

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 19-0328**

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Introduced by: Councilmember Dorsey  
Introduced and read first time: January 28, 2019  
Assigned to: Housing and Urban Affairs Committee

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Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: April 15, 2019

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**AN ORDINANCE CONCERNING**

**Urban Renewal – Hamilton Business Area –  
Amendment 3**

FOR the purpose of amending the Urban Renewal Plan for Hamilton Business Area to modify the list of prohibited uses in the Community Business (now known as Community Commercial per the enactment of Article 32 - Zoning) District; 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 Hamilton Business Area was originally approved by the Mayor and City Council of Baltimore by Ordinance 79-1207 and last amended by Ordinance 08-91.

An amendment to the Urban Renewal Plan for Hamilton Business Area is necessary to modify the list of prohibited uses in the Community Business (now known as Community Commercial per the enactment of Article 32 - Zoning) District.

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 Hamilton Business District are approved:

(1) In the Plan, amend B.2.a.(3)(a) to read as follows:

**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 B. Land Use Plan

2 2. Land Use Provisions and Standards

3 a. Permitted Uses

4 . . .

5 (3) Community Business

6 In the areas designated as Community Business on the Land Use Plan  
7 Map, the following restrictions apply:

8 (a) Uses shall be limited to those uses permitted under the B-2-2  
9 category of the Zoning Code of Baltimore City, with the exception  
10 of the following uses, which are prohibited:

- 11 Bail bondsmen
- 12 Liquor and package goods stores
- 13 Pawnshops
- 14 Poultry and rabbit killing establishments
- 15 Rent-to-own stores
- 16 [Second hand stores]
- 17 Taverns.

18 . . .

19 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Hamilton  
20 Business Area, as amended by this Ordinance and identified as “Urban Renewal Plan, Hamilton  
21 Business Area, revised to include Amendment 3, dated January 28, 2019”, is approved. The  
22 Department of Planning shall file a copy of the amended Urban Renewal Plan with the  
23 Department of Legislative Reference as a permanent public record, available for public  
24 inspection and information.

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

30 **SECTION 4 3. AND BE IT FURTHER ORDAINED,** That if any provision of this Ordinance or the  
31 application of this Ordinance to any person or circumstance is held invalid for any reason, the  
32 invalidity does not affect any other provision or any other application of this Ordinance, and for  
33 this purpose the provisions of this Ordinance are declared severable.

34 ~~**SECTION 5. AND BE IT FURTHER ORDAINED,** That if a provision of this Ordinance concerns~~  
35 ~~the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or~~  
36 ~~safety law or regulation, the applicable provisions shall be construed to give effect to each.~~  
37 ~~However, if the provisions are found to be in irreconcilable conflict, the one that establishes the~~  
38 ~~higher standard for the protection of the public health and safety prevails. If a provision of this~~  
39 ~~Ordinance is found to be in conflict with an existing provision of any other law or regulation that~~  
40 ~~establishes a lower standard for the protection of the public health and safety, the provision of~~

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1 ~~this Ordinance prevails and the other conflicting provision is repealed to the extent of the~~  
2 ~~conflict.~~

3 **SECTION 6 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it  
4 is enacted.

Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Mayor, Baltimore City