

URBAN RENEWAL PLAN
YORK-WOODBOURNE BUSINESS AREA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
BALTIMORE, MARYLAND

ORIGINALLY APPROVED BY
THE MAYOR AND CITY COUNCIL OF BALTIMORE
BY ORDINANCE 650
JUNE 13, 1974

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

- I. Amendment No. 1, dated May 9, 1975, approved by the Mayor and City Council of Baltimore by Ordinance 928, dated June 24, 1975.
- II. Amendment No. 2, dated June 24, 1975, approved by the Mayor and City Council of Baltimore by Ordinance 991, dated September 30, 1975.
- III. Amendment No. 3, dated January 8, 1976, approved by the Board of Estimates of the Mayor and City Council of Baltimore on January 14, 1976.
- IV. Amendment No. 4, dated March 18, 1976 and revised May 20, 1976, approved by the Mayor and City Council of Baltimore by Ordinance 78, dated June 17, 1976.
- V. Amendment No. 5, dated September 27, 1976, approved by the Mayor and City Council of Baltimore by Ordinance 180, dated November 18, 1976.
- VI. Amendment No. 6, dated July 7, 1977, approved by the Mayor and City Council of Baltimore by Ordinance 508, dated October 21, 1977.
- VII. Amendment No. 7, dated October 18, 1989 and revised May 16, 1990, approved by the Mayor and City Council of Baltimore by Ordinance 767, dated June 28, 1991.
- VIII. Amendment No. 8, dated June 15, 1995, approved by the Mayor and City Council of Baltimore by Ordinance 667, dated December 4, 1995.**

TABLE OF CONTENTS
URBAN RENEWAL PLAN
YORK-WOODBOURNE BUSINESS AREA

- A. PROJECT DESCRIPTION
 - 1. Boundary Description
 - 2. Plan Objectives

- B. LAND USE PLAN
 - 1. Land Use Plan Map
 - 2. Permitted Land Uses
 - 3. Regulations, Controls, and Restrictions on Land to be Acquired
 - a. Provisions Applicable to All Land to be Acquired
 - b. Commercial Development: Disposition Lots 1, 5A & 5B
 - c. Office-Residential Development: Disposition Lot 2
 - d. Public Development: Disposition Lot 4
 - 4. Duration of Provisions and Requirements

- C. PROJECT PROPOSALS
 - 1. Property Acquisition
 - 2. Rehabilitation
 - a. Rehabilitation Objectives
 - b. Commercial Property Rehabilitation Standards
 - c. Review of Rehabilitation Plans
 - 3. New Construction
 - 4. Demolition

- D. REVIEW OF REDEVELOPER'S PLANS
 - 1. Department of Housing and Community Development Review
 - 2. Community Review
 - 3. Redeveloper's Obligations

- E. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF STATE AND LOCAL LAWS
 - 1. Land Disposition
 - 2. Zoning
 - 3. Reasons for the Various Provisions of this Plan

- F. PROCEDURES FOR CHANGES IN APPROVED PLAN

- G. SEPARABILITY

Exhibits

- 1. Land Use Plan Map, dated as revised 7/5/77
- 2. Property Acquisition Map, dated as revised 5/16/90
- 3. Land Disposition Map, dated as revised 5/16/90
- 4. Zoning Districts Map, dated as revised 7/5/77

URBAN RENEWAL PLAN
YORK-WOODBOURNE BUSINESS AREA

A. PROJECT DESCRIPTION

1. Boundary Description

Beginning for the same at the intersection of the south side of Tunbridge Road and the west side of York Road; thence from said point of beginning and binding on the west side of York Road northerly to intersect a line formed by extending the southern lot line of 5513 York Road; thence binding on said line and the southern lot line of 5513 York Road easterly to intersect the west side of the first 10-foot alley; thence binding on the west side of said 10-foot alley southerly to intersect the north side of Tunbridge Road; thence binding on the north side of Tunbridge Road westerly to intersect a line formed by extending the eastern lot line of 5417 York Road; thence binding on said line and the eastern lot line of 5417 York Road southerly to intersect the northern lot line of 5413 York Road; thence binding on said line and the eastern lot line of 5417 York Road; thence binding on said northern lot line and the northernmost lot line of 5411 York Road easterly to intersect the western lot line of 517 Tunbridge Road; thence binding on said western and southern lot lines of 517 Tunbridge Road southerly and easterly to intersect the western lot line of 502 Woodbourne Avenue; thence binding on said western lot line and the extension of said lot line southerly to intersect the south side of Woodbourne Avenue; thence binding on the south side of Woodbourne Avenue easterly to intersect the west side of Ready Avenue; thence binding on the west side of Ready Avenue southerly to intersect the south side of Woodan Street; thence binding on the south side of Woodan Street westerly and southerly to intersect the south side of the first 3-foot alley; thence binding on the south side of said 3-foot alley westerly to intersect the eastern lot line of 500 Sheridan Avenue; thence binding on said eastern lot line southerly to intersect the north side of Sheridan Avenue; thence binding on the north side of Sheridan Avenue easterly to intersect a line formed by extending the eastern lot line of 501 Sheridan Avenue; thence binding on said line and the eastern lot line of 501 Sheridan Avenue, as extended, southerly to intersect the south side of the first 3-foot, 9-inch alley; thence binding on the south side of said 3-foot, 9-inch alley easterly to intersect the western lot line of 508 Glenwood Avenue; thence binding on said western lot line, as extended, southerly to intersect the south side of Glenwood Avenue; thence binding on the south side of Glenwood Avenue easterly to intersect the eastern lot line of 505 Glenwood Avenue; thence binding on said eastern lot line southerly to intersect the southern lot line of 505 Glenwood Avenue; thence binding on the southern lot line of 505 Glenwood Avenue westerly to intersect the eastern lot line of 501 Glenwood Avenue; thence binding on said eastern lot line and the western lot line of 502 McCabe Avenue southerly to intersect the north side of McCabe Avenue; thence binding on the north side of McCabe Avenue westerly to intersect the east side of York Road; thence binding on the east side of York Road southerly to intersect a line formed by extending the north side of Notre Dame Lane; thence binding on said line and the north side of Notre Dame Lane westerly to intersect the western lot line of 5200 York Road; thence binding on the western and northern lot lines of 5200 York Road northerly, easterly, southerly and easterly again to intersect the west side of York Road; thence binding on the west side of York Road northerly to intersect the southern lot line of 5224-5228 York Road; thence binding on said southern lot line westerly to intersect the east side of Crowson Avenue; thence binding on the east side of Crowson Avenue northerly to intersect the south side of Homeland Avenue; thence binding on the south side of Homeland Avenue easterly to intersect a line formed by extending the western lot line of 5306-5310 York Road; thence binding on said line and the western lot line of 5306-5310 York Road northerly and westerly to intersect the east side of the first 13-foot alley; thence binding on the east side of said 13-foot alley northerly to intersect the south side of Woodbourne Avenue; thence binding on the south side of Woodbourne Avenue easterly to intersect a line formed by extending the western lot line of 5400-5438 York Road; thence binding on said line and the western lot line of 5400-5438 York Road northerly to intersect the south side of Tunbridge Road; thence binding on the south side of Tunbridge Road easterly to the point of beginning.

2. Plan Objectives

The basic goal of this Urban Renewal Plan is the revitalization of the York-Woodbourne Business Area to provide a community shopping district with enhanced viability, attractiveness, and convenience for residents of surrounding areas. The objectives of this Plan include:

- a. establishing a positive and identifiable image for the York-Woodbourne Business Area
- b. protecting the area from future blighting influences
- c. bringing about a general physical improvement of the area by coordinated public improvements

B. LAND USE PLAN

1. Land Use Plan Map

Predominant land uses, streets, and all other public rights-of-way proposed or existing to remain within the project area are shown on the Land Use Plan Map, Exhibit 1.

2. Permitted Land Uses

The permitted land uses for the York-Woodbourne Business Area shall be in accordance with applicable standards and controls of the Zoning Ordinance of Baltimore City.

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

The following regulations, controls, and restrictions will be implemented where applicable by covenants, or other provisions in the agreements for land disposition and instruments of conveyance executed pursuant thereto:

a. Provisions Applicable to All Land to be Acquired

(1) General Provisions

- (a) No buildings, structure, or parking area shall be constructed over an easement within the project area without the prior consent of the Commissioner of the Department of Housing and Community Development and the Director of Public Works.
- (b) No materials shall be stored or permitted to remain outside buildings except as permitted by Baltimore City regulations regarding containers for garbage; the areas for such containers shall be properly screened.
- (c) Except as otherwise provided in specific lot controls, signs shall be in accordance with the provisions of Section C.3.b. Commercial Property Rehabilitation Standards, paragraph (5).
- (d) All land not covered by structures; paved parking, loading, or related service areas; paved areas for pedestrian circulation; or decorative surface treatments shall be provided with landscape treatment. Landscape treatment includes planting any, all or a combination of the following: trees, shrubs, ground cover, grass, flowers. The amount of landscape treatment should be determined by the nature of the development and should serve to improve the utility of the site, soften and relieve the effects of structure and pavement, and provide a visual harmony.

(2) Off-Street Parking Requirements

- (a) 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.

- (b) All parking areas shall be effectively screened from adjoining residential areas. Screening shall consist of a masonry wall or durable fence, or combination thereof, not less than four feet nor more than eight feet in height or such height as may be approved by the Board of Municipal and Zoning Appeals. 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.
- (c) All parking areas shall be paved with a hard, dust-free surface.
- (d) Each parking space shall have not less than 180 square feet in area, exclusive of access drives or aisles.
- (e) Illumination of parking facilities shall be arranged so as not to reflect rays of light into any adjacent residential area. In no case shall direct and indirect illumination from the source of light exceed an illumination level maximum of one-half foot candle when measured at the nearest point of the lot line in a residential area.

(3) Off-Street Loading

- (a) Adequate off-street loading facilities shall be provided.
- (b) Off-street loading facilities shall be provided in a location that will not interfere with accessory parking areas and means of ingress and egress thereto.
- (c) All loading and maneuvering of service vehicles and all other related service activities necessary to the operation of the development shall be accommodated entirely within the lot lines.

(4) Site Design

- (a) It is the objective of this Plan that new development be sited in such a manner as to provide a continuous facade of the retail shopping facilities on York Road.
- (b) Off-street loading shall be designed so as to minimize the conflict of loading activities with the adjacent land uses.
- (c) All land not covered by structures, paved parking, loading, or related service areas, paved areas for pedestrian circulation, or decorative surface treatments shall be provided with landscape treatment. Landscape treatment includes planting any, all, or a combination of the following: trees, shrubs, ground cover, grass, flowers. The amount of landscape treatment should be determined by the nature of the development and should serve to improve the utility of the site, enhance building design, and soften and relieve the environmental and visual impact of the development.

b. Commercial Development: Disposition Lots 1, 5A & 5B

(1) Disposition Lot 1

(a) Permitted Uses

The use of Disposition Lot 1 shall be Community Business and Off-Street Parking in accordance with the appropriate zoning classification, limited to the following uses:

food or grocery store, meat market, bakery or delicatessen; hardware store; variety store; carpet and rug store; department store; appliance store; garden supply store; book store; drug store; wearing apparel store; auto accessory store; china and glassware store; fabric store; leather goods and luggage store; toy store; record store; restaurant; bowling establishment; and accessory off-street parking and loading facilities and landscaping.

(b) Lot Coverage

Not more than 35% of the total area of Disposition Lot 1 shall be covered by buildings.

(c) Yards

No front or side yards shall be required. A rear yard, not less than 30 feet in depth, shall be required.

(d) Off-Street Parking

A minimum of one parking space for each 250 square feet of floor area shall be provided.

(e) Signs

No sign shall extend above the roof line or parapet wall of the building to which it is attached; no sign shall project more than 12 inches from the building to which it is attached. No animated or pulsating signs shall be permitted. The total area of exterior signs for each building shall not exceed in gross area three feet (3') times the street frontage in feet of the building; except that signs not exceeding six (6) square feet in area erected for the purpose of directing motorists to the entrance or exit points of off-street parking areas shall be permitted when attached to a fence, screening wall or building wall and shall not be included in the total area calculated for exterior signs.

(2) Disposition Lot 5A

The use of Disposition Lot 5A shall be Community Business, in accordance with the appropriate zoning classification and limited to parking. Vehicular access to this Lot shall be permitted from Homeland Avenue only. In no event shall vehicular access be permitted from York Road or from the alley at the rear of the even side of the 5300 block of York Road which connects Woodbourne and Homeland Avenues.

(3) Disposition Lot 5B

The use of Disposition Lot 5B shall be Community Business, in accordance with the appropriate zoning classification. Vehicular access to this Lot and to the adjacent property at 5316 York Road shall be permitted from York Road only. In no event shall vehicular access be permitted from Homeland Avenue or from the alley at the rear of these properties.

c. Office-Residential Development: Disposition Lot 2

(1) Permitted Uses

The use of Disposition Lot 2 shall be Office-Residential-2 in accordance with the appropriate zoning classification, limited to the following uses:

dwelling, non-profit or publicly owned educational and cultural institutions, non-profit or publicly owned recreational facilities, offices – business, governmental,

and professional —~~but not including sales and bulk storage of merchandise on the premises,~~ **drug stores and pharmacies**, religious institutions.

Accessory uses shall be limited to the following:

clubhouses and other similar structures on the grounds of tennis and lacrosse clubs, grandstands in athletic fields, greenhouses used to grow plants as a hobby, home occupations, swimming pools, tennis courts, temporary real estate sales offices for the purpose of conducting the sale of improvements in the development in which such office is located – for a period not to exceed the duration of active construction and for one year thereafter.

Conditional uses shall be limited to the following:

clubs and lodges, non-profit, governmental services, day nurseries, group day care centers, and nursery schools, governmental services, helistops, multi-purpose centers, philanthropic and charitable institutions, swimming pools, non-profit or publicly owned, accessory uses incidental to and on the same lot as the above conditional uses.

Conditional uses requiring authorization by ordinance of the Mayor and City Council shall be limited to the following:

convalescent, nursing, and rest homes, hospitals, housing for the elderly, planned developments, office-residential – in accordance with Chapter 12 of the Zoning Ordinance of Baltimore City.

(2) Lot Area

With the exception of housing for the elderly, a minimum of 1100 square feet of lot area shall be required for each dwelling unit. Housing for the elderly minimum lot area requirements shall be as established in the Zoning Ordinance of Baltimore City.

(3) Floor Area Ratio

The maximum floor area ratio shall not exceed 2.0, except that the maximum floor area ratio for housing for the elderly shall be 4.0.

d. Public Development: Disposition Lot 4

The use of Disposition Lot 4 shall be public and limited to Multi-Purpose Center Development.

4. Duration of Provisions and Requirements

The land use provisions and standards specified in paragraphs B.2. and B.3 above shall be in effect for a period of not less than 40 years following the date of approval of this Plan by the Mayor and City Council of Baltimore.

C. PROJECT PROPOSALS

1. Property Acquisition

a. Properties Within the Project Area (Including Parts Thereof or Interests Therein) Will be Acquired for the Following Purposes:

(1) Clearance and Redevelopment

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

(2) Public Improvement

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

2. Rehabilitation

Property owners will be encouraged to undertake rehabilitation of those structures which are capable of being brought up to the rehabilitation standards.

a. Rehabilitation Objectives

- (1) Attempt to relate the diverse building types in the York-Woodbourne Urban Renewal Area and create a visually identifiable commercial node on York Road by using the following unifying elements:
 - (a) coordinated range of building and trim colors, allowing existing masonry colors to remain;
 - (b) sign controls;
 - (c) elimination of extraneous facade and roof items.
- (2) Creation of a vocabulary of sign types and locations recognizing the pedestrian orientation of the commercial area north of Woodbourne Avenue and the auto orientation of the area south of Woodbourne Avenue
- (3) Restoration and reuse of older buildings of outstanding character.
- (4) Supplementing the private rehabilitation effort with a program of related public improvements that will reinforce the commercial node aspect of York-Woodbourne on the York Road corridor and create a safe and pleasant pedestrian environment.
- (5) Protecting the residential areas and improving the appearance of the business area by requiring screening of off-street parking and storage areas.

b. Commercial Property Rehabilitation Standards

Over and above the codes and ordinances of the City of Baltimore, the following additional standards shall be applied to all non-residential properties within the project area, whether occupied or vacant.

(1) Building Facades

- (a) All defective structural and decorative elements of building fronts and sides abutting streets shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of that building. All damaged, sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired or replaced.
- (b) All cornices, upper store 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.
- (c) A show window as a part of the building facade shall be defined to include:
 - i) the building face and the entrance area leading to the door;

- ii) the door, sidelights, transoms, display platforms, devices including lighting and signing designed to be viewed from the public right-of-way and/or the areas visible to the public prior to entering the interior portion of the structure.

Show windows, entrances, signs, lighting, sun protection, security grilles, etc., shall be compatible, harmonious and consistent with the original scale and character of the structure.

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

All exposed portions of the grille, screen or enclosure which are normally painted and all portions which require painting to preserve, protect or renovate the surface shall be painted. Non-metal grilles and screen shall be prohibited.

All screens and grilles protecting entrances and show windows must be constructed so they can be opened or removed. Such screens and grilles shall be opened or removed. Such screens and grilles shall be opened or removed during the normal business hours of that business.

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.

- (d) Solid or permanently enclosed or covered storefronts shall not be permitted, unless treated as an integral part of the building facade using wall materials and window detailing compatible with the upper floors.
- (e) Awnings
 - i) Soft, retractable, flameproofed awnings are permitted.
 - ii) They shall not project more than seven feet from the building front and shall otherwise conform with the provisions of City ordinances.
 - iii) They shall terminate against the building at a height not to exceed the second floor window sill, or the height of the building at the street frontage, whichever is lower.
- (f) 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.
- (g) Dormer windows on roofs sloping toward the shopping street shall be treated in accordance with the same criteria as building facades.
- (h) Existing miscellaneous elements on the building fronts, such as empty electrical or other conduits, unused sign brackets, etc. shall be eliminated.
- (i) Rear walls shall be painted to cover evenly all miscellaneous patched and filled areas or be stuccoed to present an even and uniform surface.
- (j) Side walls, where visible from any of the streets, shall be finished or painted so as to harmonize with the front of the building.

(2) Windows

- (a) Windows not in the front of the building shall be kept properly repaired or, with Fire Department approval, may be closed, in which case sills, lintels and frames must be removed and the opening properly closed to match the material, design and finish of the adjacent wall.
- (b) All windows must be tight-fitting and have sashes of proper size and design. Sashes with rotten wood, broken joints or loose mullions or muntins shall be replaced. All broken and missing windows and glass blocks shall be replaced with glass. All exposed wood shall be repaired and painted.
- (c) Window openings in upper floors of the front of the building shall not be filled or boarded up. Windows in unused areas of the upper floors may be backed by a solid surface on the inside of the glass. Window panes shall not be painted.

(3) Roofs

- (a) Chimneys, elevator penthouses or any other auxiliary structures on the roofs shall be repaired and cleaned. Any construction visible from the street or from other buildings shall be finished so as to be harmonious with other visible building walls.
- (b) Roof mounted structures for the support of signs, billboards, etc. are not permitted.
- (c) Any new mechanical equipment placed on a roof shall be so located as to be hidden from view from the shopping streets, and to be as inconspicuous as possible from other viewpoints. New equipment shall be screened with suitable elements of a permanent nature finished so as to harmonize with the rest of the building. Where such screening is unfeasible, equipment shall be installed in a neat, presentable manner, and shall be painted in such a manner as to minimize its visibility.

(4) Auxiliary Structures

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

(5) Signs

- (a) All lighting and electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches, and panel boxes shall be concealed from view as much as possible.
- (b) Flat signs shall be placed parallel to the building face and shall not project more than 12 inches from the surface of the building and shall not exceed in area three times the width in feet of the frontage of the building. In the case of corner properties, each facade is to be calculated separately as to size allowed for each. Flat signs shall be placed no higher than the bottom of the second story window where windows exist or the height of the building at the street frontage, whichever is lower.
- (c) Painted signs on building surfaces or use of separate cutout letters shall be permitted in accordance with the above limits for flat signs.
- (d) Secondary signs shall not exceed six square feet in area and shall not project more than one inch beyond the surface of the building, nor shall they be placed higher than the bottom of the second story window.

- (e) Roof top sign, signs above the parapet of a building, billboards, or outdoor advertising signs, except as otherwise herein provided, shall not be permitted. No support for a sign shall extend above the cornice line of a building.
 - (f) Painted or inlaid signs on cloth awnings are permitted.
 - (g) Flashing or moving signs other than barber poles shall not be permitted.
 - (h) Signs attached at right angles to a building are permitted provided that there is no more than one such sign for each entrance door, it projects no more than four feet from the building, and the top is no higher than whichever of the following is lowest: the bottom of the second story window where windows exist, or the height of the building at the street frontage. The sign must be finished on both sides and the total area of both faces shall not exceed twenty-four square feet. Triangular, bowed, or marquee type projecting signs will not be permitted.
 - (i) A free-standing sign shall be permitted provided that such sign has no more than two faces, the area of each face does not exceed sixty-four square feet, the top of such sign does not exceed twenty feet above grade, and the sign is included in the design of a landscaped strip at the front property line.
 - (j) Future minor privilege permits for signs shall be issued only for those signs meeting project design criteria.
 - (k) No private signs shall be permitted except as herein provided or as otherwise authorized by the Department of Housing and Community Development for temporary purposes not exceeding thirty days. Temporary signs and banners shall be located behind the storefront window and shall not obstruct more than 20% of the total storefront glass area.
- (6) Off-Street Parking, Loading, Storage, and Service Areas
- (a) All parking areas shall be effectively screened from adjoining residential areas and shall have adequate landscaping and screening on property lines adjacent to public sidewalks. Screening shall consist of a brick wall no less than 3 feet, 6 inches in height, or a hedge of an evergreen type no less than 3 feet, 6 inches in height at time of placement, or a board-on-board fence of no less than 5 feet, 6 inches in height and no greater than 6 feet in height.
 - (b) All commercial property which is within 120 feet of the right-of-way line of York Road and which has more than 30% of the property covered with a paving surface shall provide screening of the paved area by shrubbery of an evergreen type which is no less than 3 feet 6 inches in height or other screening approved by the Commissioner of the Department of Housing and Community Development.
 - (c) All outside overnight or week-end storage of automobiles awaiting repair at gas stations and/or auto repair shops shall be restricted to two per service bay. Such storage areas shall be screened in accordance with the requirements in (a) above.
 - (d) No storage of trash containers shall be allowed except when housed in or screened by permanent structures of acceptable, uniform design. Trash storage areas shall be maintained in a neat and clean manner at all times.
- (7) Compliance

To the extent that rehabilitation requirements for non-residential uses are specifically applicable to the York-Woodbourne Business Area, and are not

generally required elsewhere, the work necessary to meet such requirements shall be completed within eighteen months from the effective date of the Ordinance applying these standards to the properties unless specifically outlined elsewhere in the Plan. Thereafter, all work to comply with the requirements of this Plan shall be completed in accordance with the date of completion set forth in the notice from the Commissioner of the Department of Housing and Community Development. No work, alterations or improvements shall be undertaken after enactment of this Plan which do not conform with the requirements herein. However, the Commissioner may waive compliance with one or more of these standards provided that the proposed improvements do not adversely affect the Property Rehabilitation Objectives for the York-Woodbourne Business Area.

Nothing herein shall be construed to permit any sign, construction, change, repair, use or any other matter otherwise forbidden or restricted or controlled by any other public law.

c. Review of Rehabilitation Plans

- (1) Designs for all building improvements, modifications, repair, rehabilitation or painting concerning the exterior or the existing building, their yards or their show windows, and for all signs, shall be submitted to the Commissioner of the Department of Housing and Community Development and written approval by the Department shall be required before proceeding with the work, within 45 days of the request.
- (2) The Commissioner of the Department of Housing and Community Development shall be concerned with all aspects of the design affecting exterior appearance and in particular with the following:
 - Design of show windows and entrance area, including choice of materials and types of security devices;
 - Design of signs, methods of illumination, colors, materials, methods of suspension;
 - Conditioning of rear yard spaces; location of delivery signs;
 - Design of awnings and canopies;
 - All other exterior materials and colors;

The Commissioner's review shall be guided by the property rehabilitation objectives and property rehabilitation standards which, in general, provide that the original design of buildings shall be retained or restored, and that new elements shall be harmonious with existing elements of the same property and with adjacent properties.

3. New Construction

All plans for new construction (including parking lots), rehabilitation, or change in use of any property not to be acquired under the provisions of this Plan shall be submitted to the Department of Housing and Community Development for review. Upon finding that the proposed plans are consistent with the objectives of the urban renewal plan, the Commissioner of the Department of Housing and Community Development shall authorize the processing of the plans for issuance of a building permit. The provisions of this section are in addition to and not in lieu of all other applicable laws and ordinances relating to new construction.

4. Demolition

All applications for demolition permits shall be submitted to the Department of Housing and Community Development for review and approval. Upon finding that the proposed demolition is consistent with the objectives of the urban renewal plan, the Commissioner of the Department of Housing and Community Development shall authorize the issuance of the necessary permit. If the Commissioner finds that the proposal is inconsistent with the urban renewal plan and therefore denies the issuance of the permit, he shall, within 90 days of such denial, seek approval of the Board of Estimates to acquire for and on behalf of the Mayor and City Council of Baltimore the property, in whole or in part, on which said demolition was to have occurred by purchase, lease, condemnation, gift or other legal means for the renovation, rehabilitation and disposition thereof. In the event that the Board of Estimates does not authorize the acquisition, the Commissioner shall, without delay, issue the demolition permit.

D. REVIEW OF REDEVELOPER'S PLAN

1. Department of Housing and Community Development Review

The Department of Housing and Community Development specifically reserves the right to review and approve the Redeveloper's plans and specifications for redevelopment or rehabilitation with respect to their conformance with the provisions of this Plan and in order to achieve harmonious development of the project area. Such review and approval shall be concerned with, but not necessarily limited to, urban design standards, site planning, architectural treatment, materials and color, signs, parking, loading, landscaping, and building plans, elevations, and construction details.

2. Community Review

The Department of Housing and Community Development shall submit to the York-Woodbourne Project Area Committee, or its successor, for its review and comment, the Preliminary Plans and the Proposed Final Construction Plans for each disposition lot designated in this Plan. The written comments and recommendations from this review shall be transmitted to the Department of Housing and Community Development no later than three weeks after the plans have been submitted to the York-Woodbourne Project Area Committee; otherwise, it is presumed that the plans are acceptable. The Commissioner of the Department of Housing and Community Development retains the final authority to approve or disapprove all plans.

3. Redeveloper's Obligations

- a. The Redeveloper shall not enter into, execute or be a party to any covenant, agreement, lease, deed, assignment, conveyance or any other written instrument which restricts the sale, lease, use or occupancy of the property, or any part thereof, or any improvements placed thereon, upon the basis of national origin, race, religion, sex or color. Such agreement or covenant providing for this non-discrimination provision shall be included in the instruments and the City of Baltimore shall be deemed a beneficiary of such covenants and shall be entitled to enforce it. The Developer shall comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation.
- b. The Redeveloper shall devote the land to those uses specified in this Plan and to no other uses.
- c. The Redeveloper shall agree to retain the interest he acquires in the property transferred to him until he has completed the improvements, construction, and development in the area required with this Plan and disposition instruments and he shall further agree not to sell, lease or otherwise transfer the interest he acquires or any part thereof without the prior written consent of the Department of Housing and Community Development or until the Department shall have certified in writing that the Developer has completed the improvements, construction and development in the area.

- d. The Redeveloper shall begin and complete the development of land for the uses required in this Plan and the construction of improvements agreed upon in the disposition instruments within a reasonable time as determined by said instruments.

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

1. Land Disposition

- a. Land and property interests acquired by the Mayor and City Council within the area will be disposed of by sale, lease, conveyance of transfer or other means available to the City, in accordance with the provisions of this Plan.
- b. The parcels shown on the Land Disposition Map, Exhibit 3, are schematic and approximate. The Department of Housing and Community Development shall have the right, in its discretion, to fix their precise boundaries and size. For purposes of disposition, the parcels or lots, as shown on Exhibit 3, may be subdivided or combined.

2. Zoning

All appropriate provisions of the Zoning Ordinance of Baltimore City shall apply to properties in the project area, as shown on the Zoning Districts Map, Exhibit 4. In order to implement the urban renewal plan, zoning district changes as designated on Exhibit 4 will be required. These changes require amendment to the Zoning Ordinance. Action to this effect will be initiated during the execution of the Plan.

3. Reasons for the Various Provisions of this Plan

- a. Clearance and redevelopment are proposed in order to:
 - (1) eliminate deteriorating influences; and
 - (2) provide land for redevelopment and other plan objectives.
- b. Provisions for review of all plans for new construction on all properties in the project area have been included in order to insure harmonious development in the York-Woodbourne Business Area.

F. PROCEDURES FOR CHANGES IN APPROVED PLAN

1. The Department of Housing and Community Development shall submit to the York-Woodbourne Project Area Committee, or its successor, for review and comment, all proposed amendments to the urban renewal plan.
2. The urban renewal plan may be amended from time to time upon compliance with the requirements of law, provided that prior to passage of any ordinance amending the urban renewal plan, a public hearing shall be held, and providing further that with respect to any land in the project area previously disposed of by the City for use in accordance with this Plan, the then owner of such land whose interests therein are materially affected by such amendments shall receive, at least ten (10) 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. The York-Woodbourne Project Area Committee, or its successor, shall receive a copy of all ordinances amending the urban renewal plan and shall receive, at least ten (10) prior to the public hearing, written notice of the time and place of such hearing.

G. SEPARABILITY

In the event it be judicially determined that any word, phrase, clause, sentence, paragraph, section or part in or of this Plan or the application thereof to any person or circumstances is invalid, the remaining provisions and the application of such provisions to other persons or circumstances

shall not be affected thereby, it being hereby declared that the remaining provisions of this Plan without the word, phrase, clause, sentence, paragraph, section or part, or the application thereof, so held invalid, would have been adopted and approved.