

**CITY OF BALTIMORE
COUNCIL BILL 22-0200
(First Reader)**

Introduced by: Councilmember Costello

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

Address: 20 S. Charles St., Baltimore, MD 21202, Attn: Shelonda Stokes, President

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Introduced and read first time: February 22, 2022

Assigned to: Economic and Community Development Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Central Business District –**
3 **Amendment 2**

4 FOR the purpose of amending the Urban Renewal Plan for the Central Business District to revise
5 the signage provisions provisions; waiving certain content and procedural requirements;
6 making the provisions of this Ordinance severable; providing for the application of this
7 Ordinance in conjunction with certain other ordinances; and providing for a special effective
8 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 the Central Business District was originally approved by the
16 Mayor and City Council of Baltimore by Ordinance 01-170 and last amended by Ordinance
17 06-348.

18 An amendment to the Urban Renewal Plan for the Central Business District is necessary to
19 revise the signage provisions.

20 Under Article 13, § 2-6 of the Baltimore City Code, no change may be made in any approved
21 renewal plan unless the change is approved in the same manner as that required for the approval
22 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 changes in the Urban Renewal Plan for the Central Business District are approved:

3 (1) On page 4, in D.3, delete “general outdoor advertising signs;”. Text below shows the
4 context of this amendment to the Urban Renewal Plan for the Central Business
5 District:

6 3. Prohibited Uses: Notwithstanding any other provision of the Renewal Plan, the
7 following uses and facilities are not permitted withing the Project Area:

8 Any drive-in commercial establishments except those contained entirely
9 within structures; [general outdoor advertising signs;] motor vehicle rental
10 establishments except those contained entirely within enclosed structures or
11 parking garages; highway maintenance shops and yards; mobile home sales;
12 animal hospitals; automobile accessory stores including repair and installation
13 services except those contained entirely within structures; automobile paint
14 shops; boat sales, rental and repair establishments; contractor and construction
15 shops and yards; and motor vehicle sales.

16 The prohibition of uses specified above must be included, where appropriate, in
17 agreements, leases, deeds, and other instruments whereby land or interests in real
18 property in the Project Area are disposed of by the City to developers, and must be
19 incorporated where appropriate in covenants running with the land or interests in
20 real property.

21 (2) On page 10, in E.4.b {“Treatment of Other Areas – Signs”}, amend to read as
22 follows:

23 “All [private] signs must be approved by the Department according to criteria
24 established in the Renewal Plan OR APPROVED BY THE PLANNING COMMISSION IN A
25 SIGNAGE PLAN PURSUANT TO § 17-505 {“SIGNAGE PLAN APPROVAL AND AMENDMENT
26 PROCESS.”} OF THE ZONING CODE OF BALTIMORE CITY. The exceptions are signs for
27 the purpose of advertising properties for sale, rent, or temporary purposes not
28 exceeding 30 days. Any signs that remain for more than 30 days lose their temporary
29 exception and must be approved by the Department OR APPROVED BY THE PLANNING
30 COMMISSION according to these same criteria.”

31 (3) On page 26, in A.5 {“Appendix – Property Rehabilitation Standards – Signs”},
32 amend the first paragraph to read as follows:

33 “All new signs must be in accordance with the Zoning Code of Baltimore City and
34 subject to the requirements for a minor privilege permit. IN THE EVENT OF A CONFLICT
35 BETWEEN THE PROVISIONS OF THIS SECTION 5 AND A SIGNAGE PLAN APPROVED BY
36 THE PLANNING COMMISSION UNDER § 17-505 OF THE ZONING CODE OF BALTIMORE
37 CITY, THE PROVISIONS OF THE SIGNAGE PLAN SHALL PREVAIL. In addition, except as
38 may be permitted in such Signage Plan, the following provisions apply:”

39 (4) On page 27, delete Section A.5.d in its entirety and replace with “Reserved.” Text
40 below shows the context of this amendment to the Urban Renewal Plan for the
41 Central Business District:

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1 d. [“Temporary signs” may be displayed within storefront windows only, provided
2 that these signs do not cover more than 20% of the area of the window in which
3 they are displayed and are on display not more than 30 consecutive days.]

4 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for the Central
5 Business District, as amended by this Ordinance and identified as “Urban Renewal Plan, Central
6 Business District, revised to include Amendment 2, dated _____, 2022”, is
7 approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan
8 with the Department of Legislative Reference as a permanent public record, available for public
9 inspection and information.

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

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

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

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