

**CITY OF BALTIMORE
COUNCIL BILL 12-0019
(First Reader)**

Introduced by: The Council President
At the request of: The Administration (Department of Planning)
Introduced and read first time: January 23, 2012
Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Board of Municipal and Zoning Appeals, Baltimore Development Corporation, Department of Housing and Community Development, Department of Finance

A BILL ENTITLED

1 AN ORDINANCE concerning

2 style="text-align:center">**Comprehensive Rezoning – Amendments**

3 FOR the purpose of excepting amendments to comprehensive rezoning bills from certain rules
4 that govern amendments to multi-property rezoning bills; defining certain terms; and
5 generally relating to the processing of comprehensive rezoning bills.

6 BY repealing and reordaining, without amendments

7 Article - Zoning
8 Section(s) 16-101(c)
9 Baltimore City Revised Code
10 (Edition 2000)

11 BY repealing and reordaining, with amendments

12 Article - Zoning
13 Section(s) 16-403
14 Baltimore City Revised Code
15 (Edition 2000)

16 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
17 Laws of Baltimore City read as follows:

18 style="text-align:center">**Baltimore City Revised Code**

19 style="text-align:center">**Article – Zoning**

20 **§ 16-101. Definitions.**

21 (c) *Multi-property rezoning.*

22 “Multi-property rezoning” means any legislative authorization that:

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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1 (1) is initiated by a unit of City government; and

2 (2) proposes changes in the zoning classifications of 2 or more contiguous properties.

3 **§ 16-403. Amendments.**

4 (a) *Rehearing required.*

5 Except as otherwise specified in this section, whenever a bill proposing any zoning
6 legislation is amended after the public hearing:

7 (1) another public hearing must be held on the bill as amended; and

8 (2) the requirements of this subtitle for notice and for reading of agency reports apply
9 to the additional hearing.

10 (b) *Exceptions – General.*

11 An additional hearing is not required for:

12 (1) an amendment that consists only of a change in punctuation, grammar, or spelling
13 and does not in any way alter the substance of the ordinance;

14 (2) any other amendment that does not in any way alter the substance of the
15 ordinance; or

16 (3) except [for a multi-property rezoning] AS PROVIDED IN SUBSECTION (C) OF THIS
17 SECTION, an amendment made in Committee.

18 (c) *Exceptions – Multi-property, BUT NON-COMPREHENSIVE, rezonings.*

19 (1) (I) [This] EXCEPT AS PROVIDED IN SUBPARAGRAPH (II) OF THE PARAGRAPH, THIS
20 subsection applies to any amendment[, other than a technical correction as
21 described in subsection (b)(1) of this section,] to a bill proposing a multi-property
22 rezoning.

23 (II) THIS SUBSECTION DOES NOT APPLY TO:

24 (A) A TECHNICAL CORRECTION, AS DESCRIBED IN SUBSECTION (B)(1) OR (2) OF
25 THIS SECTION; OR

26 (B) AN AMENDMENT TO A BILL PROPOSING A COMPREHENSIVE REZONING.

27 (III) IN THIS SECTION, “COMPREHENSIVE REZONING” MEANS A MULTI-PROPERTY
28 REZONING THAT:

29 (A) ENCOMPASSES ALL OR SUBSTANTIALLY ALL OF BALTIMORE CITY;

30 (B) CONTROLS AND DIRECTS THE USE OF LAND AND DEVELOPMENT
31 THROUGHOUT ALL OR SUBSTANTIALLY ALL OF BALTIMORE CITY; AND

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1 (C) SETS FORTH AND REGULATES PERMITTED LAND USES IN ALL OR
2 SUBSTANTIALLY ALL OF BALTIMORE CITY.

3 (2) Another public hearing must be held with respect to all properties subject to the
4 amendment.

5 (3) At least 15 days' notice of the time, place, and subject of the additional hearing must
6 be given as follows:

7 (i) by publication in a newspaper of general circulation in the City;

8 (ii) by posting in conspicuous places within and around the perimeter of the area
9 affected by the proposed amendment, as the Department of Planning
10 designates; and

11 (iii) by first class mail to each person who appears on the tax records of the City
12 as an owner of property subject to the amendment.

13 (4) The requirements of this subtitle for agency reports do not apply to the amendment or
14 the additional hearing.

15 **SECTION 2. AND BE IT FURTHER ORDAINED**, That the catchlines contained in this Ordinance
16 are not law and may not be considered to have been enacted as a part of this or any prior
17 Ordinance.

18 **SECTION 3. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30th day
19 after the date it is enacted.