

Council Bill 16-0695

1 The representatives of the applicant have now applied to the Baltimore City Council for
2 approval of these amendments, and they have submitted amendments to the Development Plan
3 intended to satisfy the requirements of Title 9, Subtitles 1 and 4 of the Baltimore City Zoning
4 Code.

5 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
6 Mayor and City Council approves the amendments to the Development Plan submitted by the
7 Developer, as attached to and made part of this Ordinance, including Sheet 1, "Existing
8 Conditions Plan", dated May 16, 2016; Sheet 2, "Proposed Conditions Plan", dated May 16,
9 2016; and Sheet 3, "Landscape Plan", dated May 16, 2016, all of which supersede the exhibit
10 sheets referenced in Section 1 of the Planned Unit Development's enabling Ordinance.

11 **SECTION 2. AND BE IT FURTHER ORDAINED,** That Section 3(a) of Ordinance 99-533 is
12 amended to read as follows:

13 **SECTION 3. AND BE IT FURTHER ORDAINED,** That the following uses are
14 allowed in the Planned Unit Development:

- 15 (a) only the following uses currently permitted in a B-3 Zoning
16 District [under Article 30, Chapter 6,] of the Baltimore City
17 ZONING Code as of the effective date of this Ordinance (all
18 retail uses shall be confined to the first floor of 1930 Windsor
19 Avenue, where each individual retail use may not exceed 1,250
20 square feet of space, and confined to the first floor of 2200-
21 2212 North Monroe Street, where each individual retail use
22 may not exceed 1,500 square feet of space): antique shops; art
23 and school supply stores; art needlework shops; automatic
24 banking terminals; bakeries - including the sale of bakery
25 products to restaurants, hotels, clubs, and other similar
26 establishments; banks and building and loan associations;
27 bicycle sales and repair stores; blueprinting and photostating
28 establishments; book and magazine stores and similar
29 establishments (Class A); business and office machine sales,
30 rental, and service; camera and photographic supply stores;
31 candy and ice cream stores; carry out food shops; catering
32 establishments, food; coin and philatelic stores;
33 communications systems - sales and service; computer centers;
34 data processing service; day nurseries, group day care centers,
35 and nursery schools; drug stores and pharmacies (excluding the
36 sale of alcoholic beverages and tobacco products); dry cleaning
37 and laundry receiving stations - processing done elsewhere;
38 DWELLINGS - MULTI-FAMILY; employment agencies; financial
39 institutions; florist shops; food commissaries; garden supply,
40 tool, and seed stores; gift and card shops; hobby shops; jewelry
41 stores - including watch repair; laboratories - medical and
42 dental; libraries and art galleries; medical and dental clinics;
43 multi-purpose neighborhood centers; musical instrument sales
44 and repair; novelty shops; offices - business, governmental, and
45 professional - but not including sales and bulk storage or
46 merchandise on the premises; office supply stores; optician

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1 sales; orthopedic and medical appliance stores; parks and
2 playgrounds; philanthropic and charitable institutions;
3 photocopying service; photographers; photographic printing
4 and developing establishments; physical culture and health
5 services -gymnasiums (but not reducing salons or public baths);
6 printing and publishing establishments - not more than 10
7 employees on the premises in addition to one owner or
8 manager; radio and television stations and studios; recording
9 studios; recreation buildings and community centers; religious
10 institutions (churches, temples, synagogues, convents,
11 seminaries, and monasteries); restaurants and lunch rooms
12 (excluding live entertainment, dancing, and the sale and use of
13 alcoholic beverages); schools - elementary and secondary;
14 schools and studios - music, dance and business; secretarial and
15 telephone answering services; shoe and hat repair stores;
16 sporting and athletic goods stores; stationary stores; tailor or
17 dressmaking shops, for custom work or repairs; toy stores;
18 trade schools (including automobile repair and service trade
19 schools); travel bureaus; variety stores; wearing apparel shops;
20 accessory radio and television antennas, but not including
21 microwave antennas (satellite dishes), and towers when less
22 than 25 feet above the building on which they are mounted;
23 accessory mounted microwave antennas (satellite dishes) when
24 4 feet or less in diameter if constructed on solid material and
25 projecting 6 feet or less from the building on which they are
26 mounted or 6 feet or less in diameter if constructed of
27 expanded aluminum mesh or wire screen and projecting 8 feet
28 or less from the building on which they are mounted, and
29 provided that the dish is attached to the rear half of the roof of
30 the principal building at least 5 feet beyond the center line of
31 the roof; and accessory microwave antennas (satellite dishes)
32 not exceeding 12 feet in diameter and located on the premises
33 of an elementary school, junior and senior high school, college,
34 university, library, church, temple, synagogue, seminary,
35 medical facility, or when located on the premises of housing for
36 the elderly or nursing home; and
37 . . .

38 **SECTION 3. AND BE IT FURTHER ORDAINED**, That all plans for the construction of permanent
39 improvements on the property are subject to final design approval by the Planning Commission
40 to insure that the plans are consistent with the Development Plan and this Ordinance.

41 **SECTION 4. AND BE IT FURTHER ORDAINED**, That as evidence of the authenticity of the
42 accompanying amended Development Plan and in order to give notice to the agencies that
43 administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the
44 President of the City Council shall sign the amended Development Plan; (ii) when the Mayor
45 approves this Ordinance, the Mayor shall sign the amended Development Plan; and (iii) the
46 Director of Finance then shall transmit a copy of this Ordinance and the amended Development
47 Plan to the Board of Municipal and Zoning Appeals, the Planning Commission, the

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1 Commissioner of Housing and Community Development, the Supervisor of Assessments for
2 Baltimore City, and the Zoning Administrator.

3 **SECTION 5. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30th day
4 after the date it 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