

**CITY OF BALTIMORE  
COUNCIL BILL 06-0420  
(First Reader)**

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Introduced by: Councilmember Mitchell

At the request of: Downtown Partnership of Baltimore, Inc.

Address: c/o Kirby Fowler, 217 N. Charles Street, Baltimore, Maryland 21201

Telephone: 410-528-7712

Introduced and read first time: May 1, 2006

Assigned to: Urban Affairs Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 style="text-align:center">**Urban Renewal – Mount Vernon –**  
3 style="text-align:center">**Amendment \_\_\_\_\_**

4 FOR the purpose of amending the Urban Renewal Plan for Mount Vernon to incorporate certain  
5 bulk regulations; waiving certain content and procedural requirements; making the  
6 provisions of this Ordinance severable; providing for the application of this Ordinance in  
7 conjunction with certain other ordinances; and providing for a special effective date.

8 BY authority of

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

13 style="text-align:center">**Recitals**

14 The Urban Renewal Plan for Mount Vernon was approved by the Mayor and City Council of  
15 Baltimore by Ordinance 06-◆.

16 An amendment to the Urban Renewal Plan for Mount Vernon is necessary to incorporate into  
17 its provisions certain bulk regulations.

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

21 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
22 following changes in the Urban Renewal Plan for Mount Vernon are approved:

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

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1 Amend B.3 of the Plan to read as follows:

2 B. Land Use and Off-street Parking Provisions

3 3. Central Business (B-4): provides for the great variety of retail stores, offices and  
4 related activities that are characteristic of the major business streets in the  
5 downtown area and serve the entire metropolitan region

6 A. ALLOWED USES.

7 In the area designated “Central Business” on the Land Use Plan, the uses  
8 allowed are those listed in the Zoning Code of Baltimore City for the B-4  
9 district.

10 B. LOT AREA.

11 (1) DEFINED TERMS; COMPUTATIONS.

12 TERMS USED IN THIS PARAGRAPH B HAVE THE MEANINGS GIVEN THEM IN  
13 THE BALTIMORE CITY ZONING CODE. COMPUTATIONS SHALL BE MADE IN  
14 ACCORDANCE WITH THE RULES SET FORTH IN THE ZONING CODE AT TITLE  
15 3 {“GENERAL RULES FOR USE, BULK, AND OTHER REGULATIONS”},  
16 SUBTITLE 2 {“BULK REGULATIONS”}, AND AT § 6-105 {“BUSINESS  
17 DISTRICTS: LOT AREA”}.

18 (2) SCOPE.

19 FOR EACH DWELLING, EFFICIENCY, OR ROOMING UNIT IN A B-4 DISTRICT,  
20 THE MINIMUM LOT AREA IS AS SPECIFIED IN THIS PARAGRAPH B.

21 (3) B-4-1 DISTRICT.

22 (i) EXCEPT AS SPECIFIED IN SUBPARAGRAPH (ii), THE MINIMUM LOT AREA  
23 IN A B-4-1 DISTRICT IS:

24 A. 120 SQUARE FEET PER ROOMING OR EFFICIENCY UNIT.

25 B. 170 SQUARE FEET PER OTHER DWELLING UNIT.

26 (ii) THE MINIMUM LOT AREA FOR HOUSING FOR THE ELDERLY IN A B-4-1  
27 DISTRICT IS:

28 A. 80 SQUARE FEET PER EFFICIENCY UNIT.

29 B. 120 SQUARE FEET PER OTHER DWELLING UNIT.

30 (4) B-4-2 DISTRICT.

31 (i) EXCEPT AS SPECIFIED IN SUBPARAGRAPH (ii), THE MINIMUM LOT AREA  
32 IN A B-4-2 DISTRICT IS:

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1                   A. 80 SQUARE FEET PER ROOMING OR EFFICIENCY UNIT.

2                   B. 120 SQUARE FEET PER OTHER DWELLING UNIT.

3                   (II) THE MINIMUM LOT AREA FOR HOUSING FOR THE ELDERLY IN A B-4-2  
4                   DISTRICT IS:

5                   A. 55 SQUARE FEET PER EFFICIENCY UNIT.

6                   B. 80 SQUARE FEET PER OTHER DWELLING UNIT.

7                   **SECTION 2. AND BE IT FURTHER ORDAINED**, That the Urban Renewal Plan for Mount  
8                   Vernon, as amended by this Ordinance and identified as “Urban Renewal Plan, Mount Vernon,  
9                   revised to include Amendment \_\_\_\_\_, dated \_\_\_\_\_”, is approved. The Department  
10                  of Planning shall file a copy of the amended Urban Renewal Plan with the Department of  
11                  Legislative Reference as a permanent public record, available for public inspection and  
12                  information.

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

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

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

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