

**CITY OF BALTIMORE
COUNCIL BILL 06-0445
(First Reader)**

Introduced by: Councilmember Reisinger

At the request of: Two Farms, Inc.

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

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Introduced and read first time: May 15, 2006

Assigned to: Urban Affairs Committee

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

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 revise the uses
5 allowed in the General Industrial C area; waiving certain content and procedural
6 requirements; making the provisions of this Ordinance severable; providing for the
7 application of this Ordinance in conjunction with certain other ordinances; and providing for
8 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 05-131.

17 An amendment to the Urban Renewal Plan for Carroll Camden is necessary to revise the uses
18 allowed in the General Industrial C Area.

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

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

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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 Amend Section D.1.f. to read as follows:

4 f. General Industrial C

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

8 [automobile service stations;] car washes; [gasoline service stations;] moving
9 and storage establishments; and steel fabricating shops.

10 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Carroll
11 Camden, as amended by this Ordinance and identified as “Urban Renewal Plan, Carroll Camden,
12 revised to include Amendment __, dated May 15, 2006”, is approved. The Department of
13 Planning shall file a copy of the amended Urban Renewal Plan with the Department of
14 Legislative Reference as a permanent public record, available for public inspection and
15 information.

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

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

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

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