and (2) by linking the final approval of the demolition permit to the quality of the new building that is proposed to be built in its place. As a part of the process, CHAP will review and recommend to the Commissioner the approval or denial of demolition permits to ensure that the demolition is in conformance with the goals and objectives of this Plan.
- To discourage the demolition of significant existing structures by prohibiting the construction of a larger and/or taller building on the site of the demolished building.
- To develop use controls and design, parking and landscape standards that help maintain a pedestrian scale throughout the neighborhood; and
- To develop standards that help increase the quality of public spaces.

B. LAND USE AND OFF-STREET PARKING PROVISIONS

Only the use categories shown in the Land Use Plan/ Zoning Exhibits 1 and 4 are permitted within the project area. These are Neighborhood Business, Community Business, Community Commercial, Central Business, Central Commercial, Office-Residential, Residential, and Industrial districts that are located within the area of this Plan. In addition, certain existing uses will be permitted to continue, subject to the provisions governing nonconforming uses in this Plan.

Note: In this document all land use categories use the same descriptive terms and (*sic!*) that are used for the land use categories in the Zoning Code of Baltimore City.

1. Community Business (B-2): accommodates the needs of a larger consumer population than a Neighborhood Business District

In the area designated “Community Business” on the Land Use Plan, the uses allowed are those listed in the Zoning Code of Baltimore City for the B-2 district.

2. Community Commercial (B-3): accommodates more intensive, sometimes highway-oriented, commercial uses

In the area designated “Community Commercial” on the Land Use Plan, the uses allowed are those listed in the Zoning Code of Baltimore City for the B-3 district.

3. Central Business (B-4): provides for the great variety of retail stores, offices and related activities that are characteristic of the major business streets in the downtown area and serve the entire metropolitan region

In the area designated “Central Business” on the Land Use Plan, the uses allowed are those listed in the Zoning Code of Baltimore City for the B-4 district.

4. Central Commercial (B-5): provides for those uses and activities that are generally associated with and support downtown uses. This district permits business, service and intensive, sometimes commercial, highway-oriented uses as well as all of the uses permitted in the downtown Central Business district.

In the area designated “Central Commercial” on the Land Use Plan, the uses allowed are those listed in the Zoning Code of Baltimore City for the B-5 district.

5. Office-Residential (O-R-): encourages a mixture of residential and office uses in blocks of existing row house buildings (the larger the number after the hyphen, the higher the density that is allowed in that district)

- a. In the area designated “Office-Residential” on the Land Use Plan, the uses allowed are those listed in the Zoning Code of Baltimore City for the O-R districts.

- b. The following off-street parking requirements must be provided in all of the Office-Residential Land Use districts in this Plan:

1 off-street parking space for every 2 dwelling units
1 off-street space for every 2 efficiency units in multiple-family dwellings and apartment hotels
1 off-street parking space for every 4 rooming units

6. Residential (R-): allows for a broad range of housing types (the larger the number after the hyphen, the higher the density that is allowed in that district) – residential districts also allow for community facilities and open land uses that serve residents and are customarily located in residential neighborhoods

In the area designated Residential on the Land Use Plan, the uses allowed are those listed in the Zoning Code of Baltimore City for the particular Residential districts.

7. Industrial (M-): allows storage, manufacturing, and industrial uses (the larger the number after the dash, the higher the intensity that is allowed in that district); M-1 and M-2 districts allow industrial uses that are not as “heavy” as those allowed in the City’s M-3 Zone and those industrial uses that are compatible with adjoining business or residential districts.

In the area designated Industrial on the Land Use Plan, the uses allowed are those listed in the Zoning Code of Baltimore City for the particular Industrial districts.

8. Nonconforming Use

A nonconforming use as defined in the Baltimore City Zoning Code is any lawfully existing use of a structure or land that is not permitted in the use regulations of the district in which the structure or land is located. A nonconforming use can continue to operate within an urban renewal area that prohibits it, but cannot move within the lot or structure or expand without authorization from the Board of Municipal and Zoning Appeals. If a nonconforming use has moved from a lot or structure for longer than 12 months, it can only be replaced by a permitted use. If a nonconforming use has been inactive and not in continuous operation for 12 months, that use may not be reestablished and can only be replaced by a permitted use. For more detailed information about nonconforming use regulations see Title 13 of the Zoning Code of Baltimore City.

9. Noncomplying Structure

A noncomplying structure as defined in the Baltimore City Zoning Code is any lawfully existing structure that does not comply with the bulk regulations of the district in which the structure is located. A noncomplying structure will be permitted to continue after the ordinance is passed. It may be maintained or repaired. If a noncomplying structure is damaged or destroyed by fire, it may be repaired or

reconstructed with the same square footage as before if a building permit for the work is obtained and the work is started and diligently pursued within 12 months of the destruction or damage. For more detailed information about noncomplying structure regulations see Title 13 of the Zoning Code of Baltimore City.

C. TYPES OF RENEWAL ACTIONS THAT WILL BE USED TO ACHIEVE THE PLAN OBJECTIVES

1. Demolition Review for Structures within CHAP City Historic Districts

The regulations for the approval or denial of the application for the demolition of a building within a CHAP Historic District are found in the Baltimore City Commission for Historical and Architectural Preservation's document "Demolition Application Procedure". These are the rules and regulations used by CHAP in making their decisions whether to approve or disapprove the issuance of a demolition permit for a building located within one of their City Historic Districts. The document is available from Planning Department staff.

2. Removing Development Rewards for Partially or Totally Demolishing Landmarks or Contributing Structures

If new development is constructed on a site that includes a Landmark, Notable, or Contributing Structure that has been demolished after the date of adoption of this urban renewal ordinance, the FAR and height for that part of the new development that is within the boundaries of the original lot of the building is reduced from the FAR and height that is allowed in the Zoning Code of Baltimore City for that part of the new development site to the actual FAR and height of the building.

3. Design Review Process

All renovation, alteration/ addition to existing structures and all new construction located within the boundaries of this Plan are subject to the CHAP Review for projects within the boundaries of the CHAP local historic district, and subject to Planning Department Review for projects outside of the CHAP boundaries but within the boundaries of this Plan.

4. Other Remedies for Noncompliance

The DHCD may correct code violations and place a lien against the property in accordance with the provisions of the Building, Fire, and Related Codes of Baltimore City.

D. GENERAL DEVELOPMENT AND REDEVELOPMENT CONTROLS

1. Design Guidelines

Design guidelines only apply to new construction on properties located in the CHAP Local Historic District, and for properties located within the boundaries of this Urban Renewal Plan, but outside of the CHAP Local Historic District, new construction must be approved by the Department of Planning. New construction that has been approved by CHAP prior to the enactment of the Design Guidelines and/or the Urban Renewal Plan into law will be “grandfathered” in and shall not be subject to new approval.

The Guidelines are located in Appendix B. (See separate document.)

2. Height limits

The height limits are intended to protect view corridors of historic landmarks such as the Washington Monument and the Belvedere Hotel, and to increase density along the Charles corridor and near transit areas.

Four zones have been established to regulate height for new construction within the boundaries of the Plan. These zones are shown on the Height Limits Map of attached Appendix B, “Baltimore City’s Mount Vernon Historic District: Design Guidelines for New Construction” (CHAP 2005).

- Monument Zone: 70’ height limit (governed by Maryland law).
- Historic Zone: 70’ height limit, with opportunity for 20’ “density height bonus”.
- Midtown Zone: 80’ – 120’ height restriction with opportunity for 20’ – 30’ “density height bonus”.
- Mixed-Use Transit Zone: Height as governed by zoning.

a. Density Height Bonus criteria:

“Density Height Bonus” means an increase in the allowable height of a project as depicted on the appropriate zone of the Height Limits Map (Appendix B).

b. Eligibility criteria are:

- Active participation of the developer of the project in a pre-petition conference planning process.

Note: A pre-petition conference planning process is proposed to maximize opportunity for design that is reflective of the character of Mount Vernon. The proposed process is similar to that currently used for Planned Unit Developments and would be in addition to the required review by the Commission for Historical and Architectural Preservation.

- Construction permit issued before December 31, 2015.
- Project rating of 40 points or more, as determined by the following criteria:
 - (i) For projects with a residential component, a commitment that 10% or more units are sold or rented to households at a rent or sales price affordable at 0 – 80% of area median income and a certain percentage of units are sold or rented to households at market rate (35 points).
 - (ii) Projects that incorporate LEED certified design for an energy efficient “green building” (30 points).
 - (iii) Projects that provide all on-site parking underground or off-site through an agreement with a parking district (20 points).
 - (iv) Projects that provide significantly less parking on site than required through contributions to a parking district that provides shared off-site parking or through providing routine shuttle connections to local public transit stops (10 points).
 - (v) Projects that establish or significantly enhance Park or Open Space in the Plan area (10 points).

Rooftop mechanicals, HVAC equipments, etc., will be subject to applicable height limits.

3. Parking provisions

For new construction within boundaries of the Plan, 1 space maximum per unit of on-site parking is permitted, unless parking is provided underground. That provision can be increased to 2 spaces maximum if the applicant satisfies the following criteria:

- Active participation of the developer of the project in a pre-petition conference planning process *
- Construction permit issued prior to December 31, 2015
- Project rating 40 points or more as determined by the following criteria:
 - (i) For projects with a residential component, a commitment that 10% or more units are sold or rented to households at a rent or sales price affordable at 0 – 80% of area median income and a certain percentage of units are sold or rented to households at market rate (35 points).
 - (ii) Projects that incorporate LEED certified design for an energy efficient “green building” (30 points).
 - (iii) Projects that provide all on-site parking underground or off-site through an agreement with a parking district (20 points).

- (iv) Projects that provide significantly less parking on site than required through contributions to a parking district that provides shared off-site parking or through providing routine shuttle connections to local public transit stops (10 points).
- (v) Projects that establish or significantly enhance Park or Open Space in the Plan area (10 points).
- * A pre-petition conference planning process is proposed to maximize opportunity for design that is reflective of the character of Mount Vernon. The proposed process is similar to that currently used for planned unit developments and would be in addition to the required review by the Commission for Historical and Architectural Preservation.

4. Maintenance Standards

Maintenance standards apply to all of the properties located in the area of the Plan.

The maintenance standards for this Plan are located in Appendix E of this document.

5. Creation and preservation of affordable, permanent housing

This section applies to any residential development of 10 dwelling units or more submitted for site plan or building permit approval, located in a zoning district where residential density increased pursuant to the creation of this urban renewal plan, and located within the Project boundaries defined in Section A.1.

Residential developments subject to this requirement include housing created by new construction, by substantial rehabilitation of any structure for residential use, and by conversion of a new structure from its original or most recent use to residential use.

Residential developments subject to this requirement include contiguous parcels developed by the same developer and phased projects that in the aggregate include the development of 10 or more residential units. If subsequent development plans or building permits bring the total development of contiguous parcels or parcels divided by alleys to a combined total of 10 or more units within 2 years, any affordable units not produced in the first phase of the development shall be added to a subsequent phase.

Any residential development meeting this definition shall be known as a participating project.

a. Affordable housing provisions

- (1) 10 percent of all units constructed (rounded to the nearest tenth) in any participating project shall 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.
- (2) 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.
- (3) Such affordability shall 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.

b. Design and construction

- (1) The exterior design and finish of affordable units constructed pursuant to this section shall be generally comparable to other units in the participating project. Affordable units shall be constructed prior to or concurrently with the construction of other units in the participating project.
- (2) The developer shall submit site plans and schedules of pricing and completion dates that correspond to the goals and requirements of this section to the Housing Commissioner and the Director of Planning on or about the time of site plan submission. No site plan approval shall be granted nor any building permits issued unless the Commissioner and the Director of Planning determine that the participating project meets the goals and requirements of this section.

c. Requirements are applicable to each phase separately

Where deemed appropriate by the Director of the Department of Planning, for developments that require multiple phases, the above requirements may be applied to each phase separately rather than for the entire unit count.

d. Subsequent provisions

Should the Mayor and City Council of Baltimore enact legislation containing inclusionary housing requirements on a city-wide basis, those regulations shall apply and supersede the requirements of this urban renewal plan.

E. INTERPRETATION

In the event of any question regarding the meaning of these standards and controls or other provisions of the Urban Renewal Plan, the interpretation by the Department of Planning is final and binding, provided that the interpretation is not unreasonable or arbitrary.

F. TERM OF THE PLAN

This Urban Renewal Plan becomes effective 30 days after it is signed into law. * The Renewal Plan, as it may be amended from time to time, will remain in full force and effect for a period of 10 years from the date of original adoption of this Plan by Ordinance of the Mayor and City Council of Baltimore.

** [The ordinance adopted April 26, 2006 became effective 30 days later, on May 26, 2006.]*

G. PROCEDURES FOR AMENDING THE PLAN

1. This Urban renewal Plan may be amended from time to time. Proposed amendments received or recommended by the Department of Housing and Community Development must be submitted by DHCD to each of the Associations whose boundaries include any part of the area of this Plan for their review and comment.

Any written comments and recommendations by the Associations must be submitted to the Department of Housing and Community Development within 30 days from the date the proposed amendments were received by the associations.

Each of the neighborhood associations affected by the Plan must receive written notices of the time and place of the Planning Commission and City Council hearings at least 10 days before each hearing is scheduled.

2. No change may be made to this Renewal Plan unless that change is included in an ordinance that is approved and adopted by the Planning Commission, the City Council, and signed by the Mayor.

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

1. All appropriate provisions of the Zoning Code of Baltimore City apply to properties within the Project Area.
2. The sign controls and height restrictions contained in the Renewal Plan, as well as the Design Standards and Maintenance Standards contained in the Appendix, supersede all previous and conflicting codes and ordinances of the City of Baltimore.

I. SEVERABILITY

If any provision of this Ordinance or the application of this Ordinance to any person or circumstance is held invalid for any reason, the invalidity does not affect any other provision or application of this Ordinance, and this purpose the provisions of this Ordinance are declared severable.

J. APPLICABILITY

If a Planned Unit Development is approved within the boundaries of this Plan, the Planned Unit Development shall be the land use governing document.

If a provision of this Ordinance is in conflict with a provision of any zoning, building, electrical, plumbing, health, fire, or safety law or regulation, the provision that established the higher standard for the protection of the public health and safety prevails.

Nothing in this Plan shall be construed to supersede the requirements or procedures for public notice and public hearings, comments, or participation otherwise required by law.

APPENDIX A: Design Guidelines for Alteration/ addition to Existing Contributing Structures

A Contributing Structure is defined as a structure that meets one or more of the following characteristics – The structure:

1. contributes to the heritage of the community;
2. represents one or more periods of styles of architecture, landscape architecture, building or construction which has significant character, interest, or value as part of the development, heritage, or culture of the City of Baltimore; or
3. provides certain historic or scenic value significant to the area.

All of the Contributing Structures have been identified within the City and National Districts that are located within the area of this Urban Renewal Plan.

Goals:

- Retain the historical and architectural integrity of existing structures.
- If demolition is necessary for new development, encourage the preservation of the front section, or front walls of the existing buildings on the site.
- Ensure that the rehabilitation of existing Contributing Structures in the neighborhood is consistent with the Secretary of the Interior Standards.

I. CHAP Guidelines for Renovation of Existing Contributing Structures

The Baltimore City Commission for Historical and Architectural Preservation’s document “Historic Preservation Guidelines” contains the guidelines that are to be used for guiding the renovation of Contributing buildings located within the boundaries of this Plan. These are the guidelines used by CHAP in making their decisions about the appropriateness of the proposals for renovating Contributing Structures within all of their Historic districts. The document is available from the Department of Planning.

II. Additional Guidelines for Renovation of Existing Contributing Structures Specific to this Urban Renewal Plan

1. Building Walls

- a. Rear walls should present a neat and uniform appearance. If openings are filled in, the infill material should match the existing wall material. If existing walls are composed of numerous materials, painting is a recommended solution.
- b. Unpainted brick or stone walls must not be painted, unless it is historically appropriate to paint them or they are located on a block face where two-thirds or more of the existing masonry building faces are already painted.

2. Storefronts

- a. The design of new storefronts must be compatible with the design of the original storefronts within the neighborhood and with the design of the upper portion of the building. Design elements that are present in the upper façade may be incorporated in the storefront design.
- b. Materials not typical of the original materials used on neighborhood storefronts, such as formstone, pierced concrete block, aluminum siding, exposed plywood, or wood shakes must not be used.
- c. Replacement display windows, entrances, signs, lighting, and security protection must be compatible with the design, character, and scale of the existing building. All show window elements must be located below the building's second floor windows.

3. Windows and Doors

- a. Windows facing public streets must not be filled, boarded up, or covered by signs.
- b. Windows not facing public streets may be closed up only if permission is received by (*sic!*) CHAP and the Fire Department. Windows that are approved for closing must be completely removed from the building and replaced with a material that has been approved by CHAP prior to installation.
- c. Windows that face public streets or any part of an entrance must be glazed with clear glass. These windows may not be glazed with any type of sheet plastic or constructed of glass block.
- d. Replacement windows must be sized to fit within the existing masonry openings. The use of infill panels to make replacement windows large enough for existing masonry openings will not be permitted. Existing masonry openings must not be enlarged to fit new windows. Maintain the same strong horizontal and vertical alignment for new window openings that are found in the existing traditional buildings in the neighborhood. Maintain historic proportions of the internal divisions within the windows themselves.
- e. If windows fabricated from materials other than wood are selected, the shape and number of the glass panes and the scale and profile of the frame, sash, mullions, and muntins must be compatible with the style of the building. Also, the material or the coating on the material of the window parts must not be a stark or bright white, but a softer white, cream, or darker color. Snap-in muntin grid inserts are not acceptable.

f. Inappropriate new window or door features are discouraged. These also include the installation of plastic, canvas, or metal strip awnings that detract from the character and appearance of the building.

g. Outside vestibule doors on rowhouses shall be retained.

4. Traditional Canopies and Marquees

Traditional canopies and marquees on commercial buildings shall be retained whenever possible. Reconstruction of historic canopies and marquees that have been removed shall be supported by CHAP when the original design is duplicated.

5. Structures and Site Plan Elements:

The introduction of new structures and site plan elements into the neighborhood that are incompatible with the character of the district because of size, color, and materials will be discouraged.

III. Review of Plans

The procedure for the review of plans for the renovation of existing Contributing Buildings located within the boundaries of this Plan is described in Section C part 3 of the Plan.

IV. Compliance

An approved building permit, with a “Notice to Proceed”, is required before any proposed exterior work proceeds on any building located within the boundaries of this Plan. After the application for the permit has been filed, the applicant will work with the Department of Planning to begin the approval process. The process will involve working with City staff and the Development Design Review Panel. The process will require fulfillment of the CHAP, Urban Renewal, DHCD Housing, Building, and Zoning Code regulations before the building permit with the “Notice to Proceed” is approved by the City.

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

Nothing in this Renewal Plan may 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.

APPENDIX B: Design Guidelines for New Construction

The Design Guidelines are contained in a separate CHAP document titled “Mount Vernon Historic District – Design Guidelines for New Construction”.

APPENDIX C: Additional Design Guidelines and Standards for Accessory Elements That are Attached to Both Renovated and New Buildings

Different, special purpose, accessory elements are attached to the exterior of many buildings within the district. Awnings and canopies, security screens and grilles, and signs are often added to new or renovated façades. Lighting fixtures are added to the exterior walls for decorative and security purposes and to illuminate signs. These design guidelines and standards must be used by the Department of Housing and Community Development and the Development Design Review Panel to determine the suitability of these accessory elements.

I. Guidelines and Standards

A. Shutters

Shutters may be mounted on buildings only if architecturally appropriate. Shutters must be mounted using one of two techniques: mounted with hinges and a metal latch or fastened directly to the wall as if they were permanently opened. CHAP will make the final determination on the appropriateness of shutter material, design, size, placement, and mounting system.

B. Fabric Awnings and Canopies

Awnings are classic elements for commercial storefronts, providing opportunities for signage, identifying character, and protection from the elements for pedestrians.

1. Fabric Awnings and Canopies on Contributing Structures

Because awnings and canopies are not appropriate for every Contributing Structure in the neighborhood and because the particular awning design location must be appropriate to the style and design of the building, all applications for awnings will be considered by the CHAP Commission on a case by case basis.

CHAP will forward the information to the Development Design Review Panel to determine if the colors and design are compatible with the building façade and other nearby awnings and architectural elements. The Development Design Review Panel and CHAP will consider the following guidelines in making their decision:

- (1) The particular building type must have historically featured the proposed type of awning.
- (2) The proposed awnings must complement the building's façade's detailing, color, materials, scale, proportion, and form. The color and patterns must harmonize with the building's façade, not overwhelm it. Awnings ornamentation, including valence edge details, must suit the character of the building. The awnings must fit within the frame of the windows and door openings.

- (3) Awnings on store fronts must be designed in the tradition of commercial awnings. CHAP will consider permanent awnings for use on commercial buildings if the (*sic!*) meet the other design guidelines and are part of a traditional commercial window display.
- (4) Awnings on residential structures must be designed in the tradition of residential awnings. Because residential awnings were designed to provide shade and cooling only in the summer, CHAP will approve them for residential use only if the fabric is removable or retractable. CHAP will not consider year round, permanent, window awning installations for residential properties.
- (5) Because all awning fabrics (cotton duck, vinyl-coated cotton duck, vinyl-laminated polyester, and woven acrylic) have life spans that vary from 5 to 7 years, the awning proposal must include a maintenance/ replacement plan for the canopy and fabric.
- (6) The installation must be the least destructive to the building and most stable possible.

2. Additional Guidelines for All Awnings and Canopies

- (1) Awnings made from metal strips, shiny plastic, plastic coated, or plastic appearing materials are prohibited. Metal or rigid awnings are not allowed except for marquees for hotels and theatres.
- (2) Awning fabric must be flameproof.
- (3) Awnings may not project more than 7 feet from the wall of a building. The maximum height for any part of an awning is 13 feet above the sidewalk. The top of the awning must also be at least 1 inch below the windows of the floor above. The bottom of the awning must have a clearance of at least 8 feet above the sidewalk.
- (4) The bottom of the awning may not be covered with fabric or any other material to create an enclosed volume.

3. Signs on Awnings and Canopies

Signs painted on, applied to, or sewn into awnings are permitted. The areas of these signs added together with the areas of the other signs on the building must be less than the maximum area of signs that are allowed on the building.

C. Security Grilles and Bars

1. Security grilles and bars may be used only:
 - a. when windows are accessible from the ground (less than 9 feet above the ground);
 - b. when windows are accessible from fire escapes;
 - c. when windows are accessible from adjacent roofs; or
 - d. when windows cannot be seen from a public street.
2. Enclosures and coverings for security grilles and screens must be as inconspicuous as possible and designed to blend in with the rest of the building.
3. Security grilles and bars must be made of a dark material or painted a dark color.
4. Security grilles and bars in front of show windows must be opened or removed when a business is open.
5. New fixed security grilles and bars for storefront windows must be located on the inside of windows.
6. Exterior components of security systems should be as inconspicuous as possible.

D. Standards for Signs

All new signs must be in accordance with the Zoning Code of Baltimore City and, as appropriate, subject to minor privilege requirements. In addition the following regulations are included in this ordinance to help ensure that new signs are well designed and add to the quality and character of neighborhood:

1. Maximum Number and Sizes allowed in each Zoning District
 - a. In Business and Manufacturing Zoning Districts the maximum area of all the signs on the front of a building in square feet must be less than the width of the front façade in linear feet times 1.5. For example, if the front of a building is 20 feet wide, the total area of all signs on the front of the building may not exceed 30 square feet. The front wall and the side wall of corner properties may have signs on each wall. The maximum area of the signs in square feet on each wall must be less than the length of that wall in linear feet.

- b. In the R-8 Zoning District, only one identification sign of up to 18 square feet in area is allowed if it is not illuminated or one identification sign of up to 12 square feet is allowed if it is directly illuminated. This is the same maximum number and area of signs that is allowed in the Zoning Code.
- c. In the Office-Residential Zoning Districts, only one identification sign of up to 36 square feet in area is allowed if it is not illuminated or one identification sign of up to 24 square feet is allowed if it is directly illuminated. This is the same maximum number and area of signs that is allowed in the Zoning Code.

2. General

- a. The type of the sign, its location, and the design of its brackets must be harmonious in scale, color, and style with the building it is part of.
- b. Signs may not cover architectural details, windows, or cornices of buildings.
- c. The information included on a sign should be kept to a minimum. Excessive language makes the sign harder to read, especially for people in cars. Wording should be limited to the name of the business and perhaps the type of service provided.
- d. The use of logos, graphic symbols, or freestanding letters is encouraged.
- e. Signs should be designed to be part of the overall storefront design. Colors should be coordinated and compatible with the rest of the building façade. Multi-color signs must be designed carefully as they can become too busy and chaotic. Lettering styles on the signs can be selected to reflect the business or the style of the building. In all cases, signs should be laid out, constructed, and installed by sign fabricators to ensure professional results.
- f. Wood, metal, or plastic signs that are coated or painted are permitted.
- g. Internally lit box signs are not permitted.
- h. Internally lit or backlit individual letter signs are permitted.
- i. The design for all permanent signs must be submitted to the Department of Housing and Community Development for approval. The submission must include a scale drawing showing the sign and its location, size, material, and methods for mounting and lighting. The Department will forward the information to the Department of Planning to determine if the designs for the signs are compatible with the objectives of this Urban Renewal Ordinance.

3. Flat Signs

- a. The sign must be placed parallel to the building and may not extend more than 8 inches from the building's wall. The bottom of the sign must be 8 feet or higher above the ground.
- b. For multi-story buildings, the top of the sign for first-floor tenants must be below the bottom of the second-story windows.
- c. Flat signs may not cover architectural details, windows, or cornices of buildings.

4. Projecting Signs

- a. One projecting sign is permitted for each street level business within the urban renewal boundaries. Also, an additional projecting sign is permitted for each building in the district to list upper floor businesses in that building.
- b. Signs may be double faced.
- c. Signs must be mounted perpendicular to the building and must not extend more than 4 feet from the wall. The bottom of the sign must have a clearance of at least 9 feet above the sidewalk. The top of the sign must not extend above the bottom of the second floor window sills or be more than 14 feet above the ground, whichever is lower.
- d. The maximum area of any projecting sign is 12 square feet on each side. The areas of these signs added together with the areas of other signs on the building must be less than the maximum area of signs that are allowed on the building.

5. Freestanding Signs

- a. One freestanding sign is allowed in an open side or front yard for each lot line of a parcel that faces a public street. The maximum height of a freestanding sign is 5 feet; the maximum area for each side of the sign is 16 square feet.
- b. Internally lit, freestanding box signs are not permitted.
- c. The freestanding sign panel may:
 - (1) extend directly to the ground;
 - (2) be supported by a thin slab or wall that extends to the ground, with both ends of the slab or wall extending at least to the ends of the sign panel; or

- (3) be supported by dark colored poles or posts that extend to the ground, and the outside edge of the poles or posts must be aligned with the ends of the sign panel.

6. Other Signs

a. Signs for Upper Story Tenants

- (1) Each commercial tenant that occupies an upper floor of a building may have a listing on the building's directory sign or, if the directory sign does not exist, may have a flat or painted sign.
- (2) Flat or painted signs for upper story tenants are limited to a maximum of 5 square feet each and may not project more than 4 inches from the building. The areas of these signs added together with the areas of the other signs on the building must be less than the maximum area of signs that are allowed on the building.
- (3) Signs for businesses on upper floor of buildings should be limited to a maximum of 8" high lettering painted on the inside of the upper floor window or on the entry level door.

- b. New rooftop signs, billboards, and other general advertising signs are not permitted.
- c. Signs that are painted on a building and signs that are made of individually cut-out letters attached directly to a building are permitted. The areas of these signs added together with the areas of the other signs on the building must be less than the maximum area of signs that are allowed on the building.
- d. Signs painted on, applied to, or sewn into awnings are permitted. The areas of these signs added together with the areas of the other signs on the building must be less than the maximum area of signs that are allowed on the building.
- e. Signs painted or etched on display windows are permitted. Non-flashing neon signs located inside store windows are permitted. The areas of these signs added together with the areas of the other signs on the building must be less than the maximum area of signs that are allowed on the building.
- f. The total area of all signs, posters, placards, and graphic displays located in a display window must not take up more than 25% of the area of that window.

- g. “Temporary” signs may be displayed within storefront windows provided that the signs do not cover more than 20% of the window area and are not on display for more than 30 days.
- ** h. Flashing, blinking, fluctuating, or otherwise animated signs other than barber poles, time and temperature signs less than 4 square feet in area, signs on theater marquees, or existing flashing neon signs are not permitted.
- ** i. Banners are not permitted in any zoning district within Baltimore City unless they are specifically approved on appeal by the Board of Municipal and Zoning Appeals. Flags and banners that are decorative, compatible with the building, its use, and the architectural design of adjacent buildings will be considered for approval by the CHAP if they are approved by the BMZA. Banners located in predominantly residential areas will not be approved by CHAP.

** *[These are itemized as a second “g” and “h” respectively in Ordinance No. 06-206. –Ed.]*

E. Lighting

1. Light fixture styles should be compatible with the design of the building.
2. Light fixtures with exposed fluorescent, quartz, mercury vapor, or regular incandescent light bulbs are not permitted on the fronts or sides of buildings facing public streets. Light fixtures with exposed low-wattage, decorative light bulbs are permitted.
3. The following types of lighting fixtures on the fronts or sides of buildings facing public streets are permitted:
 - a. Recessed down lights that are installed in a box-like structure. The fixture must be the same length as the architectural element or sign that it lights. The box may also be designed to angle the light towards a display window or adjacent wall.
 - b. Light boxes with fluorescent lights that are hidden behind a plastic or metal grille.
 - c. Gooseneck incandescent fixtures – fixtures with porcelain enamel reflectors on bent metal arms that are designed to prevent glare at the pedestrian level.
4. Internally lit or back lit individual letter signs are permitted.
5. Internally lit box signs are not permitted.

6. Security lighting should be provided, whenever possible, to serve both pedestrians and vehicles.
7. Unshielded, specialized security lighting fixtures are not allowed on the fronts of buildings. Other shielded, architecturally appropriate fixtures on the fronts of buildings that increase pedestrian security are encouraged.
8. Security lighting should be provided, whenever possible, along the sides of buildings not facing streets, in the rear of buildings, and in adjacent loading and parking areas. This lighting may be provided by specialized security lighting fixtures.
9. All lighting must be oriented or shielded so that residences are not directly exposed to the source of the glare.

F. Antennas and roof mounted equipment

1. Accessory rooftop structures such as antennas, satellite dishes, other communications equipment, HVAC, or other operating equipment must be placed as inconspicuously as possible and must be properly screened.
2. Design standards for antennas are as follows:
 - a. Antennas may not exceed 15 feet in height by 6 feet in width.
 - b. Height is measured from the roof or the ground to the top of the antenna.
 - c. Appropriate screening must be provided to prevent visibility from adjacent properties.
 - d. Antennas must be designed to accommodate co-location.

G. Roof Decks

Roof decks and railings must be placed so that they are not visible from public streets.

II. Review of Plans

The procedure for the review of plans for the renovation and construction of buildings located within the boundaries of this Plan is described in Section C, part 3 of the Plan.

III. Compliance

An approved building permit, with a “Notice to Proceed”, is required before any proposed exterior work proceeds on any building located within the boundaries of this Plan. After the application for the permit is filed, the applicant will work with the CHAP office to begin the approval process. The process will involve working with City staff and the Development Design Review Panel. The process will require fulfillment of the CHAP, Urban Renewal, DHCD Housing, Building, and Zoning Code regulations before the building permit with the “Notice to Proceed” is approved by the City.

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

Nothing in this Renewal Plan may 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.

APPENDIX D: Design Guidelines and Standards for Site Plans

I. Guidelines and Standards

Site plans are reviewed by the City of Baltimore's Site Plan Review Committee, a committee of City agencies convened by the City's Department of Planning. The following guidelines are to be used by the committee in addition to the committee's general guidelines.

A. General

- a. In commercial parts of the neighborhood, sidewalks should be at least 10 feet in clear width to encourage pedestrian use. The use of even wider sidewalks in commercial areas for outdoor table service, as allowed by the Zoning Code, is encouraged.
- b. Vending machines set up outside of buildings must be located so they are not visible from public streets.
- c. Loading docks and service areas must be located so they do not face public streets.
- d. Dumpsters or other private trash containers must be screened by a masonry wall or a wood fence with opaque gates at least six feet in height, designed to be complementary to the building served. Provide ready access for all tenants.

The dumpsters or trash containers must not be located in the front or sides of buildings facing public streets.
- e. Barbed or razor wire fencing is not allowed anywhere within the district.

B. Landscaping

The following regulations are included in this ordinance to help increase the amount and quality of trees and landscaped green space throughout the neighborhood:

- a. When buildings are set back from the property lines along major streets, the land area between the edge of the sidewalk and the building must be well landscaped.
- b. Other appropriate sidewalk landscaping may include planting in properly located containers provided that they are maintained and replanted seasonally.
- c. Street trees are an (*sic!*) critical component for softening and celebrating the neighborhood's urban qualities. With the same tree species planted at relatively regular intervals along both sides of the block, street trees provide a contrast to the hard materials of the city, and create a pattern and presence that adds a sense of unity to the street. For these reasons, street trees must be included along all City streets wherever possible.

The health of the trees and careful pruning are also critical issues. The selection of the species, the size of the tree pits, the quality of the soil, and the prevention of compaction of the tree pit soil are essential for insuring that trees remain healthy. Tree pits must be a minimum of 4 feet by 6 feet, or 4 feet by 8 feet in size if possible. If sidewalks are wide enough, tree pits may be wider than 4 feet and set back from the street curb. Loose set cobblestones may be set within the tree pit to help prevent compaction of the soil, allow the penetration of water, and provide a surface for getting in and out of cars parked next to the curb.

- d. Parking lots with more than 8 spaces must incorporate one deciduous tree within the area of the lot design for every 1,200 square feet of parking lot pavement.
- e. Chain link fences are not allowed along edges of building lots facing public streets unless they are black coated and incorporated within a hedge. Wood, painted or coated aluminum, cast iron, and steel fences are acceptable.
- f. Metal or plastic slats threaded through chain link fences or fabric attached to chain link fences are not allowed, except during construction of a new or rehabilitated structure.
- g. Media boxes shall be limited to 5 for any block-face and limited to 10 within any 500 foot radius. All media boxes on any block-face shall be co-located and shall be installed in a media box corral.

C. Parking Lots

- a. Parking lots may not be placed in the front of a building. They are, however, acceptable on the side of a building provided there is adequate screening so that the view of cars is shielded from public streets.
- b. The edges of the parking lot screening should extend out to the sidewalk property line to maintain the continuous line of building faces along the street.
- c. All parking lots facing public streets must be screened along the streets with walls, screen fences, or screening landscaping.
 - (1) Solid masonry or wood walls that are used to screen parking lots along public streets must be between 2 feet 6 inches and 3 feet 6 inches high.
 - (2) Fences which do not completely block views that are used to screen parking lots must be a minimum of 4 feet high and a maximum of 5 feet high, with 20 – 40% of the fence being solid material.
 - (3) Hedges are allowed for screening parking lots, but they must have a black coated chain link or metal picket fence behind or inside them. The hedge must hide the fence from the public sidewalk. The hedge must be maintained at a minimum of 2 feet 6 inches and a maximum of 3 feet 6 inches high.

- d. Chain link fences are not allowed along edges of parking lots facing public streets unless they are black coated and incorporated within a hedge. Wood, painted aluminum, cast iron, and steel fences are acceptable.
- e. Chain link fences are allowed along the edges of parking lots that do not face public streets.
- f. Wheel blocks or curbs set back to stop front tires must be provided in parking lots to protect adjacent walls and fences from damage.
- g. A minimum of 20 foot candles of lighting must be provided for all parking lots. The lighting must be oriented or shielded so that residences are not directly exposed to the source of the glare.

II. Review of Plans

The procedure for the review of plans for the renovation and construction of buildings located within the boundaries of this Plan is described in Section C, part 3 of the Plan. In addition the site plan for the project will be subject to review and approval by the City's interdepartmental Site Plan Review Committee.

III. Compliance

An approved building permit, with a "Notice to Proceed", is required before any proposed exterior work proceeds on any building located within the boundaries of this Plan. After the application for the permit is filed, the applicant will work with the Department of Planning to begin the approval process. The process will involve working with City staff and the Development Design Review Panel. The process will require fulfillment of the CHAP, Urban Renewal, DHCD Housing, Building, and Zoning Code regulations before the building permit with the "Notice to Proceed" is approved by the City.

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

Nothing in this Renewal Plan may 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.

APPENDIX E: Maintenance Standards for Private Properties

I. Standards

These maintenance goals and standards will be used by the Department of Housing and Community Development to reduce and prevent the recurrence of deteriorated conditions within the district. These standards apply to all land use categories. These maintenance standards include existing maintenance standards that are in the codes and ordinances of the City of Baltimore and additional higher standards that are established as part of this ordinance.

A. Standards for the Maintenance of Occupied Structures

1. Businesses and residents must keep their properties free of trash.
2. Support mechanisms for signs and exterior electrical, plumbing, and mechanical equipment must be kept in good repair.
3. All windows must be tight fitting and have sash of proper size and design. Sash with rotten wood, broken joints, or loose mullions or muntins must be replaced. All broken and missing windows and glass block must be replaced with glass, replicating the original. All exposed wood must be repaired or painted.
4. All trash must be placed in covered receptacles.
5. Properties with flaking paint must be repainted or repaired within 30 days of being cited.
6. Graffiti must be removed within 60 days of being cited.
7. All fences and barriers must be maintained on a regular basis. Owners must repair or remove damaged fences within 90 days. Landscape barriers must be trimmed on a regular basis, and dead or damaged shrubbery must be replaced as needed.
8. Defective structural and decorative elements on building walls that face primary and side streets must be repaired in kind so that they closely resemble the original materials and design of the building. Damaged, sagging, and otherwise deteriorated storefronts, show windows, or entrances must be repaired or replaced.
9. Cornices and windows above the first floor must be kept structurally sound and in good condition. Wood that is rotten or weak must be repaired or replaced in a way that matches the original design and construction as closely as possible. All exposed wood must be painted or stained or protected through other acceptable methods.

10. Unused elements on the front of building, such as abandoned sign brackets, unused mechanical equipment, or empty electrical conduits, must be removed.
11. Rear and interior side walls must be kept neat and repaired.
12. Rear walls must be painted or stuccoed to cover up existing patched and in-filled areas.
13. Chimneys, elevator housing, and other roof-top structures must be kept clean and repaired. Roofs must be kept clean and free of trash and debris.

B. Standards for the Maintenance of Vacant Structures and Properties

1. Grass and weeds must not exceed 8 inches in height. All other landscaping and shrubbery must be maintained on a regular basis.
2. All windows must be tight fitting and have sash of proper size and design. Sashes with rotten wood, broken joints, or loose mullions or muntins must be replaced. All broken and missing windows and glass block must be replaced with glass or approved plastic glazing. All exposed wood must be repaired or painted.
3. Broken windows or other forms of vandalism must be repaired within a 5-day period.
4. Trash must be removed on a weekly basis and must be kept in a secured receptacle.
5. Trash must be made available for regular pick-ups.
6. Buildings must be maintained to give the appearance that they are occupied.

II. Compliance

- A. These standards are enforced by the Department of Housing and Community Development. Complaints about violations of these standards may be made to the Department by any individual or organization.
- B. Structural repairs must be made within 60 days from the receipt of a violation notice from the Department of Housing and Community Development.
- C. All maintenance and non-structural repairs must be made within 45 days from the receipt of a violation notice from the Department of Housing and Community Development.
- D. Vandalized properties must be secured within a 5-day period. Property owners who require additional time to make a repair must notify the Department of Housing and Community Development either in writing or by telephone and provide an extension of the completion date.

APPENDIX F: Proposed Height Map

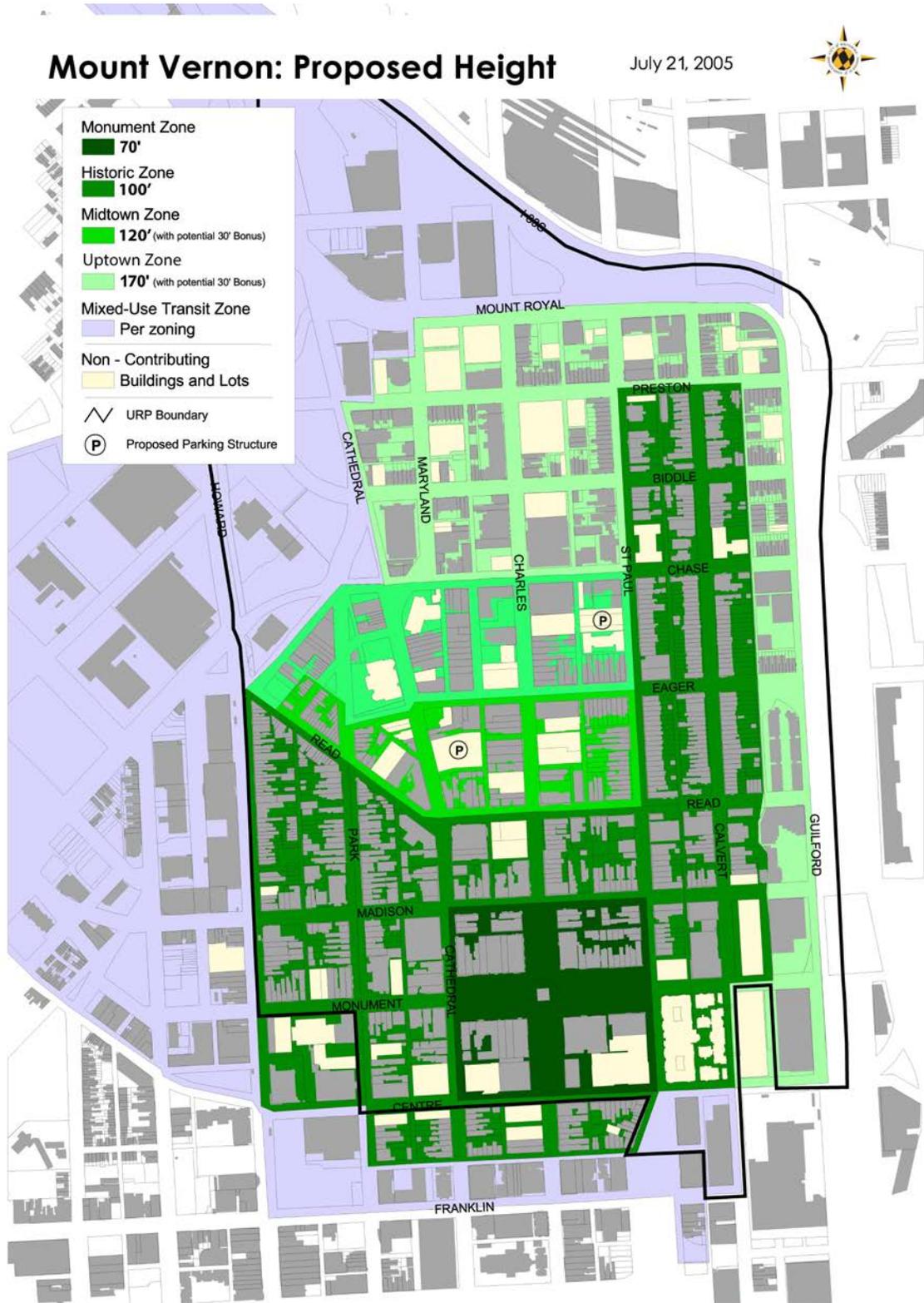


EXHIBIT 1
LAND USE

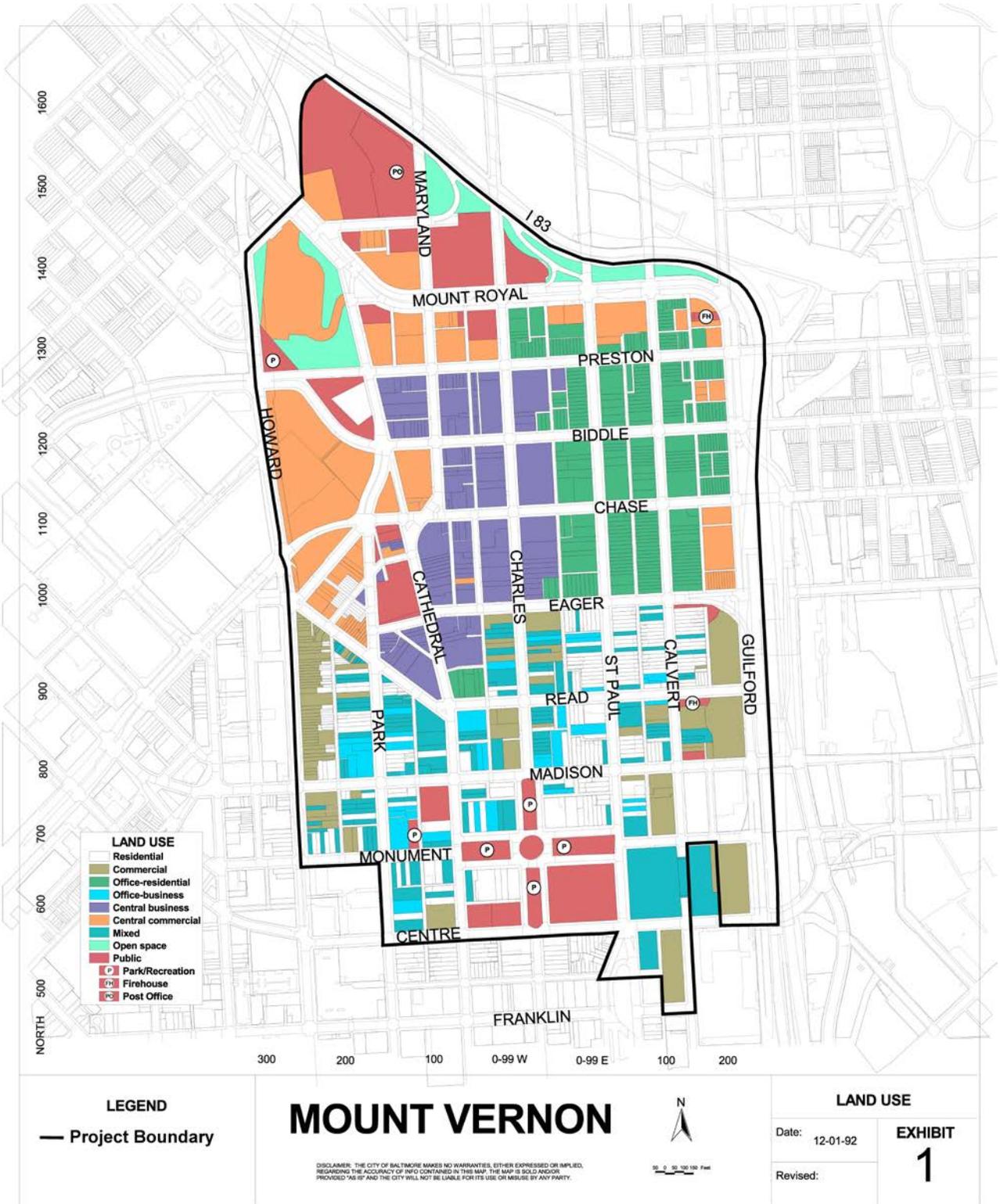
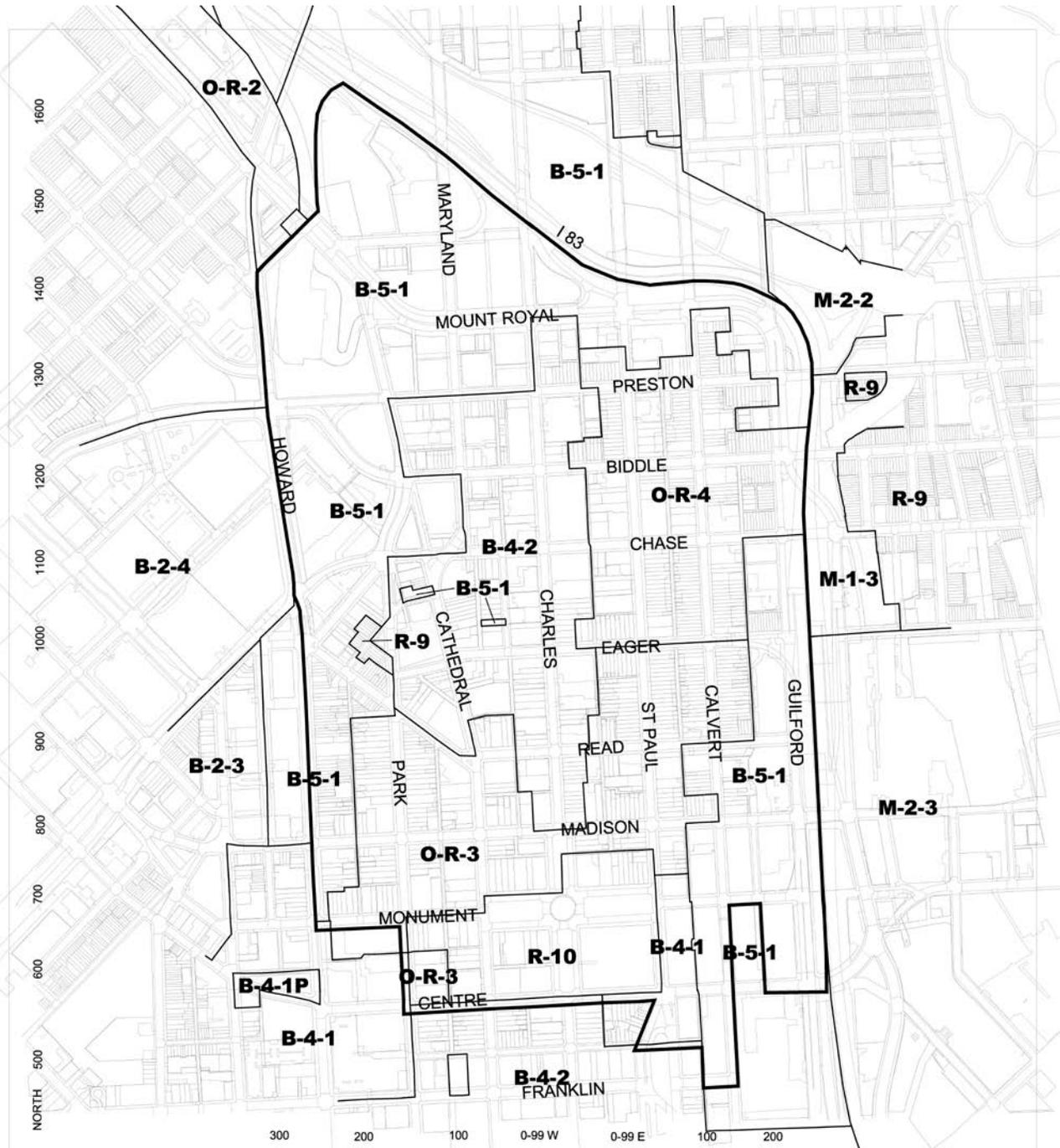


EXHIBIT 4
ZONING DISTRICTS



LEGEND	
	Project Boundary
	Existing Zoning Boundary

MOUNT VERNON

DISCLAIMER: THE CITY OF BALTIMORE MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, REGARDING THE ACCURACY OF INFO CONTAINED IN THIS MAP. THE MAP IS SOLD AND/OR PROVIDED "AS IS" AND THE CITY WILL NOT BE LIABLE FOR ITS USE OR MISUSE BY ANY PARTY.

10 0 50 100 150 Feet

ZONING DISTRICTS	
Date:	6-03-05
Revised:	
EXHIBIT	
4	

EXHIBIT 6
HISTORIC DISTRICT CONTRIBUTORS

