

**CITY OF BALTIMORE  
COUNCIL BILL 06-0551  
(First Reader)**

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Introduced by: The Council President  
At the request of: The Administration (Department of Housing and Community Development)  
Introduced and read first time: December 4, 2006  
Assigned to: Land Use and Transportation 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 Board, Department of Transportation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Canton Waterfront –**  
3 **Amendment \_**

4 FOR the purpose of amending the Urban Renewal Plan for Canton Waterfront to revise certain  
5 height restrictions; 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 **Recitals**

14 The Urban Renewal Plan for Canton Waterfront was originally approved by the Mayor and  
15 City Council of Baltimore by Ordinance 84-80 and last amended by Ordinance 00-105.

16 An amendment to the Urban Renewal Plan for Canton Waterfront is necessary to revise  
17 certain height restrictions in certain areas.

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 required for  
20 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 Canton Waterfront are approved:

23 (1) In the Plan, in Appendix A, Waterfront Area Controls, amend Area 4 of Height  
24 Limitations, to read as follows:

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

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Area 4

- (a) The average height of the built area shall not exceed 50 feet and the maximum height is 72 feet. The water's edge shall have a maximum height of 40 feet. Additional height above 40 feet shall be setback at an angle of no more than 45 degrees up to 72 feet.
- (b) A total maximum height of 79 feet is authorized only for the residential units which may be constructed above the boat storage building under construction on the date of enactment of this ordinance.
- (c) A TOTAL MAXIMUM HEIGHT OF 240 FEET IS AUTHORIZED FOR LOT 77 OF THE LIGHTHOUSE POINT PLANNED UNIT DEVELOPMENT. THE PROVISIONS OF SUBPARAGRAPH (A) ABOVE SHALL NOT BE APPLICABLE TO LOT 77.

**SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Canton Waterfront, as amended by this Ordinance and identified as “Urban Renewal Plan, Canton Waterfront, revised to include Amendment \_\_, dated November 20, 2006”, is approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as a permanent public record, available for public inspection and information.

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

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

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

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