

**CITY OF BALTIMORE  
COUNCIL BILL 08-0018  
(First Reader)**

---

Introduced by: The Council President  
At the request of: The Administration (Department of Planning)  
Introduced and read first time: January 28, 2008  
Assigned to: Land Use and Transportation Committee

---

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Baltimore Development Corporation, Department of Real Estate, Department of Finance, Downtown Partnership, Supervisor of Assessments

---

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Maritime Industrial Overlay District – Extending “Sunset” –**  
3 **Owner Opt-Out**

4 FOR the purpose of extending the automatic termination of the Maritime Industrial (Zoning)  
5 Overlay District; providing for the ability of property owners to apply for removal of their  
6 properties from the District; clarifying certain language; providing for the creation of a  
7 committee to study and report on the District; and general relating to the Maritime Industrial  
8 Overlay District.

9 BY repealing and reordaining, with amendments  
10 Ordinance 04-804  
11 Section(s) 6

12 BY repealing and reordaining, with amendments  
13 Article - Zoning  
14 Section(s) 8-411  
15 Baltimore City Revised Code  
16 (Edition 2000)

17 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
18 Laws of Baltimore City read as follows:

19 **Ordinance 04-804**  
20 **{“Zoning – Maritime Industrial Overlay District”}**

21 SECTION 6. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the  
22 30th day after the date it is enacted. This Ordinance will remain effective [for 10 years]  
23 THROUGH DECEMBER 31, 2024; [at the end of] AFTER that [period] DATE, with no further  
24 action by the Mayor and City Council, this Ordinance will be abrogated and of no further  
25 effect.

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

**Council Bill 08-0018**

**Baltimore City Revised Code**

**Article – Zoning**

**Title 8. Overlay Districts**

***Subtitle 4. Maritime Industrial Overlay District***

**§ 8-411. Proposed MAP amendments.**

(A) *OWNER APPLICATION.*

(1) ON OR AFTER JANUARY 1, 2014, AN OWNER OF PROPERTY WITHIN THE MARITIME INDUSTRIAL OVERLAY DISTRICT MAY APPLY TO THE CITY COUNCIL FOR A MAP AMENDMENT TO REMOVE THE PROPERTY FROM THE DISTRICT.

(2) THE APPLICATION MUST BE IN THE FORM OF A PROPOSED ORDINANCE OF THE MAYOR AND CITY COUNCIL OF BALTIMORE, CONTAINING THE INFORMATION AND ACCOMPANIED BY THE DOCUMENTS THAT THE CITY COUNCIL REQUIRES.

(B) [(a)] *REVIEW – In general.*

[Any] AN APPLICATION UNDER SUBSECTION (A) OF THIS SECTION AND ANY OTHER proposed amendment to the Maritime Industrial Overlay District map must be reviewed AS A CHANGE IN ZONING CLASSIFICATION in accordance with Title 16 {“Legislative Authorizations”} of this article.

(C) [(b)] *REVIEW – Planning Commission [review].*

In addition, the Planning Commission must consider the proposed amendment in relation to:

(1) the Master Plan;

(2) the need to ensure the long-term preservation of the deep water assets of the Port of Baltimore for maritime use; and

(3) the need to protect maritime uses from the intrusion of non-industrial uses.

**SECTION 2. AND BE IT FURTHER ORDAINED, That:**

(a) In January 2010, the Mayor shall appoint an ad hoc committee to evaluate the operations of the Maritime Industrial Overlay District and the effect of the District on the economic development and growth of the City generally.

(b) The committee shall utilize findings from the Maritime Industrial Overlay District annual reports in addition to any other analyses.

(c) The committee shall comprise a wide-range of relevant interests, including representatives of:

**Council Bill 08-0018**

- 1 (1) Port-related industries,
- 2 (2) Warehousing and distribution companies,
- 3 (3) Private developers,
- 4 (4) the Maryland Port Administration,
- 5 (5) the Maryland Department of Business and Economic Development,
- 6 (6) the Baltimore County government,
- 7 (7) the Baltimore Development Corporation,
- 8 (8) the Baltimore Department of Planning,
- 9 (9) the City Council, and
- 10 (10) the Mayor.

11 (d) On or before October 31, 2010, the committee shall report to the Mayor and City  
12 Council on:

- 13 (1) the state of the Maritime Industrial Overlay District, and
- 14 (2) the committee's recommendations for improving the District, whether by  
15 amendment to the Zoning Code provisions governing the District or  
16 otherwise.

17 **SECTION 3. AND BE IT FURTHER ORDAINED,** That the catchlines contained in this Ordinance  
18 are not law and may not be considered to have been enacted as a part of this or any prior  
19 Ordinance.

20 **SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
21 after the date it is enacted.