



BALTIMORE CITY

DESIGN MANUAL

Adopted May 25, 2017
Last Updated March 28, 2019



Table of Contents

I.	Introduction	2
II.	Applicability, Review, and Enforcement.....	3
	Design Review Process.....	3
	Administrative Exceptions	4
III.	Definitions	5
IV.	Design Standards	
	1. Detached and Semi-detached Dwellings	7
	2. Rowhouses	
	2.1 Infill: 1 or 2 rowhouses within a coordinated group.....	8
	2.2 Infill: 3 or more rowhouses within a coordinated group or 1 or more in a non-coordinated group.....	11
	2.3 New rowhouse group	14
	2.4 Additions to existing rowhouses – Upper-floor additions	15
	2.5 Roof Decks	17
	2.5.1 Roof Terraces	18
	3. Multi-Family Dwellings and Mixed-Use Buildings	20
	4. Commercial Buildings	
	4.1 C-1, C-1-E, C-1-VC, C-2, and C-3 Districts.....	22
	4.1.1 Gas Stations	25
	4.2 C-4 District	27
	4.3 C-5 District	28
	5. Specific Districts	
	5.1 Office Industrial Campus and Bio-Science Campus Districts.....	32
	5.2 I-1 District	34
	5.3 Transit-Oriented Development District.....	35
	5.4 Waterfront Overlay District.....	36
	5.5 Rowhouse Mixed-use Overlay District	36
	6. Signs	37
V.	Appendix	
	Rehabilitation Standards for Structures in C-5 Districts.....	38

I. Introduction

The Design Manual was developed in conjunction with and established in City Code Article 32 – “Zoning” (Zoning Code). This manual outlines the design standards and applicable components for physical construction within the identified zoning districts.

As per Title 4, Section 402 of the Zoning Code; *the Planning Commission must develop and may revise from time to time a Design Manual that sets forth required design standards in accordance with the goals and objectives set forth in this subtitle.*

As directed under Title 3, Section 204; *the Director of Planning, or his or her designee, have the responsibility to oversee and enforce this Design Manual and any/all future updates and additions to it.* Development projects that are subject to review by the Commission for Historical and Architectural Preservation (CHAP) are not subject to this Manual.

The goals governing the development of the Design Manual are:

- To enhance the quality of the City’s built environment, architectural character, and sense of place;
- To foster economic vitality of the City’s neighborhoods and commercial districts;
- To enhance the overall urban design of Baltimore’s neighborhoods; and
- To enhance the quality of life of City residents with development that is sensitive to its context and adjacencies in the public realm.

The objectives governing development of the Design Manual are:

- To provide clear guidance for the design of residential, commercial, and mixed use development throughout the City;
- To facilitate the process for design review and approval of structures within the City’s development review process;
- To ensure that the public realm is as thoroughly considered and articulated as principal structures;
- To articulate spatial relationships, provide image, develop sense of place, and improve aesthetics of the built environment; and
- To provide flexibility and encourage creative solutions to meet the intent and purpose of the Design Manual.

II. Applicability, Review, and Enforcement

Applicability

As per Title 4, Section 405, design review is required for the following types of development:

- New construction of dwellings, excluding additions;
- New construction of rowhouses;
- Upper-floor additions and roof decks on existing rowhouses;
- Exterior modifications for residential conversions in the R-7, R-8, R-9, and R-10 Districts;
- The establishment of a non-residential use within the R-MU Overlay District;
- All new construction and additions in the C-5 Districts;
- All substantial modifications of the facade of a structure in the C-5 Districts;
- Planned Unit Developments;
- Any sign over 100 square feet in area, but without regard to its copy or message;
- Any electronic signs, freestanding sign, or roof sign, but without regard to its copy or message;
- Any freestanding sign in the C-5 or PC Districts, and any banner sign, projecting sign, or wall sign above the ground floor in the C-5 or PC District, but without regard to its copy or message;
- Any Signage Plan and any sign, but without regard to its copy or message, within an Area of Special Sign Control
- Any new constructions that involves:
 - proposed development over 15,000 square feet;
 - a multi-tenant commercial development, including mixed-use development;
 - construction on a designated “Main Street”; or
 - construction in a Transit-Oriented Development District or in the Waterfront Overlay District.

Design Review

As directed in Title 4, Section 406-407, design review approval is required prior to the issuance of permits for any development listed above.

Once determined that a project is subject to design review, the Director of Planning must review the project for compliance with the design standards set forth within this manual (Title 4, Section 408). Design review process will be determined following the submission of review materials. Design review submissions must conform to Title 5, Section 201 of the Zoning Code and include, but are not limited to:

- Existing and proposed site plans;
- Elevations;
- Sections; and
- Material selections.

The following additional documents may be requested:

- Massing diagrams;
- Landscape plans; and
- Any/all additional information that best describes the project.

When a complete application is submitted for review to the Department of Planning, the Department will complete design review within 7 days of the acceptance. If additional information is requested by the Department, that 7-day requirement may be extended. Staff will work diligently with the applicant to review and communicate questions and concerns through the review process in order to efficiently complete the review. Review with the Urban Design and Architecture Advisory Panel (UDAAP) may be required at the discretion of the Director of Planning.

UDAAP is a body of design and development professionals that make recommendations to advise the Director of Planning on design related items. The Panel reviews projects openly at public meetings that generally occur every three weeks. A full list of presentation requirements and guidelines can be found on the Department of Planning's UDAAP website (<https://planning.baltimorecity.gov/commissions-review-panels/udaap>).

Administrative Exceptions

As per Title 4, Section 409 of Zoning Code, The Director of Planning may approve an administrative exception in cases where the proposed architectural design of a structure meets the intent of the design review provisions but fails to meet one or more specific design standard. The proposed design must be generally compatible with the intent of the design standards and the overall development area and the design integrity of the building must be acceptable within the context of the specific site. Administrative appeals to the decisions of the Director of Planning may be filed as per Title 4, Section 410 of Zoning Code.

Minor Text Changes and Corrections

It may be necessary to make corrections to the Design Manual periodically. Such minor corrections may include typographical errors, updates to various citations or references, links to online resources, and corresponding corrections to the Table of Contents. Any such non-substantive correction shall be considered minor in nature and authority to make such corrections is assigned to the Director of Planning. All other changes are considered substantive in nature must be approved by the Planning Commission.

III. DEFINITIONS

- A. *Architectural feature.*
See Section 1-302(t) of the Zoning Code.
- B. *Articulation.*
“Articulation” in art and architecture, is a method of styling the joints in the formal elements of architectural design. The articulation of a building reveals how the parts fit into the whole by emphasizing each part separately.
- C. *Blockface.*
See Section 1-303(h) of the Zoning Code.
- D. *Context.*
“Context” describes the existing built and unbuilt environment within in general area of the proposed development or building.
- E. *Coordinated Rowhouse Development.*
“Coordinated Rowhouse Development” means a group of existing rowhouses within a block that were originally designed and developed with unified features, heights, and details.
- F. *Cornice.*
See Section 1-304(s) of the Zoning Code.
- G. *Dormer.*
“Dormer” is a window set vertically in a structure projecting through a sloping roof and the roofed structure containing such a window.
- H. *Façade.*
“Façade” means the front of a building or any face of a building, usually emphasized architecturally.
- I. *Frontage.*
“Frontage” means the front side of a building or land that abuts the public or private right-of-way.
- J. *Gable.*
“Gable” means the vertical triangular end of a building from the cornice or eaves to ridge.
- K. *Grade.*
“Grade” means the ground level.

- L. *Infill.*
“Infill” represents a building(s) or structure(s) that is being constructed on a vacant lot within a block of existing structures.
- M. *Lintel.*
“Lintel” is a horizontal architectural member spanning and usually carrying the load above an opening.
- N. *Building Mass.*
“Building Mass” refers to the overall shape a structure occupies as determined by length, width, and height.
- O. *Mullion.*
“Mullion” is a slender vertical member that forms a division between units of a window, door, or screen or is used decoratively.
- P. *Sash.*
“Sash” is the moveable frame that holds panes of glass in a window.
- Q. *Scale.*
“Scale” refers to how the size of different architectural elements relate to one another.
- R. *Sight line.*
“Sight line” refers to a line extending from an observer’s eye to a viewed object or area.

IV. DESIGN STANDARDS

1. Detached and Semi-Detached Dwellings

In general.

Detached and semi-detached dwellings are subject to the design standards of this subtitle.

Design Guidelines.

A. Front façade.

The front entry must be a dominant feature on the front elevation of a home. The front entry should be emphasized as an integral part of the structure, using features such as porches and raised steps and stoops with roof overhangs or decorative railings, to create a protected entry area and articulate the front facade. Windows and other architectural features are required to avoid the appearance of blank walls facing the street.

B. Side facades.

Side facades designed as blank walls are prohibited. Windows, side entrances, or other architectural features are required to avoid the appearance of blank walls facing neighboring homes.

C. Corner lot facades.

Houses on corner lots must visually address both street frontages. The primary facade on which the entrance to the structure is located must include the front entry as a dominant feature and be designed in accordance with this subtitle. The secondary street-facing facade must include articulation, such as windows, porches, and other architectural features, to avoid the appearance of a blank wall.



FIGURE DDS-1: Detached Dwelling Corner Lot Façade Articulation

D. Additions.

The scale and mass of additions must be in keeping with that of the original structure. All additions must meet the articulation requirements of this subtitle for street-facing and side facades. Exterior building materials and colors, as well as trim and other architectural details, must complement the existing structure.

2. Design Standards: Rowhouses

Scope.

This subtitle sets design standards for all new rowhouse construction, including infill, additions, and roof decks.

2.1 Infill: 1 or 2 Rowhouses within a Coordinated Group.

Scope.

- A. The section sets design standards for the infill construction of 1 or 2 rowhouses within a group of existing rowhouses that were originally designed and developed as a coordinated rowhouse development. *{See Figure RDS-1: Coordinated Rowhouse Development.}*
- B. The intent of these design standards is for infill development to complement the existing coordinated rowhouse design of the development.



FIGURE RDS-1: Coordinated Rowhouse Development

Design Guidelines.

- A. Setbacks.
 - a) Rowhouse infill development must be built to the existing front setback, as determined by the front setback of the existing rowhouses immediately adjoining each side of the lot. *{See Figure RDS-2: Setback Requirement.}*
 - b) If the setback of the immediately adjoining rowhouses varies, the infill development may be built to either setback.

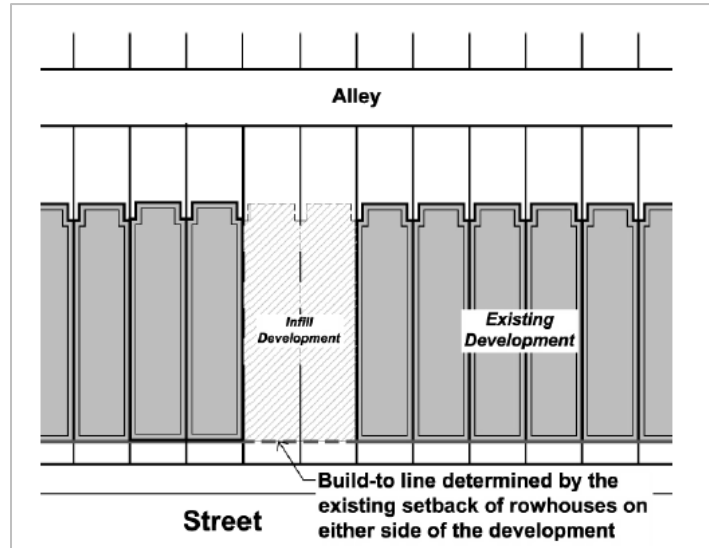


FIGURE RDS-2: Setback Requirement

B. Building height.

- a) Within 10' of the front façade of the infill development, the building height shall not exceed the height of the existing coordinated group by more than 10%, as determined by the height of the existing rowhouses immediately adjoining each side of the lot. *{See Figure RDS-3: Coordinated Rowhouse Development.}*
- b) Where grade changes occur, the rhythm of building heights within the overall group must be maintained, giving the appearance of a generally uniform height.
- c) Beyond 10' from the front facade of the infill development, the height limit is as permitted by zoning and the standards of this manual.

C. Roof form.

- a) Rowhouse infill development must match or complement the roof form of the group on the front facade.
- b) If certain architectural details are common to the roof design of the front facade of the rowhouse group, such as cornices or dormers, rowhouse infill development must include this in the roof design.

D. Cornices.

- a) Cornice heights must match or complement the cornices of the existing rowhouses immediately adjoining each side of the lot, with accommodation for grade changes. *{See Figure RDS-3: Coordinated Rowhouse Development.}*
- b) Where grade changes occur, the rhythm of cornice heights within the overall group must be maintained.
- c) If cornices within the rowhouse group encroach into the public right-of-way, the cornice of the infill development shall encroach no more than the depth as established by the group.
- d) Metal cornice covers are prohibited.

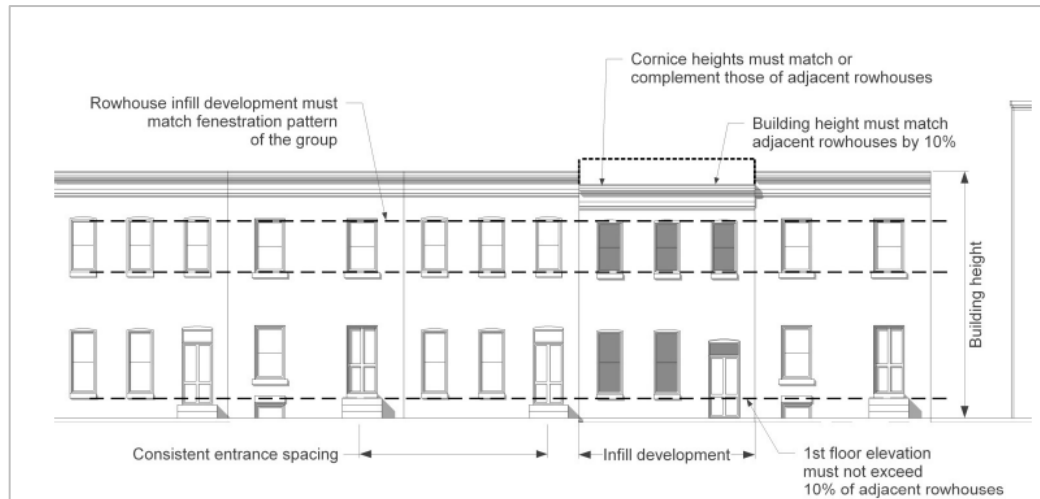


FIGURE RDS-3: Coordinated Rowhouse Development Diagram

E. Ground floor elevation.

- a) The ground floor elevation of the infill development shall not exceed the existing ground floor elevation of the development by more than 10%, as determined by the ground floor elevation of the existing rowhouses immediately adjoining each side of the lot, with accommodation for grade changes or City Code requirements.
- b) Where grade changes occur, the rhythm of ground floor elevations within the overall group must be maintained. *{See Figure RDS-3: Coordinated Rowhouse Development Diagram.}*

F. Window arrangement.

Rowhouse infill development must match the window pattern of the group. *{See Figure RDS-3: Coordinated Rowhouse Development Diagram.}*

G. Front entrance.

Rowhouse infill development must maintain the rhythm of front entrances in terms of spacing within the group and orientation towards the street. *{See Figure RDS-3: Coordinated Rowhouse Development Diagram.}*

H. Architectural features.

- a) Architectural features, such as porches, steps and stoops, cornices, and bay windows, that are common to the group must be included and must match or complement the design and placement of the group.
- b) Architectural details may encroach into the public right-of-way, but no more than the depth as established by the group.

I. Building Materials.

- a) Standard modular clay brick is encouraged for front and corner side facades. Brick colors should be consistent with Baltimore traditions and may vary from building to building to create variety. The brick color must be consistent within a given facade. Accent brick trim in a different color is permitted.

- b) Building materials used to accentuate architectural features or roofs are permitted, but must match those within the group.
- c) For the following materials, construction details, material specifications, and material samples may be requested for design review if used on any roof, front, or corner side façade:
 - wood shakes or simulated wood shakes;
 - plywood;
 - aluminum siding;
 - vinyl siding;
 - exterior insulation and finishing system; or
 - similar materials.

J. Corner lots.

- a) Certain rowhouse developments within the City were constructed with larger, more prominent structures on corner lots (at the intersection of two streets). Accordingly, infill development on corner lots within a rowhouse development may include:
 - i. additional architectural features, such as bays, turrets, enlarges cornices, etc., that define a corner structure; and
 - ii. variations to the design form of the group that recognize the larger mass of the corner rowhouse.
- b) These architectural features and design must suggest and be compatible with design forms seen within Baltimore rowhouse development.

2.2 Infill: 3 or more rowhouses in a coordinated group; 1 or more rowhouses in non-coordinated group.

Scope.

- A. This section sets design standards for:
 - a) The new construction of 3 or more adjoining rowhouses within a group of existing rowhouses that were originally designed and developed as a coordinated rowhouse development *{See Figure RDS-4: Design Standards for 3 or More New Rowhouses in Coordinated Group}*;
 - b) The new construction of 1 or more rowhouses within an area of rowhouse development that was not originally designed and developed as a coordinated rowhouse group *{See Figure RDS-5: Non-coordinated Group}*
- B. The intent of these design standards is to allow for compatible rowhouse development within rowhouse neighborhoods where additional design flexibilities are needed.

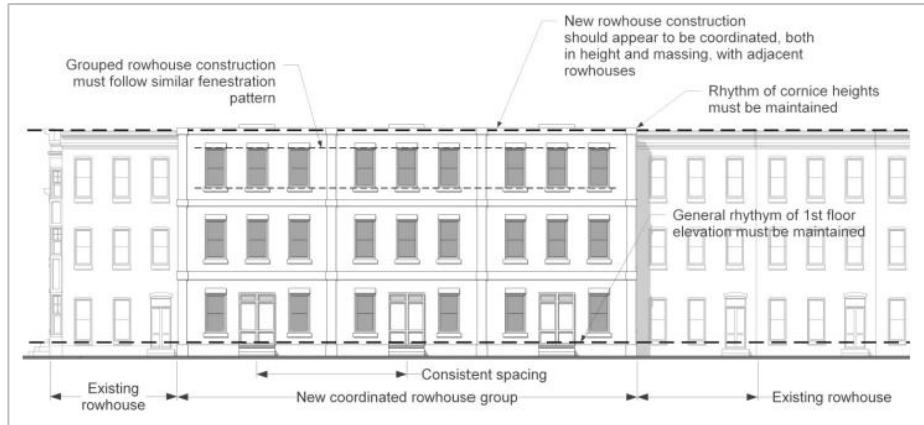


FIGURE RDS-4: Design standards for 3 or more new rowhouses in a coordinated group



FIGURE RDS-5: Non-coordinated rowhouse group

Design Guidelines.

A. Siting.

- a) The rowhouse must be built to the existing front setback, as determined by the setback of the existing rowhouses immediately adjoining each side of the lot.
- b) If the setback of the immediately adjoining rowhouses varies, the infill development may be built to either setback. *{See Figure RSD-6: Setback for rowhouse infill of 3 or more rowhouses.}*
- c) All rowhouses and their entrances must face the street.
- d) Where alleys are available, auto access to any interior parking must be provided through the alleys.

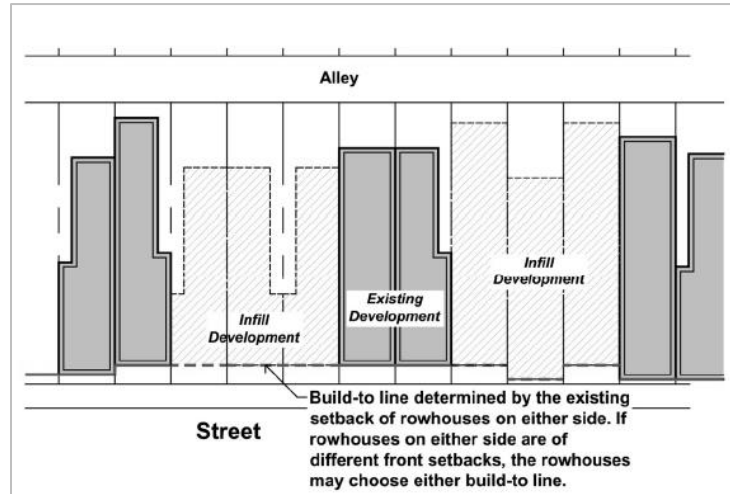


FIGURE RDS-6: Setback for rowhouse infill of 3 or more rowhouses

B. Ground Floor Elevation.

- a) The ground floor elevation of the rowhouse shall not exceed the existing ground floor elevation of the development by more than 10%, as determined by the ground floor elevation of the existing rowhouses immediately adjoining each side of the lot, with accommodation for grade changes or City Code requirements.
- b) If the ground floor elevation of the immediately adjoining rowhouses varies, the rowhouse may be built with either ground floor elevation. *{See Figure RSD-4: Design standards for 3 or more new rowhouses in a coordinated group and Figure RSD-7: Design Standards for 1 or more rowhouse in non-coordinated group.}*

C. Windows.

- a) A minimum of 40% of the lineal horizontal dimension of the facade of each floor must be windows or openings.
- b) Brick arch work and stone lintels over windows are encouraged.
- c) Use of special window designs, such as bays, boxes, and pairs, is encouraged.
- d) Recessed windows with mullions are encouraged to develop shadow lines.
- e) Ornamental window grilles and balconettes may be incorporated. *{See Figure RSD-4: Design standards for 3 or more new rowhouses in a coordinated group and Figure RSD-7: Design Standards for 1 or more rowhouse in non-coordinated group.}*

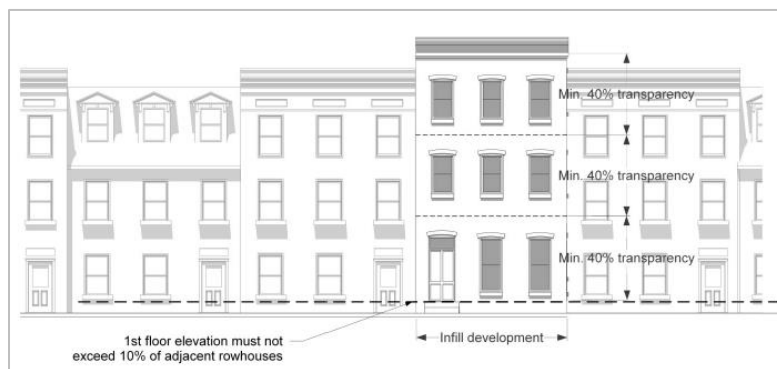


FIGURE RDS-7: Design standards for 1 or more rowhouses in non-coordinated group

D. Architectural features.

- a) Architectural features that are common to the rowhouse design, such as porches, steps and stoops, cornices, and bay windows, are encouraged.
- b) Based on existing development patterns in the area, these features may encroach up to 5 feet into the public right-of-way, subject to design review and minor privilege approvals.

E. Building materials.

- a) Standard modular clay brick is encouraged on all front and corner side facades.
- b) Brick colors should be consistent with Baltimore traditions and may vary from building to building to create variety. The brick color must be consistent within a given facade. Accent brick trim in a different color is permitted.
- c) Building materials used to accentuate architectural features or roofs are permitted, but must match those within the group.
- d) For the following materials, construction details, material specifications, and material samples may be requested for design review if used on any roof, front, or corner side façade:
 - wood shakes or simulated wood shakes;
 - aluminum siding;
 - vinyl siding.

F. Corner Lots.

- a) Certain rowhouse developments within the City were constructed with larger, more prominent structures on corner lots (at the intersection of two streets). Accordingly, corner lots may include additional architectural features that define a corner structure.
- b) These architectural features must reflect traditional design forms seen within Baltimore rowhouse development.

2.3 New rowhouse group.

Scope.

This section sets design standards for new construction of rowhouses that are designed and developed as a single group.

Design Guidelines.

Except as otherwise provided in this section, grouped rowhouse development must meet the design standards of this section:

A. Siting.

- a) All rowhouses and their entrances must face the street.
- b) Rowhouses within the group do not have to be built to the same height, but they should appear to be coordinated, including accommodation for grade changes.
- c) A general rhythm of cornice heights must be maintained by the rowhouses within the group.

- d) The rowhouses within the group must follow a similar window pattern.
- e) A general rhythm of ground floor elevations must be maintained within the group.
- f) A general rhythm of front entrances, in terms of spacing along the blockface, must be maintained.
- g) If the property is adjacent to industrially zoned land, a railroad corridor, or a designated truck route, placement of main entrances, balconies, and windows and appropriate buffers will be assessed as part of design review.

2.4 Additions to existing rowhouses – Upper-floor additions.

Scope.

This section sets design standards for upper floor additions to a rowhouse that increase the height of the existing structure.

Design review.

As part of the submittal for design review, a diagram to indicate the sight line from standing height at the sidewalk across the street to the upper- floor addition may be requested.

Design Guidelines.

A. Integration.

Upper-floor additions must be architecturally integrated into the existing rowhouse and the context of existing rowhouses on the entire blockface.

B. Building materials.

For the following materials, construction details, material specifications, and material samples may be requested for design review if used on any roof, front, or corner side façade:

- wood shakes or simulated wood shakes;
- plywood;
- aluminum siding;
- vinyl siding, or
- similar materials.

C. Window arrangement.

The window arrangement on upper-floor additions must match the existing design of the rowhouse and the context of existing rowhouses on the entire blockface. However, when the upper floor addition is set back, variations of and/or an all glass facade are permitted.

D. Cornices.

- a) If there is an existing cornice and if the upper-floor addition is flush with the front facade, the cornice must be moved to the top of the new addition.
- b) If the upper-floor addition is set back:
 - i. the cornice must remain in the existing location; and
 - ii. the roof line of the new addition must be addressed in a manner that is consistent with and scaled appropriately to the architecture of the existing structure.

E. Setbacks.

- a) Upper-floor additions must be set back at least 10 feet when either of the following conditions apply:
- if the rowhouse faces a street that is 30 feet or less in width;
 - if the rowhouse is within an existing coordinated group, excluding corner lots. *{See Figure RSD-8- Upper Floor Addition Setback.}*

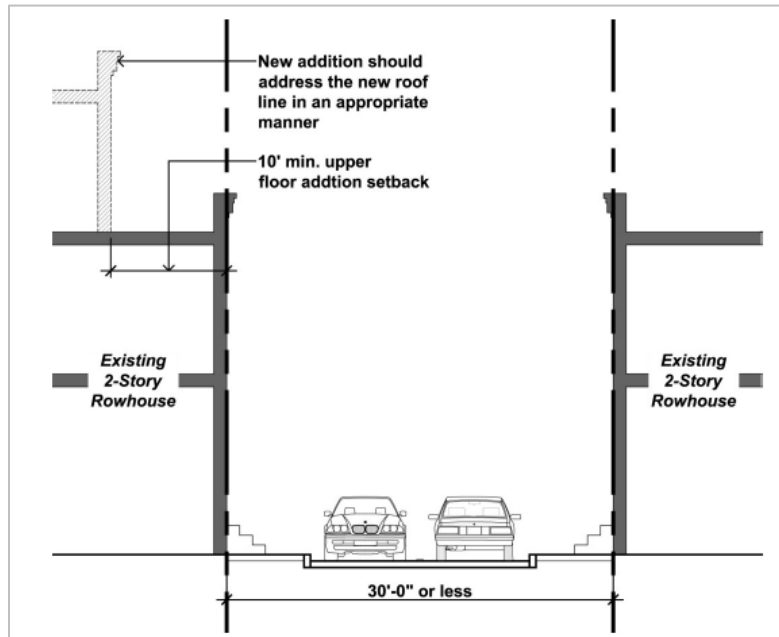


FIGURE RDS-8: Upper-floor addition setback

F. Corner lots.

- a) Certain rowhouse developments within the City were constructed with larger, more prominent structures on corner lots (at the intersection of two streets). Accordingly, infill development on corner lots within a rowhouse development may include:
- additional architectural features that define a corner structure; and
 - variations to the design form of the group that recognize the larger mass of the corner rowhouse.
- b) An upper-floor addition for a rowhouse on a corner lot is not required to be set back if the rowhouse is within an existing rowhouse development that has been designed and developed as a single, coordinated group. However, the rowhouse must include additional architectural features that define a corner structure.

2.5 Roof Decks

In general.

These standards are applicable to roof decks (also called rooftop decks), roof terraces, and similar structures on a rowhouse. By these standards, roof decks and roof terraces are unenclosed, occupiable spaces constructed atop a roof structure of a building. Roof decks typically have structural beams, joists, posts, and fencing separate from the roof structure to which it is attached and a floor level elevated above the height of the finished roof to accommodate structural supports. Roof terraces are typically created when a walkable membrane and decking is laid upon a level roof without additional structural supports. Since roof terraces are typically integral to the roof structure and do not have independent beams and posts, the floor level of the terrace is not elevated significantly higher than the finished roof.

Scope.

The design standards in this section apply to roof decks on a rowhouse.

Design review.

As part of the submittal for design review, a diagram may be requested to indicate the site line from the sidewalk across the street to the roof deck.

Design Guidelines.

A. Setbacks.

- a) Roof decks must comply with the following minimum setbacks:
 - i. Flat roof: 8 feet from front facade.
 - ii. Gabled roof: 6 feet behind ridge line.
 - iii. Rowhouse facing a street that is 30 feet or less in width: 10 feet from front facade.
- b) In addition to the minimum setback requirements, roof decks must be designed and located so that they are not visible from the street, as viewed from standing height at the sidewalk across the street.

B. Deck height.

- a) No roof deck shall be raised more than 2 feet above the plane that is midway between the lowest and the highest points of the roof surface supporting the roof deck.
- b) Fencing around a roof deck shall not exceed 42 inches in height, as measured from the deck floor. *{See Figure RSD-9: Roof Deck Height.}*
- c) A roof deck is considered a permitted appurtenance and is not subject to the building height limitations of the zoning district.

C. Roof access structures.

- a) In this subsection, roof access structure:
 - i. means a structure that encloses the access point to a roof or roof deck; and
 - ii. does not include a rooftop structure used solely to enclose rooftop mechanical equipment.

- b) Roof access structures are prohibited above the maximum height limit of the district.

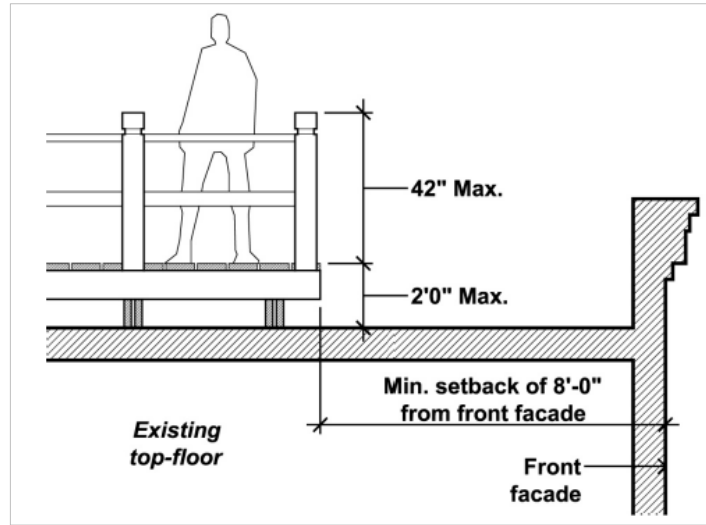


FIGURE RDS-9: Roof Deck Height and Setback

D. Other structures.

- a) Except as otherwise provided in paragraph (2) of this subsection, no permanent or temporary structure is permitted on the roof, roof deck, or terrace, including pergolas, arbors, outdoor kitchen units, or hot tubs if visible from the public right-of-way standing across the street.
- b) This subsection does not apply to common outdoor furniture.

2.5.1. Roof terraces.

Scope.

The design standards in this section apply to roof terraces at the front of a rowhouse.

Design review.

As part of the submittal for design review, a diagram may be requested to indicate the site line from the sidewalk across the street to the roof terrace.

Design Guidelines.

A. Setbacks.

- a) The roof terrace must be setback a minimum of 6' from the front façade of the building if the design is not architecturally integrated with the façade.
- b) Roof terraces atop upper-floor additions must be setback 6' from façade of the addition. *{See Figure RSD-10: Roof Terrace Setback atop Addition.}*

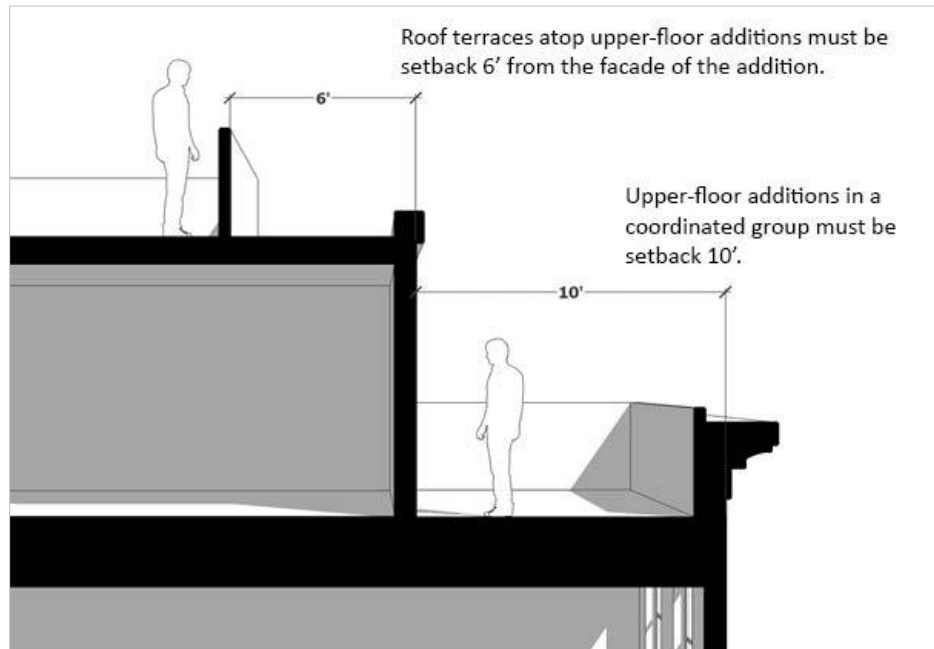


FIGURE RDS-10: Roof Terrace Setback atop Addition

B. Integration.

- a) Parapet walls or any similar structure that prevent falling must be architecturally cohesive with the rowhouse façade and blockface.
- b) Open railing systems (or fencing) must not be visible from the street, as viewed from standing height at the sidewalk across the street, unless all of the following conditions apply:
 - i. The railing system is architecturally integrated with the overall design of the parapet wall;
 - ii. The rowhouse is within a development of 3 or more abutting rowhouses;
 - iii. The railing system is not more than 50 percent of the total area of the parapet wall, including the front wall and front 6' of the side walls.
- c) For roof terrace additions to existing rowhouses, the following regulations also apply:
 - i. On a rowhouse in a coordinated group, the parapet wall or similar structure, shall not alter the rhythm of the existing roof or cornice line, as viewed from standing height at the sidewalk across the street.
 - ii. If there is an existing cornice, the cornice must remain in the existing location.
 - iii. The front wall and front 6' of the side walls must be addressed cohesively.

C. Roof access structures.

See Section 2.5.1.C

D. Other structures.

See Section 2.5.1.D

3. Design Standards: Multi-family Dwellings and Mixed-Use Buildings

Scope.

- A. This subtitle sets design standards for new construction of a multi-tenant commercial, multi-family dwelling, and Mixed Use development as defined under Title 4, Section 405 of the Zoning Code.
- B. These standards do not apply to interior remodeling.

Design Guidelines.

- A. Facade articulation.
 - a) *Entrances*
Entrances shall face the primary street. Secondary entrances should relate to the primary entrance through the use of materials, canopies, and other architectural details.
 - b) *Avoiding large, flat facades.*
Large, flat facades must be avoided. This can be accomplished by articulating the building mass to create substantial shadows and visual interest.
 - c) *Side walls facing street.*
If the side wall of a multi-family dwelling faces a street (other than an alley), the side walls facade must be designed with elements of a front facade, including doors or windows, especially at street level.
 - d) *Character.*
If a multi-family building, there must be a residential character to the overall building. If a mixed-use building, the mix of uses should be expressed within the architecture of the overall building. This may be achieved through the scale and patterning of windows and balconies, the use of projecting bays, and or materials. Facades must be designed to be viewed from multiple directions. The building shall draw relationships to the existing context. Community and shared spaces should be expressed within the overall design. If the property is adjacent to industrially zoned land, a railroad corridor, or a designated truck route, placement of main entrances, windows, balconies, community spaces and appropriate buffers shall be assessed as part of design review.
 - e) *Three-dimensional elements.*
 - i. Windows and doors must have raised elements to create shadow and articulation.
 - ii. In addition, three-dimensional elements, such as balconies and bay windows, should be incorporated to provide dimensional elements on a facade.
 - d) The ground floor commercial spaces within residential buildings must be at least 12 feet high, as measured from grade to the bottom of the second floor.
- B. Façade Transparency.
 - a) 50% of the linear frontage of the ground floor must be fenestrated with windows or doors. Windows must allow visibility into the interior of the space at least 5 feet from the face of the glass.
 - b) Windows must begin within 3 feet of grade;
 - c) Windows must be constructed of clear or lightly tinted glass;

- d) Tinting above 20% or reflective glass is prohibited; and
- e) Upper floors must have street facing windows.

C. Building Materials.

The following building materials are prohibited on any roof or any front or corner side facade:

- wood shakes or simulated wood shakes;
- aluminum siding;
- vinyl siding.

D. Signs

All new signs must be in accordance with Title 17 of the Zoning Code and the “Signs” chapter of this manual.

4. Design Standards: Commercial Buildings

Scope.

- A. This subtitle sets design standards for new construction of commercial structures over 15,000 square feet, as defined under Title 4, Section 405 of the Zoning Code.
- B. These standards do not apply to interior remodeling.

4.1 C -1, C-1-E, C-1-VC, C-2, and C-3 Districts.

Scope.

This subtitle sets design standards for new construction in the C-1, C-1-E, C-1-VC, C-2, and C-3 districts as defined under Title 4, Section 405 of the Zoning Code.

Design Guidelines.

- A. Facade articulation.
 - a) Facades of buildings, including side facades, that face a street (other than an alley) must have visual breaks to avoid the appearance of large, blank walls. Visual breaks in the facade include alterations in the plane of the facade, alterations in the height of the facade, changes in materials, color, texture or pattern, and the addition of columns, pilasters, or windows.
 - b) The ground floor of commercial buildings must be at least 12 feet high, as measured from grade to the bottom of the second floor.
- B. Facade Transparency
 - a) 50% of the linear frontage of the ground floor must be fenestrated with windows or doors. Windows must allow visibility into the interior of the space at least 5 feet from the face of the glass. *{See Figure CBD-1: Façade Transparency Diagram.}*
 - b) Windows must begin within 3 feet of grade.
 - c) Upper floors must have street-facing windows.
 - d) Windows must be constructed of clear or lightly tinted glass.
 - e) Tinting above 20% or reflective glass is prohibited.
- C. Security screens and grilles.
 - a) Enclosures and coverings for security screens and grilles must be as inconspicuous as possible and designed to blend in with the rest of the building.
 - b) Security screens and grilles in front of store front windows must be opened or removed when a business is open.
 - c) Fixed security screens and grilles for street front windows must be located on the inside of the windows.
 - d) Exterior components of security systems must be as inconspicuous as possible.



FIGURE CBD-1: Façade Transparency Diagram

D. Entrances and Site Layout.

- a) In the C-1, C-1-E, and C-1-VC Districts, off-street parking is prohibited except in the rear *{See Figure CBD-2: C-1, C-1-E and C-1-VC Districts Illustrative and Site Diagram.}*
- b) In the C-2 District, off-street parking is prohibited in front of the front building line and must be screened from view from the public right-of-way. *{See Figure CBD-3: C-2 Districts Illustrative and Site Diagram.}*
- c) All buildings must have a public entrance from the sidewalk along the primary street frontage. Public entrances must be articulated from the building mass.
- d) Facades that abut parking areas and contain a public entrance must provide for pedestrian walkways and landscape areas.
- e) Bus shelters are permitted within shopping center developments. The placement of the shelter must be linked to pedestrian walkways and must be designed to integrate into the overall shopping center design.
- f) All outdoor storage and display areas must comply with [Sec. 15-509 {Outdoor sales and display}](#) and [Sec. 15-510 {Outdoor storage}](#) of Zoning Code.

E. Building Materials.

The following building materials are prohibited on front and corner side facades:

- plain or painted concrete masonry units;
- aluminum siding;
- vinyl siding;
- exterior insulating finish systems on the ground floor; or
- T-111 composite plywood siding.

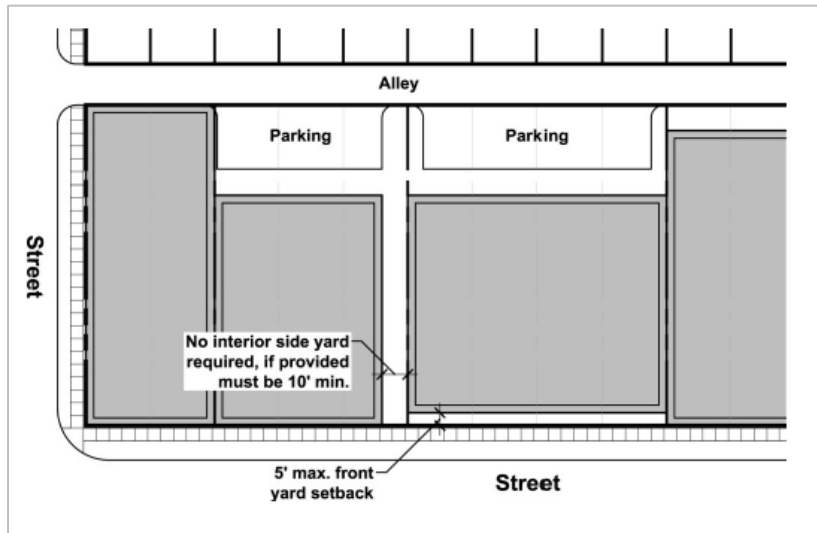


FIGURE CBD-2: C-1, C-1-E and C-1-VC Districts Illustrative and Site Diagram

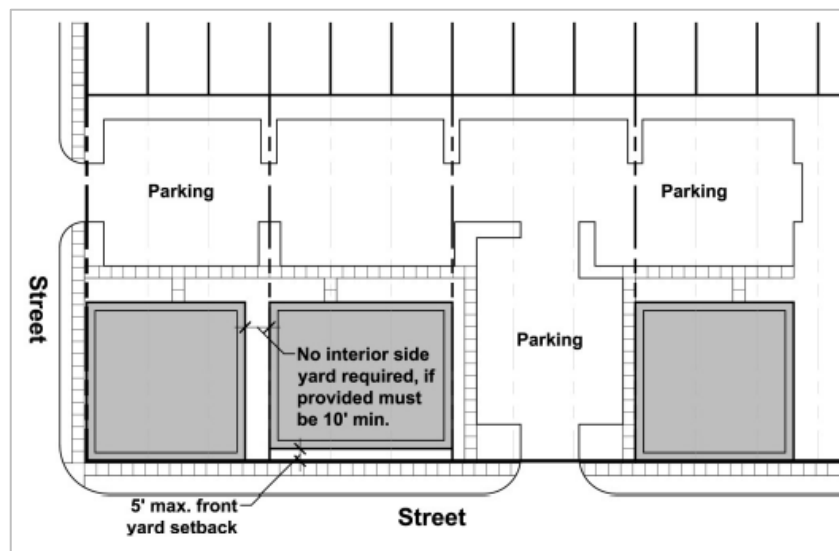


FIGURE CBD-3: C-2 District Illustrative and Site Diagram

F. Signs

All new signs must be in accordance with Title 17 of the Zoning Code and the “Signs” chapter of this manual.

G. Industrial Adjacency

If the property is adjacent to industrially zoned land, a railroad corridor, or a designated truck route, placement of main entrances, windows, balconies, loading/service areas and appropriate buffers shall be assessed as part of design review.

4.1.1 Gas Stations.

Scope.

This subtitle sets design standards for all new and redeveloped gas stations within the C-1 and C-2 zoning districts, and within designated Main Streets. Where additional requirements exist in the Landscape Manual, Urban Renewal Plans, etc. all aspects will apply and be reviewed collectively.

Design Standards.

A. Site.

- a) Where possible, locate on-site parking to the side or rear of the primary building so that parking does not dominate the streetscape. Convenience stores, car wash structures, and other prominent site buildings should be placed adjacent to the public right-of-way and be designed within the context to hold the street wall edge.
- b) Maintain continuity of the sidewalk by minimizing the number of curb cuts for driveways and utilizing alleys for access and egress. Where alleys do not exist, concentrate curb cuts at side streets.
- c) Where alternatives to surface parking are not feasible, locate parking lots at the interior of the blocks, rather than at corner locations; Reserving corner locations for buildings and structures.
- d) Freestanding signs must be integrated into the comprehensive streetscape/site design. Street trees may not be removed or eliminated from the plan for the sole purpose of adding to the visibility of the signage.
- e) The primary building must have a public entrance facing the primary street with a clear sidewalk path from the primary street frontage to the entrance door.
- f) Where the parking area abuts a public street, provide a streetscape that includes street trees, sidewalk, and planted zone with screen wall to buffer between the pedestrian experience and the parking area. Screen walls must be a minimum of 36 inches tall. *{See Figure GSD-1: Gas Station Plan Diagram and Figure GSD-2: Gas Station Section Diagram}*

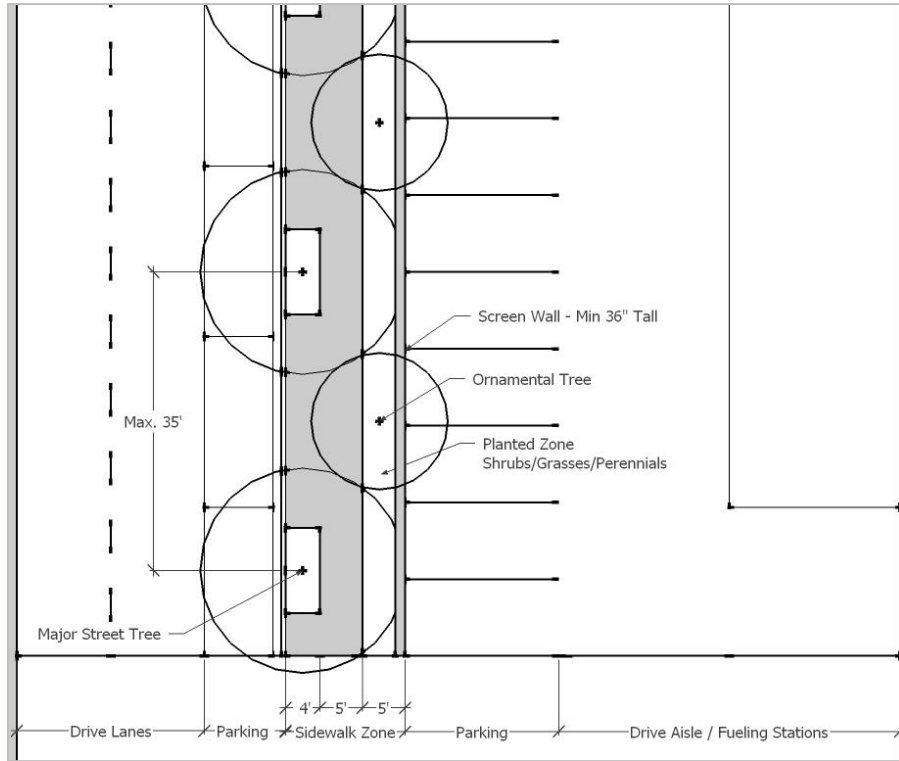


Figure GSD-1: Gas Station Plan Diagram

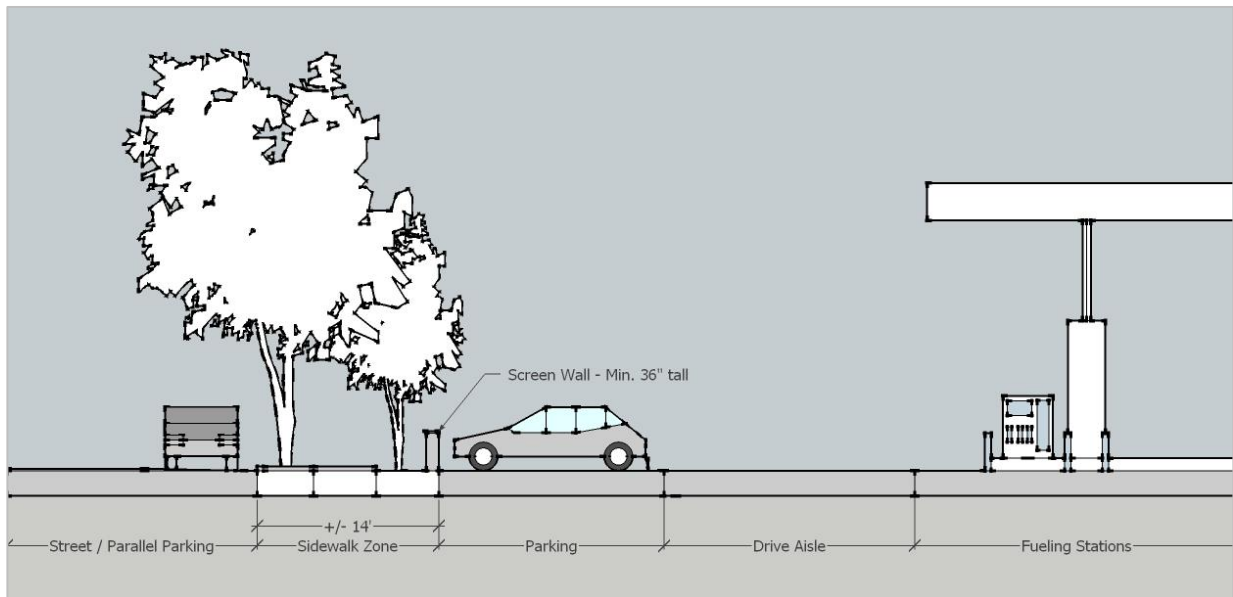


Figure GSD-2: Gas Station Section Diagram

Building design.

- A. Gas stations, convenience stores, and car wash structures shall be designed to contribute to the established or desired character and identity of the community and neighborhood with architectural style and detail.

- B. Building facades adjacent to public right-of-ways shall be designed to include transparent glass to add to the activation of the street.

4.2 C -4 District.

Scope.

- A. This section establishes design standards for the following in a C-4 district as defined under Title 4, Section 405 of the Zoning Code.
- B. These standards do not apply to interior remodeling.

Design Guidelines.

- A. Facade articulation.

The following standards for facade articulation apply to:

1. All facades that face a street (other than an alley); and
 2. The facade at which the building entrance is located.
- a) Buildings with facades over 100 feet wide must incorporate wall projections or recesses, or changes in wall plane, a minimum of 2 feet in depth at least every 75 feet.
 - b) The design of accessory buildings, such as security kiosks, maintenance buildings, and outdoor equipment enclosures, must be incorporated into and be compatible in design concept with the overall design of the project and the main buildings on the site.
 - c) The ground floor of commercial buildings must be at least 12 feet high, as measured from grade to the bottom of the second floor

- B. Entrances and Site Layout.

- a) Public entrances and primary building elevations must face public streets or private drives. The main entrance to a building must be well defined.
- b) The parking lot shall not be the dominant visual element of the site when viewed from the primary roadway.
- c) Large expansive paved areas are prohibited between the street and the building. Smaller, multiple lots that are separated by landscaping and buildings or that are placed behind or beside buildings are required.
- d) All outdoor storage and display areas must comply with [Section 15-509 {Outdoor sales and display}](#) and [Sec. 15-510 {Outdoor storage}](#) of Zoning Code.

- C. Security screens and grilles.

- a) Enclosures and coverings for security screens must be as inconspicuous as possible and designed to blend in with the rest of the building.
- b) Security screens and grilles in front of store front windows must be opened or removed when a business is open.

- c) Fixed security screens and grilles for store front windows must be located on the inside of the windows.
- d) Exterior components of security systems must be as inconspicuous as possible.

D. Prohibited building materials.

The following building materials are prohibited on front and corner side facades:

- Plain concrete masonry units;
- Exterior Insulating Finish System (EIFS) on the ground floor;
- Vinyl
- Aluminum

E. Signs

All new signs must be in accordance with Title 17 of the Zoning Code and the “Signs” chapter of this manual.

F. Industrial Adjacency

If the property is adjacent to industrially zoned land, railroad corridor, or a designated truck route, placement of main entrances, windows, balconies, loading/service areas and appropriate buffers shall be assessed as part of design review.

4.3 C-5 District.

Scope.

- A. This section sets design standards for all new construction and additions in the C-5 Districts and all substantial modifications of the facade of a structure in the C-5 District as defined under Title 4, Section 405 of the Zoning Code.
- B. These standards do not apply to interior remodeling.

Design Guidelines.

In general.

- A. The following streets are designated primary streets within the boundaries of the C-5 District:
 - a. Baltimore Street;
 - b. Charles Street;
 - c. Pratt Street;
 - d. Howard Street; and
 - e. Eutaw Street.
- B. All streets within the C-5 District that are not designated primary streets are secondary streets.

New construction

A. Entrances and Site Layout.

a) Primary and secondary Streets.

- i. Structures located on primary streets must maintain a public entrance that fronts on the primary street. Public entrances must be emphasized.
- ii. The ground floor of the structures must be at least 14 feet high, as measured from grade to the bottom of the second floor.

b) For buildings fronting on Pratt Street:

- i. Refer to the [Pratt Street Design Guidelines](#)

B. Façade Transparency.

a) Primary Streets – All buildings fronting primary streets in the C-5 district, except as otherwise provided in this subsection:

- i. 60% of the linear frontage of the ground floor must be fenestrated with windows or doors. Windows must allow visibility into the interior of the space at least 5 feet from the face of the glass.
- ii. Windows must begin within 3 feet of grade;
- iii. Windows must be constructed of clear or lightly tinted glass; and
- iv. Tinting above 20% or reflective glass is prohibited.
- v. For buildings fronting on Pratt Street, refer to the [Pratt Street Design Guidelines](#).

b) Primary Streets - in the C-5-IH and C-5-DE subdistricts:

- i. 70% of the linear frontage of the ground floor must be fenestrated with windows or doors. Windows must allow visibility into the interior of the space at least 5 feet from the face of the glass.
- ii. Windows must begin within 3 feet of grade;
- iii. Windows must be constructed of clear or lightly tinted glass; and
- iv. Tinting above 20% or reflective glass is prohibited.

c) Primary Streets – All buildings fronting Pratt Street,

- i. Refer to the [Pratt Street Design Guidelines](#).

d) Secondary Streets – Except as otherwise provided in this subsection:

- i. 50% of the linear frontage of the ground floor must be fenestrated with windows or doors. Windows must allow visibility into the interior of the space at least 5 feet from the face of the glass.
- ii. Windows must begin within 3 feet of grade;
- iii. Windows must be constructed of clear or lightly tinted glass; and
- iv. Tinting above 20% or reflective glass is prohibited.

- e) Secondary Streets – In the C-5-IH and C-5-DE subdistricts:
 - i. 70% of the linear frontage of the ground floor must be fenestrated with windows or doors. Windows must allow visibility into the interior of the space at least 5 feet from the face of the glass.
 - ii. Windows must begin within 3 feet of grade;
 - iii. Windows must be constructed of clear or lightly tinted glass; and
 - iv. Tinting above 20% or reflective glass is prohibited.

C. Public way requirements.

a) Primary streets.

- i. Within the public right-of-way adjacent to the development, decorative pavers and such hardscape treatment that accentuate special moments in the building’s design (i.e. entrances) are encouraged as part of the streetscape design.
- ii. Where a streetscape Master Plan exists, the streetscape design must be coordinated with that Master Plan.
- iii. Mechanical ventilation equipment, ducts, or grilles must be sited and screened so that they are not visible from primary streets.

b) Secondary streets.

- i. Within the public right-of-way adjacent to the development, decorative hardscape and landscape elements that accentuate special moments in the building’s design (i.e. entrances) are encouraged as part of the streetscape design. These include coordinated special paving, design treatments for pedestrian-level street lighting, and street furniture.
- ii. Where a streetscape master plan exists, the streetscape design must be coordinated with that master plan.

D. Harbor promenade.

Within certain areas of the C-5-DC, C-5-IH, and C-5-DE subdistricts, a harbor promenade is required. (The applicable areas are shown on [Tables 12-903\(1\)-\(4\)](#) of the Zoning Code.) New development in these areas must comply with Title 12, Subtitle 9 - Waterfront Overlay Zoning District of the Zoning Code.

E. Open space plazas.

- a) Public open space plazas are permitted within the C-5 District.
- b) Plazas must be designed to be accessible from adjoining buildings and for generally unobstructed pedestrian circulation throughout the plaza.
- c) Visibility into the plaza shall not be entirely blocked by structures.

F. Parking and access.

- a) Accessory parking lots of up to 15 parking spaces not located on a primary street are permitted. Off-street parking areas must be effectively screened from public streets and adjacent properties. Screening must consist of a solid masonry wall or combination masonry wall and metal grille fence, not less than three feet in height.
- b) Parking garages located in the C-5 District must include active ground-floor uses, whether residential or non-residential uses, along a minimum of 50% of the ground floor when adjacent to a street (other than an alley). On primary streets, 70% of a ground-floor facade must be faced with active ground-floor uses, whether residential or non-residential.
- c) New curb cuts are prohibited on primary streets.
- d) Along Pratt Street:
 - i. Parking garages as principal uses are prohibited;
 - ii. Vehicle entries to parking garages are prohibited;
 - iii. No exposure to garage decking is permitted; and
 - iv. All parking garages must be faced with active ground-floor uses, whether residential or non-residential.

G. Special building heights.

- a) Structures fronting on Howard Street within the C-5-HS subdistrict and along Howard Street from Clay to Baltimore Streets in the C-5-DC subdistrict must be setback at least 25 feet from the property line at a point above grade that is no more than the average height of the buildings fronting on the subject blockface.
- b) Structures fronting on Redwood Street within the C-5-TO subdistrict must be set back at least 25 feet from the property line beginning at 125 feet above grade.
- c) Along Pratt street, refer to the [Pratt Street Design Guidelines](#)

H. View protection.

- a) Skyways and street bridges are prohibited in the C-5 District, except for hospital uses.

Rehabilitation for properties in the C-5 Districts:

Refer to the Appendix.

5. Design Standards: Specific Districts

5.1 Office Industrial Campus and Bio-Science Campus Districts

Scope.

This section sets design standards for campus developments within the OIC and BSC Districts that qualify under Title 4, Section 405 of the Zoning Code.

Design Guidelines.

- A. Facade articulation and reduction of mass and scale.
 - a) The following standards for facade articulation and reduction of mass and scale apply to:
 - i. All facades that face a public street; and
 - ii. In those cases, where the building is oriented toward the interior of the site, the facade where the building entrance is located.
 - b) All facades must have at least 2 of the following architectural features to avoid the appearance of blank walls:
 - i. change in plane of at least 1 foot;
 - ii. windows and openings; or
 - iii. to add interest to the building elevation, changes in color, texture, or material.
 - c) To prevent heat and glare impacts on adjacent public streets and properties, large expanses of highly reflective wall surface material and mirror glass on exterior walls are prohibited.
 - d) Buildings with facades over 100 feet wide must incorporate wall projections or recesses, or changes in wall plane, a minimum of 2 feet in depth at least every 75 feet.
 - e) In multi-building complexes, a comprehensive architectural concept and campus-like design must be developed and maintained. Various site components must be unified through the use of similar design features, construction, material and colors. Buildings within these complexes must be compatible in height and scale.
 - f) The design of accessory buildings, such as security kiosks, maintenance buildings, and outdoor equipment enclosures, must be incorporated into and be compatible in design concept with the overall design of the project and the main buildings on the site.
- B. Roof design.
 - a) The roofline of a building shall not run in a continuous plane for more than 75 feet without changes in elevation. The roofline must be broken up by providing articulations in the facade of the building, change in the height of the roof, or change in color, material, forms, etc.
 - b) Buildings should use decorative roof elements and projections to enhance the roof edges at significant moments in the building's façade (i.e. entrances).

- c) Nearly vertical roofs (A-frames) and piecemeal mansard roofs (used on a portion of the building perimeter only) are prohibited.
- d) Reflective surfaces that produce glare are prohibited roof materials.

C. Site layout.

- a) Public entrances and primary building elevations must face public streets or private drives. Main entrances to the buildings must be well defined.
- b) Service doors must be recessed and integrated into the overall design of the building.
- c) The entry to office or guest facilities must face the street, with direct access to office or guest facilities from street frontages and parking areas.
- d) In multi-building complexes, a distinct visual link must be established among various buildings by using architectural or site design elements such as courtyards, plazas, landscaping, and walkways to unify the project.
- e) Parking shall not be the dominant visual element of the site when viewed from the primary roadway.
- f) Large expansive paved areas are prohibited between the street and the building. Smaller, multiple lots that are separated by landscaping and buildings or that are placed behind buildings are required.
- g) All outdoor storage and display areas must comply with [Section 15-509 {Outdoor sales and display}](#) and [Section 15-510 {Outdoor Storage}](#) of Zoning Code.

D. Building materials -Preferred materials.

The following are the preferred building materials for new construction of facades visible from a street (other than an alley).

- Brick;
- Natural or cast stone;
- Architectural Precast Concrete;
- Stucco;
- High quality metal used as exterior siding or in large expanses, but only if approved as part of design review;
- Pre-fabricated steel panels, for accent features only; and
- Plain concrete masonry units.

E. Building materials – Prohibited materials.

The following building materials are prohibited for exterior use in new construction:

- Exterior Insulating Finish System (EIFS) panels;
- Vinyl
- Aluminum

5.2 I-1 District

Scope.

This section sets design standards for campus developments within the I-1 District that qualify under Title 4, Section 405 of the Zoning Code.

Design Guidelines.

- A. Facade articulation and reduction of mass and scale.
 - a) The following standards for facade articulation and reduction of mass and scale apply to:
 - i. All facades that face a public street; and
 - ii. In those cases, where the building is oriented toward the interior of the site, where the building entrance is located.
 - b) All facades must have at least 2 of the following architectural features to avoid the appearance of blank walls:
 - i. Change in plane of at least 1 foot;
 - ii. Windows and openings; or
 - iii. To add interest to the building elevation, changes in color, texture, or material.
 - c) To prevent heat and glare impacts on the adjacent public streets and properties, large expanses of highly reflective wall surface material and mirror glass on exterior walls are prohibited.
 - d) Buildings with facades over 100 feet wide must incorporate wall projections or recesses, or changes in wall plane, a minimum of 2 feet in depth at least every 75 feet.
- B. Roof design.
 - a) The roofline of a building shall not run in a continuous plane for more than 75 feet without changes in elevation. The roofline must be broken up by providing articulations in the facade of buildings, change in the height of the roof, or change in color, material, forms, etc.
 - b) Buildings should use decorative roof elements and projections to enhance the roof edges at significant moments in the building's façade (i.e. entrances).
 - c) Nearly vertical roofs (A-frames) and piecemeal mansard roofs (used on a portion of the building perimeter only) are prohibited.
 - d) Reflective surfaces that produce glare are prohibited roof materials.
- C. Site layout.
 - a) Public entrances and primary building elevations must face public streets or private drives. The main entrance to a building must be well defined.
 - b) Service doors must be recessed and integrated into the overall design of the building.
 - c) The entry to office or guest facilities must face the street, with direct access to office or guest facilities from street frontages and parking areas.
 - d) All outdoor storage and display areas must comply with [Section 15-509 {Outdoor Sales and Display}](#) and [Section 15-510 {Outdoor Storage}](#) of Zoning Code.

D. Building materials - Preferred materials.

The following are the preferred building materials for new construction of facades visible from a street (other than an alley):

- Brick;
- Natural or cast stone;
- Architectural precast concrete;
- Stucco;
- High quality metal used as exterior siding or in large expanses, but only if approved as part of design review;
- Pre-fabricated steel panels, for accent features only; and
- Plain concrete masonry units.

E. Building materials - Prohibited materials.

The following building materials are prohibited for exterior use in new construction:

- Exterior Insulating Finish System (EIFS) panels (within 3 feet of grade);
- Vinyl
- Aluminum

5.3 Transit-Oriented Development Districts

Scope.

- A. This section sets design standards for all commercial and mixed-use structures within the TOD Districts that qualify under Title 4, Section 405 of the Zoning Code.
- B. Rowhouse and multi-family dwellings are subject to the design standards of {Rowhouse and Multi-Family Dwelling and Mixed Use Design Standards} of this manual.

Design Guidelines.

- A. Main entrance.
 - a) Every building must provide a main entrance on the facade facing the transit station or streets leading to the transit station.
 - b) The main entrance of any building must face the street. The main entrance must not be set back more than 5 feet from the front property line, unless a public seating area, plaza, or green space is approved through design review and provided in front of the building.
- B. Facade articulation.

Facades over 50 feet wide must be divided into shorter segments by means of facade modulation, repeating window patterns, changes in materials, canopies or awnings, varying roof lines, or other architectural treatments.
- C. Ground floor.
 - a) The ground floor, as measured from grade to the bottom of the second floor, must maintain a transparency of at least 50%.
 - b) Windows must be constructed of clear or lightly tinted glass. Tinting above 20% or reflective glass is prohibited. Windows must begin within 3 feet of grade.

- c) The ground floor of any commercial building must be at least 12 feet high, as measured from grade to the bottom of the second floor.

D. Parking.

- a) Parking is prohibited in front of the front building line.
- b) Parking garages must include active ground-floor uses, whether residential or non-residential uses, along a minimum of 50% of the ground floor when adjoining a street (other than an alley).

E. Industrial Adjacency

Should the property be adjacent to industrially zoned land, railroad corridor, or a designated truck route, placement of main entrances, windows, balconies, community spaces and appropriate buffers shall be assessed as part of design review.

5.4 Waterfront Overlay Zoning District

In general.

The W-1 and W-2 Waterfront Overlay Districts apply to all waterfront lots as shown on the zoning map as defined under [Title 12, Section 902-906](#) of the Zoning Code. The underlying zoning district and critical area regulations (see Title 7, Subtitle 4) also apply.

5.5 Rowhouse Mixed-use Overlay District

In general.

The design standards for rowhouse dwellings in the underlying district apply to the Rowhouse Mixed-Use Overlay District as defined under [Title 12, Section 1005](#) of Zoning Code.

6. Signs

In general.

A. Applicability

The following signs are subject to the Design Standards of this Manual.

- Any sign over 100 square feet in area, but without regard to its copy or message;
- Any electronic signs, freestanding sign, or roof sign, but without regard to its copy or message;
- Any freestanding sign in the C-5 or PC Districts, and any banner sign, projecting sign, or wall sign above the ground floor in the C-5 or PC District, but without regard to its copy or message;
- Any Signage Plan and any sign, but without regard to its copy or message, within an Area of Special Sign Control

B. Sign area.

Sign area is measured as provided in [Sections 17-302 - 17-306](#) of the Zoning Code.

C. Sign height.

Sign height is measured as provided in [Sections 17-307](#) of the Zoning Code.

Design Guidelines.

- A. All materials, colors, size of components, associated lighting, freestanding walls, and site improvements associated with an electronic sign are subject to design review to be in keeping with the building or site with which they are located.
- B. Size, shape, letter style(s), colors, and method of installation of all signs must be compatible with the architecture of the building and the neighboring structures. Design of signs by graphic designers is encouraged. Design drawings of all proposed signs, showing their location on the building façade, must be submitted for approval prior to fabrication and installation.
- C. Materials employed for construction of signs must be durable and weather-resistant, fabricated and installed by qualified and experienced mechanics, and maintained in good repair.
- D. Signs must be designed in a manner so that they do not interfere with important architectural details (e.g., windows, cornices, carved friezes, arches) of the building. Placement entirely on a flat portion of façade or an entirely within the confines of an opening and lined up with architectural details or elements is preferred.

V. Appendix

Rehabilitation Standards for properties in the C-5 Districts

A. Exterior Walls (front, side, and rear)

- a) All of the exterior walls of all structures located in the C-5 district are included in this requirement.
- b) All exposed and visible surfaces must be repaired, cleaned, or painted to present an acceptable appearance.
- c) All defective structural and decorative elements of building fronts and sides abutting streets must be repaired or replaced in a workmanlike manner to match as closely as possible the architecture of that building. Any damaged, sagging, or otherwise deteriorated storefront, sign, show window, or entrance must be repaired or replaced.
- d) All miscellaneous unused elements on the exterior walls of the structures as empty electrical boxes, conduits, pipes, unused sign brackets, etc., must be removed.
- e) All exterior walls that have not been wholly or partially resurfaced or built over must be repaired and cleaned or painted in an acceptable manner. Brick walls must be pointed where necessary to match the existing bond. Painted masonry walls must have loose material removed and be painted a single color except for trim or decorative details that may be another color. Surfaces must be painted with products, and employ application methods, that will prevent early deterioration. Patched walls must match the existing adjacent surfaces as to materials, color, bond, and joining. Cleaning of masonry walls by means of sandblasting is not permitted.
- f) All stucco surfaces must be cleaned and repaired. Repaired and new stucco surfaces must have a continuous and even finish, with no patching visible.
- g) Metal siding is limited to the street level and shall not cover more than 25% of the total front. The metal must be of sufficient gage, thickness and finish quality to prevent denting, scratching, and discoloration through normal wear and tear.
- h) All cornices, upper-floor windows, and all other portions of a building containing metal or wood trim must be made structurally sound. Rotten, rusted, or weakened portions must be restored, where feasible, or replaced to match as closely as possible the original architecture. All exposed metal or wood must be painted or stained, or otherwise treated for protection. The removal of cornice work, without prompt replacement of approved design, is not permitted.
- i) No new mechanical equipment such as exhaust fans, vents and air conditioning units is allowed to project through building fronts or sides facing streets unless suitably concealed.

B. Roofs

- a) Television and radio antennae must be located so as to be as inconspicuous as possible from the sidewalk across the street.
- b) Rooftop mechanical equipment must be located far enough back from the edge of the roof so that it cannot be seen from the sidewalk across the street, either in front or to one side of the building. Functional equipment may be retained until major repair or replacement of the equipment becomes necessary, at which time it shall

be repositioned as above. All mechanical equipment must be painted a color compatible with the color of the front of the building upon which it rests to minimize visibility.

C. Windows

- a) Windows not in the front or side of the buildings must be kept properly repaired, or with Fire Department approval, may be closed. If closed, their sills, lintels, and frames must be removed and the opening properly closed to match the material, design, and finish of the adjacent wall, or other solution satisfactory to the Department of Planning.
- b) All broken and missing windows must be replaced with glass or approve clear plastic glazing.
- c) Window openings in upper floors of the front and all visible sides of the building shall not be filled, boarded up, or covered by any signs. Windows in upper floors may be backed by suitable curtains, blinds, interior wood shutters, or other approved materials. Window glass at any floor must not be painted over entirely.
- d) All of the windows in a single façade must be of matching design. All window openings must have the same height and width they did at the time that the wall in which they are located was originally built. Filling in these openings at the top, bottom, or sides is not permitted. The following additional requirements apply to all new windows:
 - i. All windows must have frames, sash, and mullions of a material, design, and color appropriate to the architecture of the building.
 - ii. All windows, frames, and mullions must be kept in good repair and properly painted.
 - iii. The lintels over windows must be preserved or restored. Rotten wood lintels must be replaced with steel lintels concealed behind a wood facing. Brick arch work and stone lintels must be restored.
 - iv. Installation of exhaust fans, vents, and air conditioning units in front windows is not allowed; however, where there is no other alternative, the unit may be permitted if it is painted in a color that makes it as inconspicuous as possible or is otherwise suitably screened.

D. Storefronts

- a) A storefront, as a part of a building façade, includes:
 - The building face and the entrance area leading to the door; and
 - The door, sidelights, transoms, show windows, display platforms, and devices including lighting and signing that can be seen from the exterior of the structure.
- b) All elements of the storefront, including awnings, show windows, entrances, signs, lighting, sun shades, security grilles, etc., must be compatible with the architecture of the building. New metal awnings are not permitted.
- c) All broken, deteriorated, or damaged elements of the storefront must be removed, repaired with skilled workmanship, or replaced. "Patching" or layering materials one on top of the other is not permitted.

- d) Any time that sign panels covering or replacing store cornices are removed, the cornice must be restored or replaced.
- e) Materials used on storefronts must be compatible with the architecture of buildings in the Renewal Area as well as other materials used on the building itself. Other factors such as durability ease of maintenance, and historical compatibility of materials must be considered. Material not approved by the Department is not permitted for any future use. All those now in use must be kept in good repair or must be removed.

E. Soft awnings

- a) Existing retractable awning boxes or fixed awning hardware on storefronts must be reconditioned to accommodate a new awning that must be compatible with the building design. Torn, frayed, faded, or dirty awnings must be reconditioned, repaired, cleaned, or replaced.
- b) Awnings must not prevent vehicular movement at the curb or interfere with improvements in the public right-of-way such as streetlights, landscaping, and street furniture. Awnings must not be lower than 8 feet above the sidewalk, must be at least 1 foot inside the curb, and must otherwise conform to the provisions of City Ordinances.

F. Security screens

- a) Security screens, grates, bars and grilles must be designed to be as inconspicuous as possible. Enclosures and housings for security grilles and screens must be painted and compatible with the architecture of the storefront and the façade or hidden from view as an integral part of a sign or awning. All screens and grilles must be totally opened or removed during the normal business hours. Signs or product advertising are not permitted on grilles or grille housings.
- b) Solid or permanently enclosed or covered storefronts or painted show windows or show windows replaced by solid materials are not permitted unless treated architecturally as an integral part of the building façade and compatible with these standards. Where the window treatment of the first floor is to be modified, these new window openings must not be smaller in size than the openings of the second or third floor windows. These new windows must be compatible with the upper windows in the structure.

G. Doorways and Entrances

- a) In cases where there are doorways to buildings that are not incorporated in the storefront, the character of the original doorway must be preserved, where possible. The original style of these doorways, if possible, must be incorporated into the design of the remodeled storefront. The following additional requirements apply to all doorways and entrances:
 - i. Storm and screen doors and hardware visible from the outside must be compatible with entrance doors.
 - ii. Any grilles, bars, and grates covering doors or windows must be designed to be compatible with the architecture of the building and the neighboring structures.
 - iii. Where steps or stoops are required at a doorway or entrance, they must be designed to match the original design. In cases where there are more than 2

risers, the steps or stoops must be provided with a railing of compatible design.

- iv. Doorways and entrances must be designed with consideration for the needs of the handicapped and the elderly.

H. The use of adjacent footways for sidewalk (outdoor table service) with or without awnings, where accessory to a restaurant use is encouraged. A minimum 6' clear walkway must be maintained in accordance with provisions of City Ordinances.

I. Lighting

- a) Exterior lighting is limited to lighting fixtures designed to be in harmony with the character of the buildings and the street. These fixtures must be mounted in the entrance ways or on the front façade of the building. Flood lighting, concealed above the shopfront cornice, may be used to light the buildings except where the upper floors are in residential use. Lighting of shops will be encouraged during the evening hours at times agreed upon by the merchants.
- b) Lighting of the façades of the buildings may be accomplished with projecting fixtures at the roofline or at shopfront cornice line. These fixtures must be inconspicuous and compatible with the building architecture and project no more than 24 inches from the face of the building.
- c) All lighting and electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches, and panel boxes must be concealed from view.
- d) The following lighting methods are not permitted for signs and buildings:
 - i. Exposed fluorescent lighting.
 - ii. Exposed quartz or mercury vapor lamps.
 - iii. Exposed incandescent lamps other than low wattage, purely lighting and neon as provided for herein.
 - iv. Box signs are not allowed above storefront level.

J. Rear Yards

- a) Where a front, side, or rear yard exists or is created through the demolition of structures, the open areas must be treated in a manner consistent with the following standards.
- b) A rear yard may be enclosed along the side and rear property lines by a solid masonry wall or metal grille fence compatible with the architecture of the rear walls of the building. Solid doors or gates may be used to the extent necessary for access and delivery. These walls must not be less than 3 feet in height. Use of barbed wire or broken glass on top of walls is not permitted. Solid masonry walls must be used where fronting on public streets and adjacent properties.
- c) A rear yard may be used as a parking or loading area providing that it is properly screened, paved, illuminated, and maintained. A sign, not exceeding 2 square feet in area, may be used to identify and control parking and loading. The owner of the building is responsible for maintenance of the parking area in a neat and clean manner. No storage of trash containers is allowed in this area except when housed in permanent enclosures of acceptable design.

K. Off-Street Parking

- a) Off-street parking areas must be visually screened from public streets and adjacent properties.
- b) All parking facilities must be effectively screened. When fronting on public streets and adjacent properties, screening must consist of a solid masonry wall or combination masonry wall and metal grille fence, not less than 3 feet in height. Screening must be maintained in good condition and must be designed and placed so as not to obstruct vehicle sight distances at entrances and exits.
- c) All exterior (surface) parking areas must be paved with a hard, dust-free, and must be properly illuminated, and maintained in a neat and clean manner.

L. Off-Street Loading, Storage, and Service

- a) Where permitted by Zoning Code, front, side, or rear yards may be used for loading, storage, or service. In addition to any requirements of the Zoning Code, these areas must be appropriately screened from all adjacent streets, alleys, and properties. Screening must consist of a solid masonry wall or metal grille fence at least 3 feet in height.
- b) All yards used for loading and vehicle storage and service must be provided the proper ingress and egress to a public street or alley by means of access drives and aisles. These drives and aisles must be consistent with the use of the property and must not be excessive in size.
- c) A sign not exceeding 2 square feet in area may be used to identify and control loading and service areas.

M. Refuse Storage

All outdoor refuse storage areas and dumpsters on private property must be screened from the view of adjacent properties and public rights-of-way, and no dumpsters or rubbish containers shall be exposed at the fronts of buildings. Screening may consist of a masonry wall or metal fence, or combination not less than 5 feet in height. Trash storage areas must be maintained in a neat and clean manner at all times.