

Economic Development Committee Guidelines for Neighborhood Development

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The Canton Community Association's (CCA) Economic Development Committee (EDC) works with the Baltimore City Department of Planning to support reasonable, scalable development in Canton that is in compliance with our guidelines. Although the EDC does not have any governing authority, it strives to represent the interests of the neighborhood in dealings with the City and State governments.

The EDC evaluates proposed developments on a case-by-case basis. The specifics of the project will determine if a letter of support or opposition will be written on behalf of the proposed development to the Board of Municipal Zoning Appeals (BMZA).

The following are the CCA Economic Development guidelines:

- I. Building height should be no greater than the buildings adjoining it.
 - A. Some flexibility will be considered for:
 1. Open yard space provided.
 2. Number of off-street parking spaces provided.
- II. Front additions to set-back houses should not be permitted.
- III. Rear additions and additions on top of existing additions should be no greater in height or dimension than additions on adjoining buildings.
 - A. Flexibility will be considered only if agreeable to neighbors.
 - B. On lots less than 100' deep, flexibility may be considered for off-street parking spaces provided.
- IV. No new dwelling units should be added without provisions for off-street parking spaces:
 - A. It is desirable that two new off-street parking spaces shall be provided per dwelling or individual unit.
 - B. Off-street parking shall not interfere with existing street parking for the public.
 - C. Front-load garage units are not desirable since they take away existing (or potential) street parking for the public.
 - D. New curb cuts are not encouraged and most likely will be opposed.
 - E. It is preferred that new off-street parking be accessed via the rear of the building via an appropriate street or alley right of way.
 - F. Construction should be aesthetically complimentary to existing homes/buildings and surrounding blocks.
- V. It is preferred that non-conforming business uses shall be neighborhood based.
 - A. For example; general variety stores, coffee shops, dry cleaners, bookstores, retail, art galleries and studios, as well as small offices for professionals.
 - B. Business should not add to Canton's parking problem after 6pm when parking is at a premium.

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- C. It is preferred that businesses shall base its subsistence on neighborhood walk-in customers.

- VI. Existing precedent does not apply. Existing construction not in accordance with these Neighborhood Development Guidelines will not be considered as precedent for future proposed construction.

- VII. The Canton Community Association's (CCA) Economic Development Committee (EDC) requires the following information from a developer prior to considering a letter of support:
 - A. Filling out the Property Information Form on the CCA's web site, <http://www.cantoncommunity.org>.
 - B. Submit scale drawings of proposed plans and site elevations.
 - C. Pictures of the homes and/or businesses immediately in the area of the proposed development.
 - D. Contact information for neighbors in the immediate area who support the proposed development.

- VIII. Access structures or "Dog Houses" are not desired and likely will be opposed.
 - A. Developers and Architects are encouraged to come up with a more creative and architecturally more pleasing alternatives than small, enclosed access structures.
 - B. Creation of large rooms on a 3rd or 4th floor under the guise of an access structure will be opposed.

- IX. Exterior building materials should be historically compatible on walls facing or visible from named streets.
 - A. Preservation of existing brick front is highly desirable when practical.
 - B. In the event that it is not practical, or if additional coverage is needed, new brick or stucco is preferred.
 - C. Siding or siding-like material is discouraged.
 - C. The number, size and spacing of windows should be in keeping with surrounding structures.

- X. Building demolition should be by last resort only.
 - A. Reasons for demolition should be submitted to the CCA for review.
 - D. Saving and preserving buildings using historic tax credits is highly encouraged.

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