



Legislation Text

File #: 22-0200, Version: 0

Explanation: Capitals indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

* **Warning:** This is an unofficial, introductory copy of the bill.
The official copy considered by the City Council is the first reader copy.

Introductory*

**City of Baltimore
Council Bill**

Introduced by: Councilmember Costello

At the request of: Downtown Partnership of Baltimore, Inc.

Address: 20 S. Charles St., Baltimore, MD 21202, Attn: Shelonda Stokes, President

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A Bill Entitled

An Ordinance concerning

Urban Renewal - Central Business District - Amendment 2

For the purpose of amending the Urban Renewal Plan for the Central Business District to revise the signage provisions; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

By authority of

Article 13 - Housing and Urban Renewal
Section 2-6
Baltimore City Code
(Edition 2000)

Recitals

The Urban Renewal Plan for the Central Business District was originally approved by the Mayor and City Council of Baltimore by Ordinance 01-170 and last amended by Ordinance 06-348.

An amendment to the Urban Renewal Plan for the Central Business District is necessary to revise the signage provisions.

Under Article 13, § 2-6 of the Baltimore City Code, no change may be made in any approved renewal plan unless the change is approved in the same manner as that required for the approval of a renewal plan.

Section 1. Be it ordained by the Mayor and City Council of Baltimore, That the following changes in the Urban Renewal Plan for the Central Business District are approved:

(1) On page 4, in D.3, delete “general outdoor advertising signs;”. Text below shows the context of this amendment to the Urban Renewal Plan for the Central Business District:

3. Prohibited Uses: Notwithstanding any other provision of the Renewal Plan, the following uses and facilities are not permitted withing the Project Area:

Any drive-in commercial establishments except those contained entirely within structures; [general outdoor advertising signs;] motor vehicle rental establishments except those contained entirely within enclosed structures or parking garages; highway maintenance shops and yards; mobile home sales; animal hospitals; automobile accessory stores including repair and installation services except those contained entirely within structures; automobile paint shops; boat sales, rental and repair establishments; contractor and construction shops and yards; and motor vehicle sales.

The prohibition of uses specified above must be included, where appropriate, in agreements, leases, deeds, and other instruments whereby land or interests in real property in the Project Area are disposed of by the City to developers, and must be incorporated where appropriate in covenants running with the land or interests in real property.

(2) On page 10, in E.4.b {“Treatment of Other Areas - Signs”}, amend to read as follows:

“All [private] signs must be approved by the Department according to criteria established in the Renewal Plan or approved by the Planning Commission in a Signage Plan pursuant to § 17-505 {“Signage Plan approval and amendment process.”} of the Zoning Code of Baltimore City. The exceptions are signs for the purpose of advertising properties for sale, rent, or temporary purposes not exceeding 30 days. Any signs that remain for more than 30 days lose their temporary exception and must be approved by the Department or approved by the Planning Commission according to these same criteria.”

(3) On page 26, in A.5 {“Appendix - Property Rehabilitation Standards - Signs”}, amend the first paragraph to read as follows:

“All new signs must be in accordance with the Zoning Code of Baltimore City and subject to the requirements for a minor privilege permit. In the event of a conflict between the provisions of this Section 5 and a Signage Plan approved by the Planning Commission under § 17-505 of the Zoning Code of Baltimore City, the provisions of the Signage Plan shall prevail. In addition, except as may be permitted in such Signage Plan, the following provisions apply:”

(4) On page 27, delete Section A.5.d in its entirety and replace with “Reserved.” Text below shows the context of this amendment to the Urban Renewal Plan for the Central Business District:

d. [“Temporary signs” may be displayed within storefront windows only, provided that these signs do not cover more than 20% of the area of the window in which they are displayed and are on display not more than 30 consecutive days.]

Section 2. And be it further ordained, That the Urban Renewal Plan for the Central Business District, as amended by this Ordinance and identified as “Urban Renewal Plan, Central Business District, revised to include Amendment 2, dated _____, 2022”, is approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as a permanent public record, available for public inspection and information.

Section 3. And be it further ordained, That if the amended Urban Renewal Plan approved by this

Ordinance in any way fails to meet the statutory requirements for the content of a renewal plan or for the procedures for the preparation, adoption, and approval of a renewal plan, those requirements are waived and the amended Urban Renewal Plan approved by this Ordinance is exempted from them.

Section 4. And be it further ordained, That if any provision of this Ordinance or the application of this Ordinance to any person or circumstance is held invalid for any reason, the invalidity does not affect any other provision or any other application of this Ordinance, and for this purpose the provisions of this Ordinance are declared severable.

Section 5. And be it further ordained, That if a provision of this Ordinance concerns the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or safety law or regulation, the applicable provisions shall be construed to give effect to each. However, if the provisions are found to be in irreconcilable conflict, the one that establishes the higher standard for the protection of the public health and safety prevails. If a provision of this Ordinance is found to be in conflict with an existing provision of any other law or regulation that establishes a lower standard for the protection of the public health and safety, the provision of this Ordinance prevails and the other conflicting provision is repealed to the extent of the conflict.

Section 6. And be it further ordained, That this Ordinance takes effect on the date it is enacted.