

**CITY OF BALTIMORE  
COUNCIL BILL 13-0267  
(First Reader)**

---

Introduced by: Councilmember Reisinger

At the request of: Stadium Parking Associates, LLC

Address: c/o Stanley S. Fine, Esquire, Rosenberg | Martin | Greenberg, LLP, 25 South Charles Street, Suite 2115, Baltimore, Maryland 21201

Telephone: 410-727-6600

Introduced and read first time: October 7, 2013

Assigned to: Urban Affairs and Aging Committee

---

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

---

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Carroll Camden –**  
3 **Amendment \_**

4 FOR the purpose of amending the Urban Renewal Plan for Carroll Camden to add certain  
5 permitted uses within the area designated as General Industrial C on the Land Use Plan;  
6 waiving certain content and procedural requirements; making the provisions of this  
7 Ordinance severable; providing for the application of this Ordinance in conjunction with  
8 certain other ordinances; and providing for a special effective date.

9 BY authority of

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

14 **Recitals**

15 The Urban Renewal Plan for Carroll Camden was originally approved by the Mayor and City  
16 Council of Baltimore by Ordinance 02-296 and last amended by Ordinance 12-83.

17 An amendment to the Urban Renewal Plan for Carroll Camden is necessary to permit certain  
18 additional land uses within the area designated as General Industrial C on the Land Use Plan.

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

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

**Council Bill 13-0267**

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

3               1. Section D.1.g. of the Plan is amended to read as follows:

4                     D. Land Use Plan

5                             1. Permitted Land Uses

6                                     . . . . .

7                                     g. General Industrial C

8                                     In the area designated as General Industrial C on the Land Use Plan,  
9                                     the uses allowed are those as listed under the M-2 category of the  
10                                    Baltimore City Zoning Code, except for the prohibited uses in General  
11                                    Industrial A and the following:

12   car washes; moving and storage establishments; and steel  
13   fabricating shops.

14                                    NOTWITHSTANDING ANYTHING TO THE CONTRARY, THE FOLLOWING  
15                                    USES ARE ALLOWED AS CONDITIONAL USES, SUBJECT TO THE APPROVAL  
16                                    OF THE BOARD OF MUNICIPAL AND ZONING APPEALS, IN THE AREA  
17                                    DESIGNATED AS GENERAL INDUSTRIAL C ON THE LAND USE PLAN:

18   RESTAURANTS AND LUNCH ROOMS - INCLUDING LIVE  
19   ENTERTAINMENT AND DANCING; AND TAVERNS - INCLUDING LIVE  
20   ENTERTAINMENT AND DANCING.

21       **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Carroll  
22 Camden, as amended by this Ordinance and identified as “Urban Renewal Plan, Carroll Camden,  
23 revised to include Amendment \_\_, dated October 7, 2013”, is approved. The Department of  
24 Planning shall file a copy of the amended Urban Renewal Plan with the Department of  
25 Legislative Reference as a permanent public record, available for public inspection and  
26 information.

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

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

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

**Council Bill 13-0267**

1 Ordinance is found to be in conflict with an existing provision of any other law or regulation that  
2 establishes a lower standard for the protection of the public health and safety, the provision of  
3 this Ordinance prevails and the other conflicting provision is repealed to the extent of the  
4 conflict.

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