

## URBAN RENEWAL PLAN

### MONTGOMERY

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URBAN RENEWAL PLAN

**MONTGOMERY**

ORIGINALLY APPROVED BY

THE MAYOR AND CITY COUNCIL OF BALTIMORE

ORDINANCE 1014, DATED MAY 14, 1979

REVISIONS SINCE ORIGINAL APPROVAL BY THE MAYOR AND CITY COUNCIL:

- I. Amendment No. 1, dated November 5, 1981 and revised December 1, 1981, approved by the Mayor and City Council of Baltimore by Ordinance 565, dated December 18, 1981.
- II. Amendment No. 2, dated May 24, 1982 and revised August 16, 1982, approved by the Mayor and City Council of Baltimore by Ordinance 781, dated October 4, 1982.
- III. Amendment No. 3, dated October 1, 1986 and revised October 27, 1986, approved by the Mayor and City Council of Baltimore by Ordinance 849, dated December 11, 1986.

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Exhibits

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1. Land Use Plan, dated as revised 10/1/86
2. Property Acquisition, dated as revised 10/1/86
3. Land Disposition, dated as revised 10/1/86
4. Zoning Districts, dated as revised 10/27/86

# URBAN RENEWAL PLAN

## MONTGOMERY

### A. PROJECT DESCRIPTION

#### 1. Boundary Description

Beginning for the same at the intersection of the south side of W. Henrietta Street and the east side of S. Sharp Street extended; thence from said point of beginning and binding on the south side of W. Henrietta Street and the southern lot line of 800 S. Sharp Street northwesterly to the east side of I-395 right-of-way; thence binding on the east side of I-395 right-of-way northerly to intersect the north side of W. Hill Street; thence binding on the north side of W. Hill Street easterly to intersect the east side of S. Sharp Street; thence binding on the east side of S. Sharp Street southerly to intersect the south side of W. Hughes Street, as extended; thence binding on the south side of W. Hughes Street easterly, crossing S. Charles Street, and continuing on the south side of E. Hughes Street easterly to intersect the east side of Light Street; thence binding on the east side of Light Street southerly to intersect the north side of E. Montgomery Street; thence binding on the north side of E. Montgomery Street easterly to the southwest corner of 102 E. Montgomery Street; thence binding on the west lot line of 102 E. Montgomery Street northerly to the northwest corner of 102 E. Montgomery Street; thence binding on the north lot lines of the properties 102 through 120 E. Montgomery Street easterly to the northeast corner of 120 E. Montgomery Street; thence binding on the west, north, and east lot lines of the property known as 122-124 E. Montgomery Street to the northwest corner of 126 E. Montgomery Street; thence binding on the north lot lines of 126 and 128 E. Montgomery Street easterly to the east lot line of 128 E. Montgomery Street; thence binding on the east lot line of 128 E. Montgomery Street southerly to intersect the northwest corner of 130 E. Montgomery Street; thence binding on the north lot lines of 130 and 132 E. Montgomery Street easterly extending across William Street to intersect the northwest corner of 200 E. Montgomery Street; thence binding on the north lot lines of 200 and 200-1/2 E. Montgomery Street to intersect the west lot line of 202 E. Montgomery Street; thence binding on the west lot line of 202 E. Montgomery Street northerly to intersect the northwest corner of 202 E. Montgomery Street; thence binding on the north lot lines of 202 through 240 E. Montgomery Street as extended easterly across Battery Avenue to intersect the east side of Battery Avenue; thence binding on the east side of Battery Avenue southerly to intersect the south side of Warren Avenue; thence binding on the south side of Warren Avenue easterly to intersect the east side of Riverside Avenue; thence binding on the east side of Riverside Avenue southerly to intersect the south side of E. Hamburg Street; thence binding on the south side of E. Hamburg Street westerly to intersect the east side of Riverside Avenue; thence binding on the east side of Riverside Avenue southerly to intersect the south side of Grindall Street, as extended; thence binding on the south side of Grindall Street, as extended westerly to intersect the west side of William Street; thence binding on the west side of William Street northwesterly, crossing E. Hamburg Street, and continuing on the west side of William Street northerly to intersect the north side of Warren Avenue; thence binding on the north side of Warren Avenue westerly to intersect the east side of Light Street; thence binding on a straight line connecting said intersection with the intersection of the west side of Light Street and the south side of E. Henrietta Street; thence binding on the south side of E. Henrietta Street westerly to intersect the east side of the first 10-foot alley; thence binding on the east side of said alley southerly to intersect the south side of the first 10-foot alley, as extended; thence binding on the south side of said alley westerly to intersect the east side of Harden Court; thence binding on the east side of Harden Court southerly to intersect the north side of E. Wheeling Street; thence binding on the north side of E. Wheeling Street westerly to intersect the east side of S. Charles Street; thence binding on the east side of S. Charles Street northerly to intersect the south side of E. Henrietta Street; thence crossing S. Charles Street westerly on the south side of E. Henrietta Street, as extended to the west side of S. Charles Street; thence binding on the west side of S. Charles Street northerly to intersect the south side of W. Churchill Street; thence binding on the south side of W. Churchill Street westerly to intersect the west side of S. Hanover Street; thence binding on the west side of S. Hanover Street northerly to intersect the southeast corner of 800-06 S. Hanover Street; thence binding on the south lot line of 800-06 S. Hanover Street westerly to intersect the east side of Bevan Street; thence binding on the east side of Bevan Street northeasterly to intersect the south lot line of 109 W. Montgomery Street, as extended; thence binding on the south lot lines of 109, 111, and 113 W. Montgomery Street northwesterly to intersect the east side of Leadenhall

Street; thence binding on the east side of Leadenhall Street southwesterly to intersect the first 5-foot alley south of W. Montgomery Street, as extended; thence binding on the south side of said alley northeasterly to intersect the east side of Peach Street; thence binding on the east side of Peach Street southwesterly to intersect the north lot line of 803 S. Sharp Stmt, as extended; thence binding on the north lot line of 803 S. Sharp Street northwesterly to the east side of S. Sharp Street; thence binding on the east side of S. Sharp Street southwesterly, crossing W. Henrietta Street, to the point of beginning.

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

- a. To achieve a good residential neighborhood with compatible land uses appropriate to an urban environment.
- b. To encourage home ownership.
- c. To preserve and enhance the historic and architectural character of the neighborhood and the structures.
- d. To minimize displacement of families and individuals.
- e. To eliminate deterioration through rehabilitation of buildings consistent with the historical and architectural character of the neighborhood wherever possible.
- f. To eliminate blighting influences and to protect the area from future blighting influences.
- g. To develop a more detailed plan in conjunction with residents and other interested citizens for a general physical improvement of the area through coordinated public and private improvements.

## B. LAND USE PLAN

1. Permitted Land Use - Only the use categories shown on the Land Use Plan Map, Exhibit No. 1, shall be permitted within the project area. These are Residential, Neighborhood Business, Office-Residential, Community Business, Central Commercial, and Public. Accessory uses including land scaping, off-street parking and loading will be permitted to continue subject to the provisions governing Non-Conforming and Non-Complying uses set forth below.

- a. Residential - In the area designated Residential the permitted uses shall be as follows:  
  
dwellings; private schools, and other educational facilities; libraries; religious facilities of any denomination, sect, or rite; clubs and lodges and public utility facilities. Subject to the regulations of the Zoning Ordinance of Baltimore City: convalescent homes; homes for the care of the aged; day nurseries and nursery schools; other public service uses; professional offices for not more than four physicians or dentists in a structure designed for residential uses; housing for the elderly; and off-street parking facilities.
- b. Neighborhood Business - In the area designated Neighborhood Business on the Land Use Plan Map, permitted uses shall be limited to those permitted in the B-1 District by the Zoning Ordinance of Baltimore City. In addition, commercial uses shall be located on the first floor only. The intent of this additional constraint is to maintain the predominantly residential character of the neighborhood.

- c. Office-Residential - In the area designated Office-Residential on the Land Use Plan Map, permitted uses shall be limited to those permitted in the 0-R District by the Zoning Ordinance of Baltimore City.
- d. Community Business - In the area designated Community Business on the Land Use Plan Map, permitted uses shall be limited to those permitted in the B-2 District by the Zoning Ordinance of Baltimore City.
- e. Central Commercial - In the area designated Central Commercial on the Land Use Plan Map, permitted uses shall be limited to dwellings, business establishments, and related accessory uses permitted within a B-5 District by the Zoning Ordinance of Baltimore City.
- f. Public - In the area designated Public on the Land Use Plan Map, uses shall be limited to parks, playgrounds, plazas, and malls; active and passive recreation; schools and related educational facilities; neighborhood centers; public offices; libraries; fire houses; parking; other public facilities.
- g. Non-Conforming - A non-conforming use is any lawfully existing use of a building or other structure, or of land, which does not conform to the applicable use regulations of the district in which it is located according to the Zoning Ordinance of Baltimore City. These non-conforming uses shall be permitted to continue, subject to the provisions in Chapter 8 of the Zoning Ordinance of Baltimore City, titled "Non-Conformance."
- h. Non-Complying - A non-complying structure, as set forth in Chapter 8 of Article 30 of the Baltimore City Code (1976 Edition, as amended), titled "Zoning", is any lawfully existing structure which does not comply with the bulk regulations of the zoning district in which it is located. These non-complying structures shall be permitted to continue, subject to the provisions of said Chapter 8.

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

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

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

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

## 2. Regulations, Controls and Restrictions

- a. Provisions Applicable to All Land and Property 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:

(1) General Provisions

- (a) No buildings, structures, or parking areas 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 Director of Public Works.
- (b) No materials shall be stored or permitted to remain outside buildings. No waste material, refuse, or garbage shall be permitted to remain outside buildings except as permitted by the Baltimore City regulations regarding containers for garbage; the areas for such containers shall be properly screened from adjacent properties and public streets and alleys.
- (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 encompasses the planting of 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 visual harmony.
- (d) Exterior ventilation equipment or any mechanical equipment placed outside of a building, including on the roof, shall be effectively screened.
- (e) 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 free-standing signs shall be permitted.

No animated or pulsating signs shall be permitted. The total area of exterior signs for each building shall not exceed in gross area one (1) foot 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) Off-Street Parking Requirements - Parking spaces and effective screening from public streets and adjacent properties shall be provided according to the requirements as established by the Zoning Ordinance of Baltimore City, or in such lesser amount as may be authorized by the Commissioner of the Department of Housing and Community Development and the Board of Municipal and Zoning Appeals as a Special Exception or Variance.

(3) Redeveloper's Obligations - 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 nondiscrimination provision shall be included in the instruments and the City of Baltimore shall be deemed a beneficiary of such covenant and shall be entitled to enforce it. The Redeveloper shall comply with all State and local laws, in effect from time to time, prohibiting discrimination or segregation.



(4) Provisions Applicable to Land and Property to be Acquired for Redevelopment

- (a) Disposition Lot 1 - It is the intent of this Plan that buildings constructed on this site effectively screen the proposed highway from the residential neighborhoods east of Sharp Street.
- (b) Disposition Lot 2
  - i. Disposition Lot 2 will be for residential use.
  - ii. The existing elm tree located on Disposition Lot 2 has historic significance and shall remain.
  - iii. The owner shall not undertake any new improvements that shall endanger the tree, including
    - (a' ) No new additions to the north wall of 704 S. Sharp Street will be permitted.
    - (b' ) Any new improvements planned within twenty feet (20') of the existing tree must be approved by the Commissioner of the Department of Housing and Community Development and the City Forester.
  - iv. The City will maintain the tree in a healthy condition. In the event the tree dies, the City will remove it at no cost to the owner.
- (c) Disposition Lot 8 - Development on this lot shall be limited to 35' in height above grade.
- (d) Disposition Lot 11B
  - i. The use of this Lot shall be limited to residential, owner-occupied units.
  - ii. New construction shall not exceed a height of forty (40) feet.
  - iii. The design of the housing shall be compatible with the surrounding neighborhood.

b. Provisions Applicable to All Land and Property Not to be Acquired

(1) General Provisions

- (a) The provisions of Section B.1. (Permitted Uses) above shall apply to all properties not to be acquired within the project area. The provisions of Section B.2.a. shall apply as appropriate to properties not currently proposed to be acquired by this Plan if the owners thereof acquire adjacent project land made available by the Department of Housing and Community Development under the provisions of this Plan.

- (b) New construction shall not exceed a height of forty (40) feet, except that Disposition Lot 1 shall be whatever height the Commissioner of the Department of Housing and Community Development determines appropriate.
- (c) New curb cuts shall not be permitted without the prior written consent of the Commissioner of the Department of Housing and Community Development and review by the Project Area Committee.

(2) Review of Plans for New Construction, Exterior Rehabilitation, or Change in Use - All plans for new construction (including parking lots), exterior rehabilitation, or change in use on 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; only upon finding that the proposed plans are consistent with the objectives of this Urban Renewal Plan, shall the Commissioner of the Department of Housing and Community Development 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.

(3) 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 this 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 objectives of this 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.

### C. TECHNIQUES USED TO ACHIEVE PLAN OBJECTIVES

1. Acquisition - A Property Acquisition Map, which designates those properties to be acquired, is attached as Exhibit No. 2.

a. Conditions Under Which Properties Not Designated for Acquisition May Be Acquired

(1) Non-Salvable and Non-Compliance with Provisions - It may be necessary to acquire by purchase or by condemnation for urban renewal purposes the fee simple interest or any lesser interest in and to such of the remaining properties or portions thereof in the Project Area not specifically designated for acquisition on the Property Acquisition Map, Exhibit No. 2, as may be deemed necessary and proper by the Commissioner of the Department of Housing and Community Development to effect the proper implementation of the project. This may include:

- (a) Any property in the Project Area containing a non-salvable structure, i.e. a structure which in the opinion of the Commissioner of the Department of Housing and Community Development cannot be economically rehabilitated.

- (b) Any property the owner of which is unable or unwilling to comply or conform to the codes and ordinances of Baltimore City within 12 months from the date of written notice of the required improvements, the Department of Housing and Community Development, after due consideration that the property owner has failed to achieve substantial conformity with the codes and ordinances of Baltimore City may acquire such property pursuant to the Eminent Domain Law of this State as if the property had originally been planned for acquisition after 90 days written notice to the owner. The Department of Housing and Community Development reserves the right to acquire any such non-complying property for a period of two (2) years from the date of said written 90 days notice by the Department of Housing and Community Development.

(2) Rehabilitation by the Department of Housing and Community Development or others - It may be necessary to acquire by purchase or condemnation the fee simple interest, or any lesser interest in and to such of the remaining properties not specifically designated for acquisition on the Property Acquisition Map in order to carry out rehabilitation by the Department of Housing and Community Development or for resale. These properties are being acquired because:

- (a) It is necessary to make residential structures available for use for low- and moderate-income families; or
- (b) rehabilitation on a structure-by-structure basis is infeasible, and assemblage of a group of properties is required to carry out the objectives set forth in this Plan; or
- (c) rehabilitation of individual, scattered properties is necessary in order to remove blighting influences from otherwise sound residential blocks.

b. Actions to be Followed by the Department of Housing and Community Development upon Acquisition of Properties - Upon the acquisition of properties, the Department of Housing and Community Development will either:

- (1) Demolish the structure or structures thereon and dispose of the land for redevelopment for uses in accordance with this Plan; or
- (2) Sell or lease the property subject to rehabilitation in conformance with the codes and ordinances of Baltimore City; or
- (3) Rehabilitate the property in conformance with the codes and ordinances of Baltimore City and dispose of property in accordance with applicable regulations. If sale cannot be consummated by the time rehabilitation is accomplished, property may be rented pending continuing sale efforts.

2. Rehabilitation - Over and above the codes and ordinances of Baltimore City, the standards and provisions set forth in Appendix A, Rehabilitation Standards, shall apply to all properties in the Project Area.

### 3. Relocation

- a. The Department of Housing and Community Development assures that before individuals or families are displaced from their dwelling units due to the requirements of this Plan, standard housing within the displacees' financial means shall be provided. Residents living within the Project Area, if displaced through the requirements of this Plan, shall be given a priority by the Department of Housing and Community Development to any housing within the Project Area over which the Department has direct control.
- b. The Department of Housing and Community Development assures that before firms or individual businesses are displaced from their present location of operation due to the requirements of this Plan, standard commercial structures within the displacees' financial means, in or near the Project Area shall be identified. Businesses displaced because of the requirements of this Plan shall be given favorable consideration, but not necessarily priority, by the Department of Housing and Community Development in the review of commercial and industrial redevelopment proposals.

### 4. Review of Development

#### a. Department of Housing and Community Development Review

(1) Land to be Acquired and Disposed of - The Department of Housing and Community Development specifically reserves the right to review and approve the Redeveloper's plans and specifications for development or rehabilitation with respect to their conformance with the provisions of the Renewal Plan and in order to achieve harmonious development of the Project Area. The Department also reserves the right to refuse to approve any such drawings, plans or specifications that are not suitable or desirable, in its opinion, for aesthetic or functional reasons; and in so passing upon such drawings, plans and specifications, it shall have the right to take into consideration, but shall not be limited to, the suitability of the site plan, architectural treatment, building plans, elevations, materials and color, construction details, access, parking, loading, landscaping, identification signs, exterior lighting, refuse collection details, streets, sidewalks and the harmony of the plans with the surroundings.

(2) Land not to be Acquired - Under the provisions of Section B.2.b.(2) and (3), the Department of Housing and Community Development has the right to review all plans for new construction, exterior rehabilitation, change in use, or demolition on any property not to be acquired.

- b. Community Review - The Department of Housing and Community Development shall submit to the Project Area Committee, or its successor or its assignee, for its review and comment, the form and content of all proposals to redevelop land to be disposed of and the Preliminary and proposed Final Construction Plans for each disposition lot designated in this Plan. The Commissioner of the Department of Housing and Community Development may also, at his discretion, submit to the above named Committee, or its successor or its assignee, for its review and comment, the plans for development or rehabilitation on any property not to be acquired. The Project Area Committee, or its successor or its assignee, shall advise the Department of Housing and Community Development of its recommendations regarding the acceptability and/or priority of all plans and proposals. The written comments shall be transmitted to the Department of Housing and Community Development no later than 3 weeks after the proposals and/or plans have been submitted to the Project Area Committee, or its successor or its assignee; otherwise, it is presumed that the proposals and/or plans are

acceptable. The Commissioner of the Department of Housing and Community Development retains final authority to approve or disapprove all plans and to grant or withhold development priorities, disposing of redevelopment land through procedures established by the Department of Housing and Community Development.

#### 5. Land Disposition

- a. Land and property interests acquired by the Mayor and City Council within the Project Area will be disposed of by sale, lease, conveyance, or transfer or other means available to the City, in accordance with the Land Disposition Map, Exhibit 3.
- b. The parcels shown on 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.

6. Zoning - All appropriate provisions of the Zoning Ordinance of Baltimore City shall apply to properties in the Project Area. Any change in the Zoning Ordinance embodied in this Urban Renewal Plan and designated on Exhibit 4, Zoning Districts Map, shall be approved by ordinance in accordance with the procedural requirements of the Zoning Ordinance and Article 66-B of the Annotated Code of Maryland (1975 Edition, as amended).

D. DURATION OF PROVISIONS AND REQUIREMENTS - The Montgomery Urban Renewal Plan, as it may be amended from time to time, shall be in full force and effect for a period of forty (40) years from the date of original adoption of this Plan by ordinance of the Mayor and City Council of Baltimore.

E. PROCEDURES FOR CHANGES IN APPROVED PLAN - The Department of Housing and Community Development shall submit to the Project Area Committee, or its successor, for its review and comments all proposed amendments to this Urban Renewal Plan no later than at the time the proposed amendments are submitted to the Director of the Department of Planning by the Department of Housing and Community Development. The written comments and recommendations from this review shall be submitted to the Department of Housing and Community Development no later than 3 weeks after they have been submitted to the Project Area Committee, or its successor, otherwise, it is presumed the proposed changes are satisfactory. Prior to passage of an ordinance amending this urban Renewal Plan, a public hearing shall be held. The Project Area Committee, or its successor, shall receive, at least ten days prior to such hearing, written notice of the time and place of such hearing. With respect to any land in the Project Area previously disposed of by the City for use in accordance with this Urban Renewal Plan, the then owner of such land whose interests therein are materially affected by such changes shall receive at least ten days prior to such hearing written notice of the time and place of such hearing and information as to where a copy of the proposed amendments may be inspected.

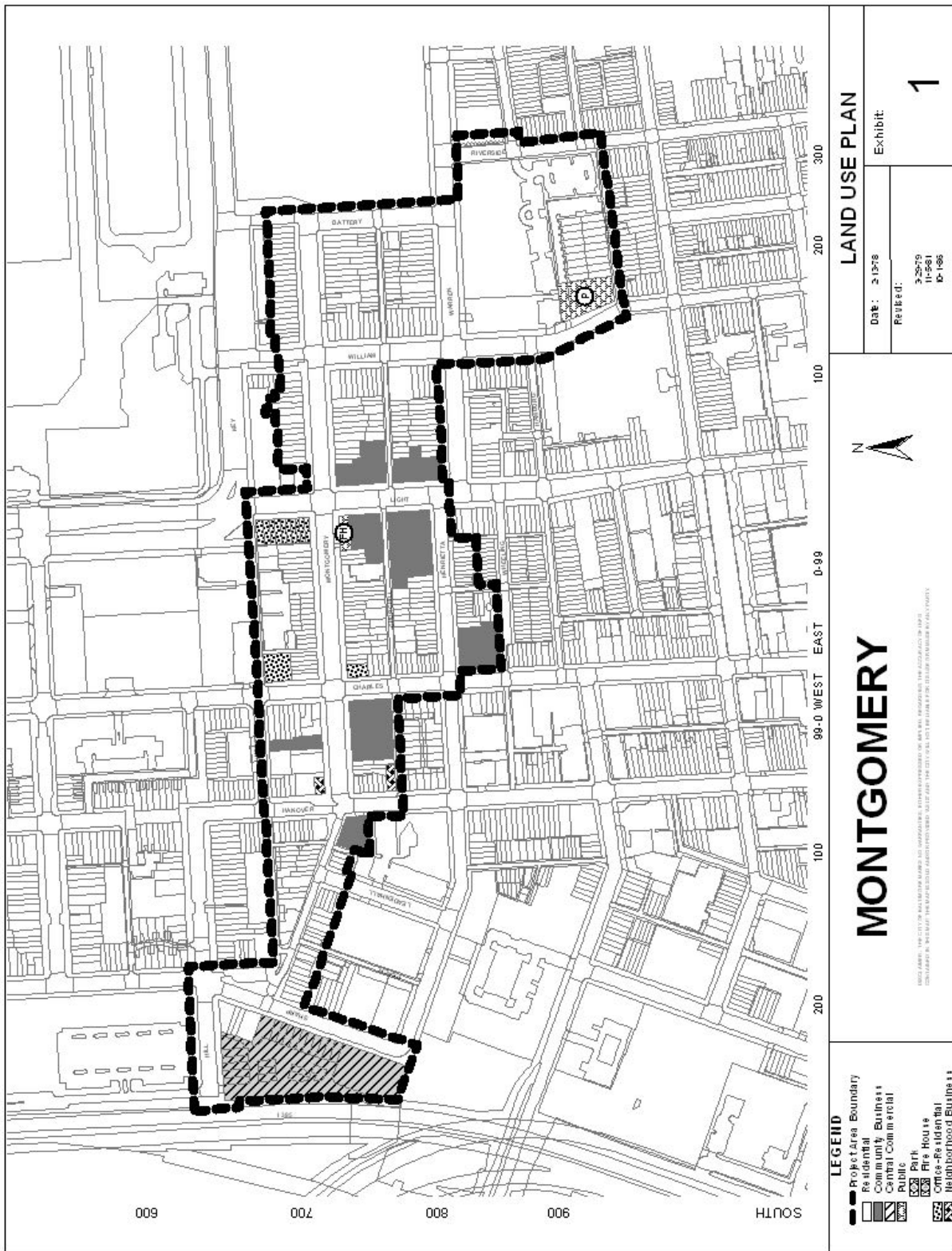
F. SEPARABILITY - In the event it be judicially determined that any word, phrase, clause, sentence, paragraph, section or part in or of this Plan, or the application thereof to any person or circumstances is invalid, the remaining provisions and the application of such provisions to other persons or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

## MONTGOMERY URBAN RENEWAL PLAN

### APPENDIX A - REHABILITATION STANDARDS

Permits shall not be issued for modifications to properties in the Project Area unless the modifications conform to the following standards:

1. Window and door openings in the front of occupied buildings shall not be partially or wholly filled or boarded.
2. All structural and decorative elements visible from public streets, including but not limited to, cornices, lintels, fascias, sills, transoms, eaves, chimneys, dormers, steps, railings, decorative glass, and pitched roofs shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction.
3. Enclosures or security grilles and screens should be as inconspicuous as possible and compatible with other elements of the façade.
4. All exterior walls which have not been wholly or partially resurfaced or built over shall be repaired and cleaned or painted in a manner consistent with original materials and construction. Painted masonry walls shall have loose material removed and painted a single color except for trim (cornice, window frames, door, etc.) which may be another color. Patched walls shall match as closely as possible the original surfaces as to material, color, bond, and joining.
5. Resurfacing of existing brick façades with materials such as formstone, wood siding, structural glass veneer, aluminum siding or material shall not be permitted.
6. Cleaning of masonry façades by means of sandblasting shall not be permitted, except where sandblasting is determined by the Commissioner of the Department of Housing and Community Development to be the only feasible means of surface cleaning and where, in the Commissioner's opinion, it will not cause damage to historic building materials.
7. Antennae, air-conditioning equipment, grilles, roof decks, satellite dishes, and other contemporary elements shall not be visible from any front or side elevation or visible from any point of the street, unless otherwise approved by the Commissioner of the Department of Housing and Community Development.
8. No billboards or outdoor advertising of any kind shall be permitted. Roof top signs, signs above the parapet of a building, flashing signs, or moving signs, except barber poles, shall not be permitted. Flat signs placed parallel to the building face shall not exceed one square foot of area for every linear foot of frontage. One projecting sign shall be permitted for each establishment provided it does not exceed six square feet in area.
9. New additions, decks, or other alterations shall not exceed the existing roof line.



<b>LAND USE PLAN</b>	
Date: 2/15/78	Exhibit: <b>1</b>
Reviewer: 3/20/79 11/5/81 10/1/86	

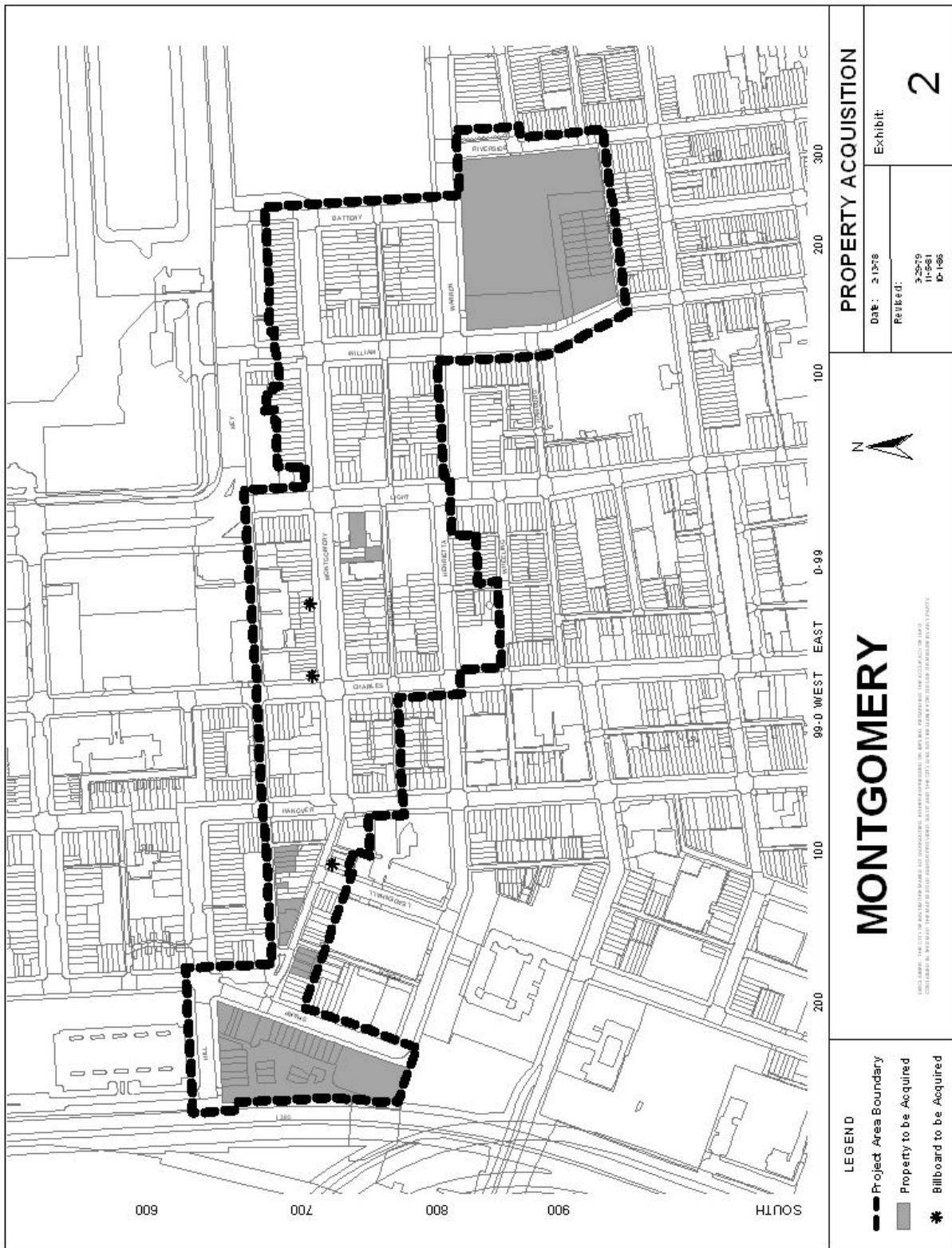


# MONTGOMERY

**LEGEND**

- Project Area Boundary
- Residential
- Community
- Business
- Central Commercial
- Public
- Park
- P15-HOU-15
- Office-Industrial
- Neighbourhood Business

THIS PLAN IS THE PROPERTY OF THE CITY OF MONTGOMERY. IT IS HEREBY AGREED THAT THE CITY OF MONTGOMERY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PLAN OR TO ANY OTHER PERSON OR ENTITY ARISING FROM THE USE OF THIS PLAN. THE CITY OF MONTGOMERY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PLAN OR TO ANY OTHER PERSON OR ENTITY ARISING FROM THE USE OF THIS PLAN.



**PROPERTY ACQUISITION**

Date: 3/13/78  
 Revised: 3-25-79  
 11-29-81  
 10-1-86

Exhibit: **2**

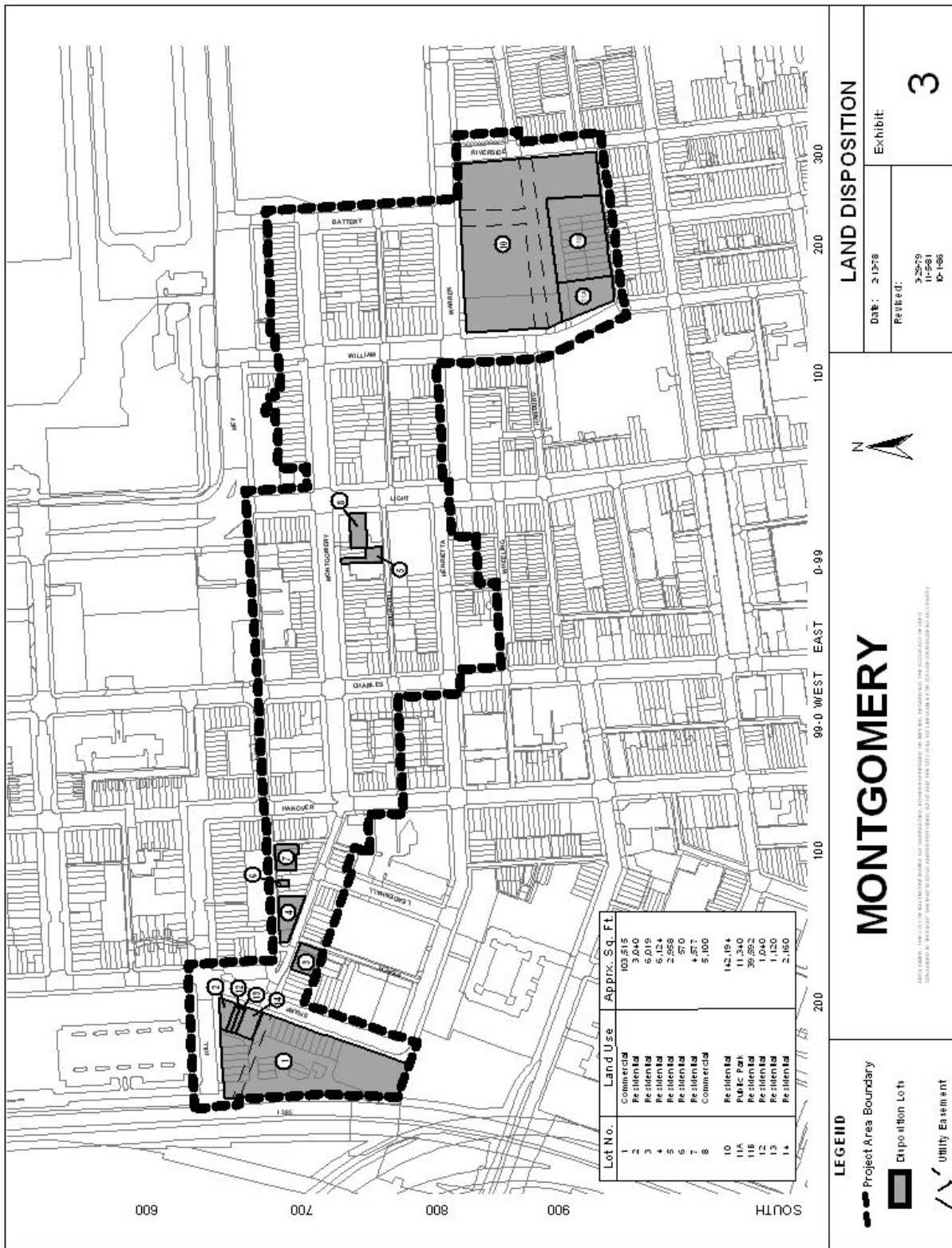
**MONTGOMERY**

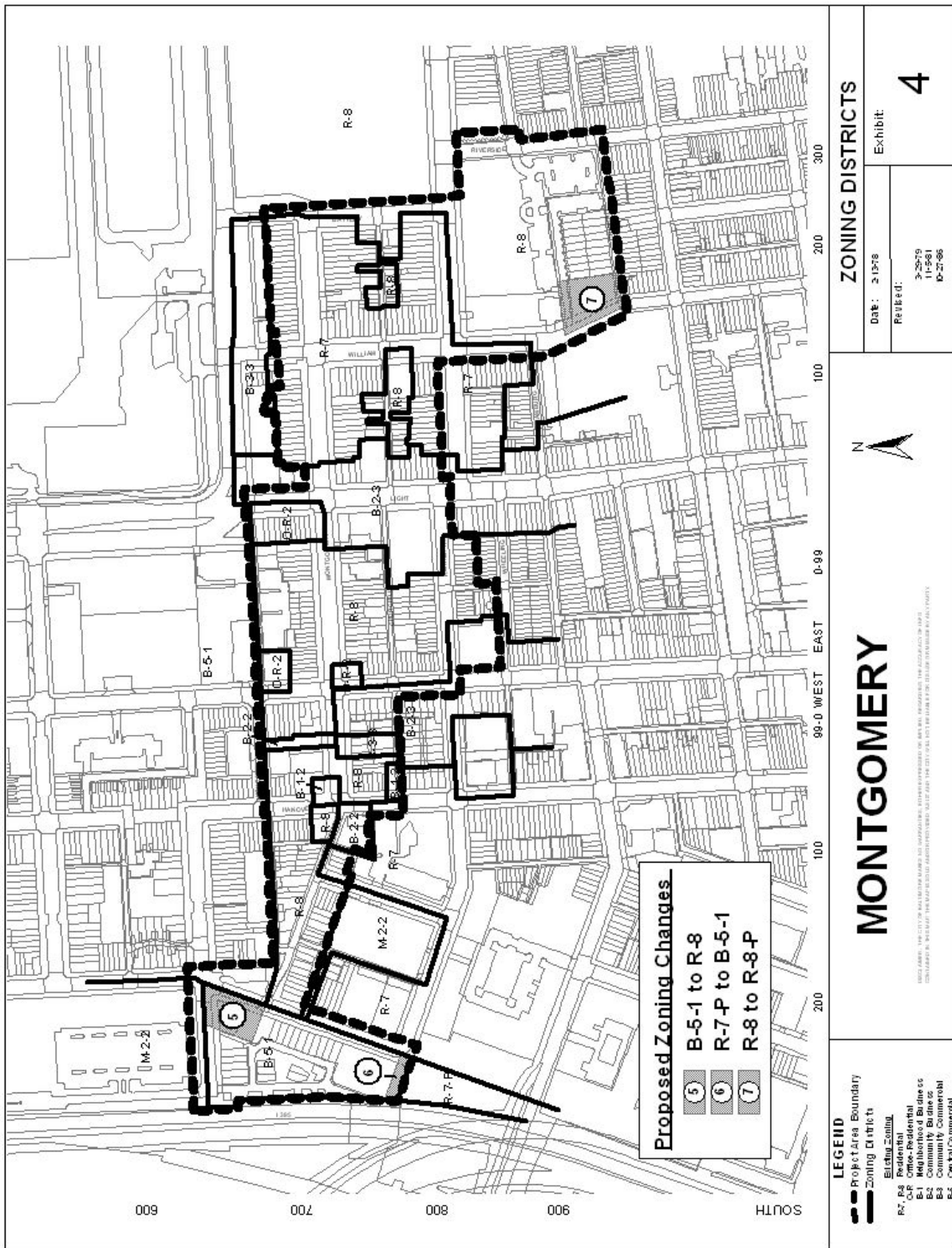
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**LEGEND**

- Project Area Boundary
- Property to be Acquired
- \* Billboard to be Acquired



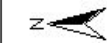




**LEGEND**

- Project Area Boundary
- Zoning Districts
- Existing Zoning
- R-7 Residential Single-Family
- B-1 Neighborhood Business
- B-2 Community Business
- B-3 Community Commercial
- B-5 Central Commercial
- B-5-1 Neighborhood Business
- B-7-P Community Business
- B-8 Community Commercial
- B-8-P Central Commercial
- B-12 Neighborhood Business
- B-2-2 Community Business
- B-2-3 Community Business
- B-3-3 Community Commercial
- M-2-2 Community Commercial
- M-2-3 Community Commercial

# MONTGOMERY



<b>ZONING DISTRICTS</b>	
Date: 3-13-78	Exhibit: <b>4</b>
Revised: 3-25-79 11-5-81 10-27-88	