

**CITY OF BALTIMORE
COUNCIL BILL 06-0510
(First Reader)**

Introduced by: Councilmembers Kraft, D'Adamo
Introduced and read first time: August 14, 2006
Assigned to: Urban Affairs Committee

REFERRED TO THE FOLLOWING AGENCIES: Board of Municipal and Zoning Appeals, City Solicitor, Planning Commission, Department of Housing and Community Development, Department of Public Works, Baltimore City Parking Authority Board, Baltimore Development Corporation, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Canton Waterfront –**
3 **Amendment _**

4 FOR the purpose of amending the Urban Renewal Plan for Canton Waterfront to allow, in a
5 certain portion of the Canton Waterfront Renewal Area, freestanding signs and to provide for
6 the standards for them; and to conform certain language; waiving certain content and
7 procedural requirements; making the provisions of this Ordinance severable; providing for
8 the application of this Ordinance in conjunction with certain other ordinances; and providing
9 for a special effective date.

10 BY authority of
11 Article 13 - Housing and Urban Renewal
12 Section 2-6
13 Baltimore City Code
14 (Edition 2000)

15 **Recitals**

16 The Urban Renewal Plan for Canton Waterfront was originally approved by the Mayor and
17 City Council of Baltimore by Ordinance 84-80 and last amended by Ordinance 00-105.

18 An amendment to the Urban Renewal Plan for Canton Waterfront is necessary to allow, in a
19 certain portion of the Canton Waterfront Renewal Area, freestanding signs and to provide for the
20 standards for them, and to conform certain language.

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

24 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
25 following change in the Urban Renewal Plan for Canton Waterfront is approved:

26 (1) In the Plan, amend B.2.a.(1)(d) to read as follows:

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

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1 (d) (i) Except as otherwise provided in specific lot controls, no sign [shall] MAY
2 extend above the roof line or parapet wall of the building to which it is
3 attached; no sign [shall] MAY project more than 12 inches from the building to
4 which it is attached. No [free-standing signs shall be] FREESTANDING SIGN IS
5 permitted EXCEPT IN FRONT OF A BUSINESS LOCATED AT 2700-3100
6 O'DONNELL STREET (O'DONNELL SQUARE) AND 2400 BOSTON STREET. THE
7 FREESTANDING SIGN IS SUBJECT TO THE FOLLOWING CONDITIONS:

- 8 1. 1 FREESTANDING SIGN MAY BE PLACED ON THE SIDEWALK ADJACENT
9 TO THE BUSINESS' PRIMARY BUILDING AND MUST STAND ENTIRELY
10 WITHIN THE BUSINESS' LOT LINE.
- 11 2. THE SIGN MUST BE AN A-FRAME.
- 12 3. THE MAXIMUM HEIGHT OF THE FREESTANDING SIGN IS 5 FEET, AND THE
13 MAXIMUM WIDTH IS 3 FEET.
- 14 4. THE SIGN MAY NOT HAVE LIGHTING, ANIMATION, OR REQUIRE THE USE
15 OF ELECTRICITY OR ANOTHER ENERGY SOURCE.
- 16 5. THE SIGN MAY REMAIN OUTSIDE ONLY DURING THE BUSINESS' HOURS
17 OF OPERATION.

18 (ii) No animated or pulsating signs [shall be] ARE permitted. The total area of
19 exterior signs for each building [shall] MAY not exceed in gross area [one (1)]
20 1 foot times the street frontage, in feet, of the building except that signs not
21 exceeding [six (6)] 6 square feet in area erected for the purpose of directing
22 motorists to the entrance or exit points of off-street parking areas [shall be]
23 ARE permitted when attached to a fence, screening wall or building wall and
24 [shall] ARE not [be] included in the total area calculated for exterior signs.

25 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Canton
26 Waterfront, as amended by this Ordinance and identified as "Urban Renewal Plan, Canton
27 Waterfront, revised to include Amendment __, dated August 14, 2006", is approved. The
28 Department of Planning shall file a copy of the amended Urban Renewal Plan with the
29 Department of Legislative Reference as a permanent public record, available for public
30 inspection and information.

31 **SECTION 3. AND BE IT FURTHER ORDAINED,** That if the amended Urban Renewal Plan
32 approved by this Ordinance in any way fails to meet the statutory requirements for the content of
33 a renewal plan or for the procedures for the preparation, adoption, and approval of a renewal
34 plan, those requirements are waived and the amended Urban Renewal Plan approved by this
35 Ordinance is exempted from them.

36 **SECTION 4. AND BE IT FURTHER ORDAINED,** That if any provision of this Ordinance or the
37 application of this Ordinance to any person or circumstance is held invalid for any reason, the
38 invalidity does not affect any other provision or any other application of this Ordinance, and for
39 this purpose the provisions of this Ordinance are declared severable.

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1 **SECTION 5. AND BE IT FURTHER ORDAINED,** That if a provision of this Ordinance concerns
2 the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or
3 safety law or regulation, the applicable provisions shall be construed to give effect to each.
4 However, if the provisions are found to be in irreconcilable conflict, the one that establishes the
5 higher standard for the protection of the public health and safety prevails. If a provision of this
6 Ordinance is found to be in conflict with an existing provision of any other law or regulation that
7 establishes a lower standard for the protection of the public health and safety, the provision of
8 this Ordinance prevails and the other conflicting provision is repealed to the extent of the
9 conflict.

10 **SECTION 6. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it
11 is enacted.