

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 20-0490

Introduced by: The Council President
At the request of: The Administration (Department of Housing and Community Development)
Introduced and read first time: February 10, 2020
Assigned to: Housing and Urban Affairs Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: November 2, 2020

AN ORDINANCE CONCERNING

**Urban Renewal – Carroll Camden –
Renewal Area Designation and Urban Renewal Plan**

1
2
3 FOR the purpose of repealing the existing Carroll Camden Urban Renewal Plan and replacing it
4 by designating as a “Renewal Area” an area situated in Baltimore City, Maryland known as
5 Carroll Camden, bounded generally by I-95 and Russell Street on the south, Monroe Street on
6 the west, I-395, South Paca Street, and Ostend Street on the north, and Russell Street and
7 Kloman Street on the east; establishing the objectives of the Plan; establishing permitted land
8 uses in the Renewal Area; providing that where there may be a conflict between the
9 provisions of the Renewal Plan and the provisions of any Planned Unit Development, the
10 provisions of the Planned Unit Development control; providing review requirements and
11 controls for all plans for new construction; providing that the provisions of the Baltimore
12 City Zoning Code apply to properties in the Renewal Area; establishing controls for off-street
13 parking facilities; authorizing the conditions for acquisition of properties in the Renewal
14 Area; providing for review by the Department of Housing and Community Development of
15 development or rehabilitation plans in the Renewal Area with respect to their conformance
16 with the provisions of the Renewal Plan; providing for community notification of any permit
17 application for the development or redevelopment of any property within the boundaries of
18 the Renewal Area; creating disposition lots and providing for specific controls on specific
19 lots; providing for the term of the Plan; providing for community review of all proposed
20 amendments to the Plan; making provisions of this Ordinance severable; approving
21 appendices and exhibits to the Plan; waiving certain content and procedural requirements;
22 making the provisions of this Ordinance severable; providing for the application of this
23 Ordinance in conjunction with certain other ordinances; and providing for a special effective
24 date.

25 BY authority of
26 Article 13 - Housing and Urban Renewal
27 Section 2-6
28 Baltimore City Code
29 (Edition 2000)

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.

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1 ~~thence binding on Annapolis Road southerly to the Western Maryland Railroad right-~~
2 ~~of-way; thence binding on the CSX right-of-way southeasterly to the intersection of~~
3 ~~Wenburn Avenue; thence binding on Wenburn Avenue easterly to the intersection of~~
4 ~~Kloman Street; thence binding on Kloman Street northerly to intersect with the MTA~~
5 ~~right-of-way; thence binding on the on the north side Block 0828 easterly; thence~~
6 ~~binding along Block 0828, Lot 26 northerly to intersect with Russell Street; thence~~
7 ~~binding on the south side of Block 0840, Lot 12 easterly to the southeast corner of~~
8 ~~Block 0840, Lot 4; thence binding on Block 0840, Lot 4 northeasterly along Block~~
9 ~~0840, Lot 4; thence binding on Block 0840, Lot 4 northwesterly; thence binding on~~
10 ~~Block 0844A, Lot 1 to intersect with Bayard Street; thence binding on Bayard Street~~
11 ~~to the intersection of Russell Street; thence binding on Russell Street northerly to the~~
12 ~~point of the beginning.~~

13 The boundary description of the Plan is shown on Exhibit 1, “Renewal Boundary”,
14 dated March 10, 2020.

15 B. Introduction

16 Located at the southern entrance gateway to the City and Downtown Baltimore, the
17 area’s industrial land has significant quantities of under-utilized properties and land,
18 disinvestments in obsolete industrial buildings and limited development interest.
19 Changes in character of the district, such as relocation of major industrial employers
20 out of the area and the completion of major league baseball and football stadiums and
21 Horseshoe Casino, suggest that the role of this area as a heavy industrial and
22 manufacturing district is clearly changing.

23 The area, traversed by major transportation corridors (Interstate I-95, Washington
24 Boulevard, Russell Street, and the CSX Railroad), has some unique and truly
25 desirable characteristics that enhance its economic development potential. However,
26 its ability to spontaneously redevelop has been restricted by the degree of its overall
27 impediments, such as limited direct site access, inefficient sites, outmoded buildings,
28 and brownfields issues.

29 The intent of the Renewal Plan is to strengthen economic development, support
30 district revitalization, encourage strategic redevelopment of underutilized industrial
31 properties, advance industrial development in targeted areas, and acknowledge the
32 historical industrial character within the Renewal Plan boundary areas.

33 This Renewal Plan incorporates the Camden Industrial Park Urban Renewal Plan,
34 originally approved by Ordinance 60-410, dated July 6, 1960.

35 C. Urban Renewal Objectives

36 The objectives of the Carroll Camden Urban Renewal Plan (hereinafter referred to as
37 “Renewal Plan”) as determined by the Mayor and City Council of Baltimore
38 (hereinafter referred to as “City”), acting by and through the Department of Housing
39 and Community Development (hereinafter referred to as “Department”) and the
40 Commissioner of it (hereinafter referred to as “Commissioner”) are as follows:

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- 1 1. To develop an orderly system of land use controls that prevents the establishment
2 or expansion of incompatible land uses.
- 3 2. To capitalize on the strategic location, infrastructure, and well-defined economic
4 development environment for businesses that serve the region.
- 5 3. To coordinate infrastructure, land use planning, and streetscape improvements to
6 create an entrance “gateway” into the City that can become a natural extension of
7 the downtown area.
- 8 4. To improve access to Interstate highways, passenger and freight rail service, and
9 traffic circulation within the boundaries of the Project Area.
- 10 5. To facilitate and enhance the growth and viability of existing industrial
11 businesses.
- 12 6. To promote and encourage new business activity in under-utilized properties and
13 land.
- 14 7. To enhance the image of the Project Area through the establishment of design and
15 rehabilitation standards and streetscape improvements.
- 16 8. To maximize employment retention and development opportunities.
- 17 9. To acquire and dispose of properties for redevelopment purposes.
- 18 10. To rehabilitate the existing buildings wherever feasible, to retain the industrial
19 character, and to ensure that infill developments are compatible with the character
20 intended for the Project Area.
- 21 11. To increase the number of parking spaces available to the public while
22 discouraging the demolition of buildings for the purpose of constructing non-
23 accessory off-street parking lots.

24 D. Land Use Plan

25 1. Permitted Land Uses

26 Only the use categories shown on the Exhibit 1, “Land Use and Zoning”, shall be
27 permitted within the Project Area. These are Community Commercial, Heavy
28 Commercial, Industrial Mixed Use, Light Industrial, Heavy Industrial, and
29 Downtown.

30 a. Community Commercial

31 In the area designated as Community Commercial on Exhibit 1, “Land Use
32 and Zoning”, the uses allowed are those listed under the C-2 category of
33 the Baltimore City Zoning Code, except for the following uses that are
34 prohibited:

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1 gas stations; motor vehicle service and repair: major or minor
2 (enclosed or outdoor).

3 b. Heavy Commercial

4 In the area designated as Heavy Commercial on Exhibit 1, “Land Use and
5 Zoning”, the uses allowed are those listed under the C-4 category of the
6 Baltimore City Zoning Code, except for the following uses that are
7 prohibited:

8 car washes (enclosed or outdoor); gas stations; mini-warehouses, and
9 motor vehicle service and repair: major or minor (enclosed or
10 outdoor).

11 c. Industrial Mixed-Use

12 Uses allowed are those listed under the IMU-1 and IMU-2 category of the
13 Baltimore City Zoning Code.

14 Baltimore Zoning Code § 11-203(d) {*Floor area exception*} does not
15 apply within the boundaries of this Urban Renewal Plan.

16 d. Light Industrial

17 The Light Industrial District is intended to provide for a wide variety of
18 light manufacturing, fabricating, processing, wholesale distributing, and
19 warehousing uses and does not allow outdoor storage and related outdoor
20 activities.

21 In the area designated as Light Industrial on Exhibit 1, “Land Use and
22 Zoning”, the uses allowed are those listed under the I-1 category of the
23 Baltimore City Zoning Code, except for the following uses that are
24 prohibited:

25 Animal slaughtering and processing; car washes; chemical
26 manufacturing - except pharmaceutical and medicine manufacturing;
27 leather and hide tanning and finishing; lime and gypsum product
28 manufacturing; parking lots and garages (primary use); petroleum and
29 coal products manufacturing; plastics and rubber products
30 manufacturing.

31 e. Heavy Industrial

32 The Heavy Industrial District is intended to provide for a wide variety of
33 general manufacturing, fabricating, processing, wholesale distributing, and
34 warehousing uses, and typically includes outdoor storage and related
35 outdoor activities.

36 In the area designated as Heavy Industrial on Exhibit 1, “Land Use and
37 Zoning”, the uses allowed are those listed under the I-2 category of the

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1 Baltimore City Zoning Code, except for the following uses that are
2 prohibited:

3 Animal slaughtering ~~and processing~~; chemical manufacturing - except
4 pharmaceutical and medicine manufacturing; industrial – maritime
5 dependent; leather and hide tanning and finishing; lime and gypsum
6 product manufacturing; marine: dry storage; marine terminal; parking lots
7 and garages (primary use); petroleum and coal products manufacturing;
8 plastics and rubber products manufacturing.

9 f. Downtown

10 In the area designated as downtown on Exhibit 1, “Land Use and Zoning”,
11 the uses allowed are those listed under the C-5 category of the Baltimore
12 City Zoning Code, except for the following uses that are prohibited:

13 Car washes (enclosed and outdoor); mini-warehouses; and motor
14 vehicle service and repair: major and minor (outdoor and enclosed
15 structure).
16

17 g. Planned Unit Development

18 If a Planned Unit Development (PUD) is approved by the Mayor and City
19 Council, it becomes the controlling land use document. If there are
20 conflicts between the PUD and the urban renewal plan, the PUD governs.

21 2. General Provisions and Controls

22 a. Plan Review Requirements

23 To assure the continuation of an appropriate setting within the Project
24 Area, all plans for new construction (including parking lots), exterior
25 rehabilitation, demolition, or any exterior change of any kind (including
26 signs and lighting) must be submitted to the Department for review to
27 determine if the plans are consistent with the objectives and requirements
28 of the Renewal Plan. All new construction must be designed in
29 accordance with the General Provisions and Controls established by the
30 Renewal Plan.

31 Prior to the issuance of a building permit for new construction,
32 rehabilitation, or demolition within the Project Area, the developer or
33 property owner or the developer or property owner’s representative must
34 submit to the Department plans and specifications for the proposed work.
35 A proposal for demolition of all or a portion of a structure must be
36 accompanied by plans for new construction or renovation to show the
37 intended use of the site following demolition. Plans and specifications for
38 new construction or renovation must be in sufficient detail to show site
39 planning, architectural design and layout, materials, colors, building
40 construction, landscape design, access, signs, lighting, servicing, streets,
41 and sidewalks. Where new construction is proposed, preliminary plans

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1 and outline specifications must be submitted prior to the preparation of
2 working drawings and specifications.

3 b. Zoning

4 All appropriate provisions of the Baltimore City Zoning Code apply to
5 properties in the Carroll Camden Urban Renewal Area. Any change to the
6 zoning district classification of a property in the Renewal Area that is
7 designated on Exhibit 1, "Land Use and Zoning", must be approved by
8 Ordinance of the Mayor and City Council, in accordance with the
9 procedural requirements of the Baltimore City Zoning Code and the Land
10 Use Article of the Maryland Annotated Code.

11 c. Requirements for Off-Street Parking Facilities

12 An objective of the Renewal Plan is to increase the number of parking
13 spaces available to the public, while prohibiting the creation of additional
14 non-accessory parking lots. No curb cuts will be permitted for access to
15 parking facilities along the Russell Street frontage between I-95 and
16 Hamburg Street.

17 E. Techniques Used to Achieve Plan Objectives

18 1. Acquisition

19 a. Conditions under which Properties not Designated for Acquisition may be 20 Acquired

21 Non-salvable and Non-compliance with Provisions

22 It may be necessary to acquire by purchase or by condemnation for urban
23 renewal purposes the fee simple interest or any lesser interest in and to such
24 remaining properties or portions of them in Carroll Camden, as may be
25 deemed necessary and proper by the Commissioner to effect the proper
26 implementation of the project. Properties may be acquired because
27 rehabilitation on a structure-by-structure basis is infeasible, and an assemblage
28 of a group of properties is required to carry out the objectives set forth in the
29 Renewal Plan.

30 These may include:

31 (1) any property in the Project Area containing a non-salvable structure,
32 i.e., a structure which, in the opinion of the Commissioner, cannot be
33 economically rehabilitated.

34 (2) any property the owner of which is unable or unwilling to comply or
35 conform to the codes and ordinances of Baltimore City within 12
36 months from the date of written notice of the required improvements.
37 The Department, after due consideration that the property owner has
38 failed to achieve substantial conformity with the codes and ordinances

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1 of Baltimore City, may acquire the property pursuant to the Eminent
2 Domain Law of this State as if the property had originally been
3 planned for acquisition after 90-days written notice to the owner. The
4 Department preserves the right to acquire any noncomplying property
5 for a period of 2 years from the date of the written 90-days notice by
6 the Department.

7 (3) It may be necessary to acquire by purchase or condemnation the fee
8 simple interest or any lesser interest in remaining properties not
9 specifically designated for acquisition, in order to carry out
10 rehabilitation by the Department or for resale.

11 b. Actions to be Followed by the Department on Acquisition of Properties

12 On the acquisition of the properties, the Department will either:
13

14 (1) demolish the structure or structures on it and dispose of the land for
15 redevelopment uses in accordance with the Renewal Plan;

16 (2) sell or lease the property subject to rehabilitation in conformance with
17 the codes and ordinances of Baltimore City and the Design and
18 Rehabilitation Standards of the Renewal Plan, as enumerated in
19 Appendix A of the Renewal Plan; or

20 (3) rehabilitate the property in conformance with the codes and ordinances
21 of Baltimore City and the Design and Rehabilitation Standards
22 enumerated in Appendix A of the Renewal Plan and dispose of
23 property in accordance with applicable regulations. If sale of the
24 property does not occur by the time rehabilitation is completed, the
25 property may be rented pending continuing sale efforts.

26 2. Relocation

27 The Department assures that before firms or individual businesses are displaced
28 from their present location of operation, due to the requirements of the Renewal
29 Plan, standard commercial structures within the displacee's financial means, in or
30 near the Project Area, must be identified.

31 3. Review of Development

32 a. Department Review

33 (1) Land to be Acquired and to be Disposed

34 The Department specifically reserves the right to review and approve
35 the developer's plans and specifications for development or
36 rehabilitation with respect to their conformance with the provisions of
37 the Renewal Plan, in order to achieve harmonious development in the
38 Project Area. The review and approval will take into consideration,
39 but not be limited to, the suitability of the site plan, architectural

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1 treatment, building plans, elevations, materials and color, construction
2 details, access, parking, loading, landscaping, identification signs,
3 exterior lighting, refuse collection details, streets, sidewalks, and the
4 harmony of the plans with the surroundings.

5 The Department will fully utilize the Urban Design and Architecture
6 Advisory Panel to work with developers in the achievement of high
7 quality site, building, and landscape design.

8 (2) Land not Designated for Acquisition

9 Under the provisions of Section D.2.a., the Department has the right to
10 review all plans for new construction, exterior rehabilitation, change in
11 use, or demolition of any property not to be acquired.

12 b. Community Review

13 The Department shall notify the Citizens of Pigtown, Inc., Carroll Camden
14 Business Association, and Westport Neighborhood Association, or their
15 successors or assigns, of any permit application for the development or
16 redevelopment of any property within the boundaries of the Renewal Area.
17 The Commissioner retains the final authority to approve or disapprove all
18 plans and permits through procedures established by the Department.

19 4. Land Disposition

20 a. Land and property interests acquired by the City within the Project Area will
21 be disposed of by sale, lease, conveyance or transfer, or other means available
22 to the City, in accordance with Exhibit 2, "Disposition".

23 b. The parcels shown on Exhibit 2 are schematic and approximate. The
24 Department shall have the right, in its discretion, to fix the parcels' precise
25 boundaries and size. For purposes of disposition, the parcels or lots, as shown
26 on Exhibit 2, may be subdivided or combined.

27 5. Specific Disposition Lot Controls

28 In addition to the requirements for review of all plans for new construction and
29 rehabilitation, as enumerated in Section D.2.a. of the Renewal Plan, the following
30 controls apply to the disposition lots identified on Exhibit 2, "Disposition". The
31 elevations established as grade level will be determined by the Department, in
32 consideration of Flood Plain Area requirements.

Disposition Lot	Allowable Land Use	Proposed Development	Zoning
1	Heavy Industrial	Redevelopment for industrial, retail, mixed-use, and parking	I-2

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1	2	Heavy	Redevelopment for industrial, retail,	I-2
2		Industrial	mixed-use, and parking	
3	3	Heavy	Redevelopment for industrial, retail,	I-2
4		Industrial	mixed-use, and parking	

5 F. Duration of Provisions and Requirements

6 The Carroll Camden Urban Renewal Plan, as it may be amended from time to time,
7 remains in full force and effect for a period of 10 years, from the date of adoption of
8 the most recent amendment to the Renewal Plan, by Ordinance of the Mayor and City
9 Council of Baltimore.

10 G. Procedures for Changes in Approved Plan

11 The Department must submit to the Citizens of Pigtown, Inc., the Carroll Camden
12 Business Association, and the Westport Neighborhood Association, or their
13 successors or assigns, for review and comment, all proposed amendments to the
14 Renewal Plan no later than the time the proposed amendments are submitted to the
15 Director of the Department of Planning. The written comments and recommendations
16 from this review must be submitted to the Department no later than 45 days after they
17 have been submitted to the Citizens of Pigtown, Inc., the Carroll Camden Business
18 Association, and the Westport Neighborhood Association, or their successors or
19 assigns; otherwise, it is presumed that the proposed changes are satisfactory. Prior to
20 passage of any ordinance amending the Renewal Plan, public hearings before the
21 City’s Planning Commission and the City Council must be held. The Citizens of
22 Pigtown, Inc., the Carroll Camden Business Association, and the Westport
23 Neighborhood Association, or their successors or assigns, must receive, at least 10
24 days prior to the hearings, written notice of the time and place of the hearings. With
25 respect to any land in the Project Area previously disposed of by the City for use in
26 accordance with the Renewal Plan, the then owner of the land, whose interests are
27 materially affected by the changes, must receive, at least 10 days prior to any hearing,
28 written notice of its time and place and information as to where a copy of the
29 proposed amendments may be inspected.

30 H. Separability

31 In the event it be judicially determined that any word, phrase, clause, sentence,
32 paragraph, section or part in or of the Renewal Plan or its application to any person or
33 circumstances is invalid, the remaining provisions and their application to other
34 persons or circumstances shall not be affected, it being hereby declared that the
35 remaining provisions of the Renewal Plan without the word, phrase, clause, sentence,
36 paragraph, section or part, or the application of them, so held invalid, would have
37 been adopted and approved.

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APPENDIX A

Design and Rehabilitation Standards

Over and above the codes and ordinances of the City of Baltimore, the following standards (Appendix A of the Urban Renewal Plan) are applied to all non-residential properties within the Project Area, whether occupied or vacant, and to all new construction.

1. General Provisions

- a. All storage lots and outdoor storage of any equipment and supplies must be maintained in good condition. Screening must seek to minimize the adverse visual impact of storage activities. The amount and nature of the screening may be determined by the nature of the storage area and surrounding land uses, but should consider the need for adequate security and surveillance.
- b. All land not covered by structures, paved parking, loading or related service areas, paved areas for pedestrian circulation, or decorative surface treatments must be provided with landscape treatment following the interest and requirements of the Baltimore City Landscape Manual.

2. Bulk Regulations

a. Ingress, Egress, and Lot Circulation

- (1) No additional vehicular access points may be added to Russell Street.
- (2) For property fronting Russell Street, circulation, loading, and services areas must be provided within the development lot.

b. Off-Street Loading Requirements

- (1) No exterior loading dock or similar structure may be located on any side of a building that faces Russell, Bayard, and Wicomico Streets, and Washington Boulevard if 2 or more sides of a lot on which the building is located are contiguous to dedicated roadways. Loading docks may face a dedicated roadway other than Russell, Warner, Bayard, and Wicomico Streets, and Washington Boulevard; if those provisions are not feasible, appropriate screening is required.
- (2) All off-street loading facilities must be effectively screened from view from public streets, walks, and rights-of-way following the intent and requirements of the Baltimore City Landscape Manual.

3. Architectural Design and Rehabilitation

Except as otherwise specified in the Disposition Lot Controls, the following apply to all properties whether vacant or occupied:

- (1) Redeveloped buildings must reflect the historic industrial character of the Project Area;

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1 (2) Concrete block may not be used on exterior building walls or screening walls for
2 properties fronting Russell, Bayard, and Wicomico Streets, and Washington
3 Boulevard; and

4 (3) Properties fronting Russell, Bayard, Wicomico, and Ostend Streets, and Washington
5 Boulevard shall encourage ground floor uses compatible with public and pedestrian
6 activity.

7 4. Provisions for Waiver

8 No work, alteration, or improvement may be undertaken after enactment of the Ordinance
9 approving the Renewal Plan that does not conform to the Renewal Plan’s requirements.
10 However, the Commissioner may waive compliance with one or more of these standards if
11 the waiver is determined not to adversely affect the Design and Rehabilitation Standards.
12 Nothing herein may be construed to permit any sign, construction, alteration, change, repair,
13 use, or any other matter otherwise forbidden or restricted or controlled by any other law.

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APPENDIX B

Definitions

1
2
3 1. In this Urban Renewal Plan, the following terms have the meanings indicated based on the
4 2017 version of the North American Industry Classification System (NAICS) from the United
5 States Office of Management and Budget. NAICS was originally developed to provide a
6 consistent framework for the collection, analysis, and dissemination of industrial statistics
7 used by government policy analysts, by academics and researchers, by the business
8 community, and by the public.

9 2. Animal Slaughtering and Processing

10 “Animal Slaughtering and Processing” comprises establishments primarily engaged in
11 one or more of the following: (1) slaughtering animals; (2) preparing processed meats and
12 meat byproducts; and (3) rendering and/or refining animal fat, bones, and meat scraps.
13 This industry includes establishments primarily engaged in assembly cutting and packing
14 of meats (i.e., boxed meats) from purchased carcasses. (See NAICS code, 2017, 3116.)

15 3. Leather and Hide Tanning and Finishing

16 “Leather and Hide Tanning and Finishing” comprises establishments primarily engaged
17 in one or more of the following: (1) tanning, currying, and finishing hides and skins; (2)
18 having others process hides and skins on a contract basis; and (3) dyeing or dressing furs.
19 (See NAICS code, 2017, 3161.)

20 4. Petroleum and Coal Products Manufacturing

21 “Petroleum and Coal Products Manufacturing” means the transformation of crude
22 petroleum and coal into usable products. The dominant process is petroleum refining that
23 involves the separation of crude petroleum into component products through such
24 techniques as cracking and distillation. In addition, this subsector includes
25 establishments that primarily further process refined petroleum and coal products and
26 produce products, such as asphalt coatings and petroleum lubricating oils. (See NAICS
27 code 2017, 324.)

28 5. Chemical Manufacturing – Except 3254, Pharmaceutical and Medicine Manufacturing

29 “Chemical Manufacturing” means the transformation of organic and inorganic raw
30 materials by a chemical process and the formulation of products. (See NAICS code,
31 2017, 325.)

32 6. Plastics and Rubber Products Manufacturing

33 “Plastics and Rubber Products Manufacturing” is comprised of industries that make
34 goods by processing plastics materials and raw rubber. The core technology employed by
35 establishments in this subsector is that of plastics or rubber product production. Plastics
36 and rubber are combined in the same subsector because plastics are increasingly being
37 used as a substitute for rubber; however the subsector is generally restricted to the
38 production of products made of just one material, either solely plastics or rubber. Many

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1 manufacturing activities use plastics or rubber, for example the manufacture of footwear
2 or furniture. Typically, the production process of these products involves more than one
3 material. In these cases, technologies that allow disparate materials to be formed and
4 combined are of central importance in describing the manufacturing activity. (See
5 NAICS code, 2017, 326.)

6 **7. Lime and Gypsum Product Manufacturing**

7 This industry group comprises establishments primarily engaged in (1) manufacturing
8 lime from calcitic limestone, dolomite limestone, or other calcareous materials or (2)
9 manufacturing gypsum products such as plaster, moldings, statuary, and architectural
10 plaster work. Lime manufacturing and gypsum product manufacturing establishments
11 may mine, quarry, or purchase calcium carbonate or gypsum. (See NAICS code, 2017,
12 3274.)

13 **SECTION 4. AND BE IT FURTHER ORDAINED**, That the Urban Renewal Plan for Carroll
14 Camden, identified as “Urban Renewal Plan, Carroll Camden”, including ~~Exhibit 1, “Land Use~~
15 ~~and Zoning”, dated “November 14, 2019”, and Exhibit 2, “Disposition”, dated “November 14,~~
16 ~~2019”~~ Exhibit 1, “Renewal Boundary”, dated March 10, 2020; Exhibit 2, “Land Use and
17 Zoning”, dated March 10, 2020, with the revisions to it that delete areas 1, 2, 3, and 4, and
18 renumber areas 5, and 6, respectively, to be 1 and 2, respectively; and Exhibit 3, “Disposition”,
19 dated March 10, 2020, and Appendices A and B, is approved, and the Clerk of the City Council
20 is directed to file a copy of the Renewal Plan with the Department of Legislative Reference as a
21 permanent public record and to make the same available for public inspection and information.

22 **SECTION 5. AND BE IT FURTHER ORDAINED**, That if the Urban Renewal Plan approved by
23 this Ordinance in any way fails to meet the statutory requirements for the content of a renewal
24 plan or for the procedures for the preparation, adoption, and approval of a renewal plan, those
25 requirements are waived and the Urban Renewal Plan approved by this Ordinance is exempted
26 from them.

27 **SECTION 6. AND BE IT FURTHER ORDAINED**, That if any provision of this Ordinance or the
28 application of this Ordinance to any person or circumstance is held invalid for any reason, the
29 invalidity does not affect any other provision or any other application of this Ordinance, and for
30 this purpose the provisions of this Ordinance are declared severable.

31 **SECTION 7. AND BE IT FURTHER ORDAINED**, That if a provision of this Ordinance concerns
32 the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or
33 safety law or regulation, the applicable provisions shall be construed to give effect to each.
34 However, if the provisions are found to be in irreconcilable conflict, the one that establishes the
35 higher standard for the protection of the public health and safety prevails. If a provision of this
36 Ordinance is found to be in conflict with an existing provision of any other law or regulation that
37 establishes a lower standard for the protection of the public health and safety, the provision of
38 this Ordinance prevails and the other conflicting provision is repealed to the extent of the
39 conflict.

40 **SECTION 8. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30th
41 day after the date it is enacted.

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Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,
this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City