

**Introduced by:** Councilmember Henry

**Prepared by:** Department of Legislative Reference

**Date:** January 28, 2019

**Referred to:** LAND USE AND TRANSPORTATION Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL 19-0335

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Use Regulations – Banquet Halls**

FOR the purpose of providing that, in an I-MU Zoning District (or, as it may be renamed, an “IMU-1” Zoning District), banquet halls are allowed as a conditional use requiring approval by Ordinance of the Mayor and City Council.

BY repealing and reordaining, with amendments

Article 32 - Zoning  
Table 11-301  
Baltimore City Code  
(Edition 2000)



**\*\*The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

**Agencies**

_____	Baltimore City Public School System
_____	Baltimore Development Corporation
_____	City Solicitor
_____	Comptroller's Office
_____	Department of Audits
_____	Department of Finance
_____	Department of General Services
_____	Department of Housing and Community Development
_____	Department of Human Resources
_____	Department of Planning
_____	Other: _____
_____	Other: _____
_____	Other: _____
_____	Department of Public Works
_____	Department of Real Estate
_____	Department of Recreation and Parks
_____	Department of Transportation
_____	Fire Department
_____	Health Department
_____	Mayor's Office of Employment Development
_____	Mayor's Office of Human Services
_____	Mayor's Office of Information Technology
_____	Office of the Mayor
_____	Police Department
_____	Other: _____
_____	Other: _____
_____	Other: _____
_____	Environmental Control Board
_____	Fire & Police Employees' Retirement System
_____	Labor Commissioner
_____	Parking Authority Board
_____	Planning Commission
_____	Wage Commission
_____	Other: _____
_____	Other: _____
_____	Other: _____
_____	Board of Estimates
_____	Board of Ethics
_____	Board of Municipal and Zoning Appeals
_____	Comm. for Historical and Architectural Preservation
_____	Commission on Sustainability
_____	Employees' Retirement System
_____	Other: _____
_____	Other: _____
_____	Other: _____

**Boards and Commissions**

_____	Board of Estimates
_____	Board of Ethics
_____	Board of Municipal and Zoning Appeals
_____	Comm. for Historical and Architectural Preservation
_____	Commission on Sustainability
_____	Employees' Retirement System
_____	Other: _____
_____	Other: _____
_____	Other: _____
_____	Environmental Control Board
_____	Fire & Police Employees' Retirement System
_____	Labor Commissioner
_____	Parking Authority Board
_____	Planning Commission
_____	Wage Commission
_____	Other: _____
_____	Other: _____
_____	Other: _____

CITY OF BALTIMORE  
ORDINANCE **19-261**  
Council Bill 19-0335

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Introduced by: Councilmember Henry  
Introduced and read first time: February 4, 2019  
Assigned to: Land Use and Transportation Committee

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Committee Report: Favorable  
Council action: Adopted  
Read second time: May 6, 2019

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AN ORDINANCE CONCERNING

**Zoning – Use Regulations – Banquet Halls**

FOR the purpose of providing that, in an I-MU Zoning District (or, as it may be renamed, an “IMU-1” Zoning District), banquet halls are allowed as a conditional use requiring approval by Ordinance of the Mayor and City Council.

BY repealing and reordaining, with amendments

Article 32 - Zoning  
Table 11-301  
Baltimore City Code  
(Edition 2000)

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

**Baltimore City Code**

**Article 32. Zoning**

**Table 11-301: Industrial Districts – Permitted and Conditional Uses**

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.  
Underlining indicates matter added to the bill by amendment.  
~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

**Council Bill 19-0335**

**TABLE 11-301: INDUSTRIAL DISTRICTS – PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS						USE STANDARDS
	OIC	BSC	I-MU	I-1	I-2	MI	
...							
<b>COMMERCIAL</b>							
...							
Banquet Hall	CB		CO				Per § 14-302
...							
...							

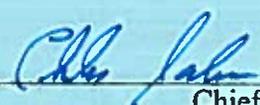
1        **SECTION 2. AND BE IT FURTHER ORDAINED,** That if the I-MU Zoning District is renamed to  
 2        the IMU-1 Zoning District, references in this Ordinance to the “I-MU” Zoning District shall be  
 3        deemed to refer to the newly named “IMU-1” Zoning District.

4        **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
 5        after the date it is enacted.

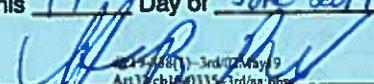
Certified as duly passed this \_\_\_\_\_ day of **MAY 13 2019**, 20\_\_

  
 \_\_\_\_\_  
 President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,  
 this \_\_\_\_\_ day of **MAY 13 2019**, 20\_\_

  
 \_\_\_\_\_  
 Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Approved For Form and Legal Sufficiency  
 This 14<sup>th</sup> Day of June 2019  
  
 \_\_\_\_\_  
 Chief Solicitor

Pursuant to City Charter Article IV, Section 5  
 (c), this bill became law on June 17, 2019,  
 without the Mayor's Signature.  
 \_\_\_\_\_  
 Mayor, Baltimore City

**BALTIMORE CITY COUNCIL  
LAND USE AND TRANSPORTATION  
VOTING RECORD**

DATE: May 1, 2019

BILL#: 19-0335

BILL TITLE: Zoning - Use Regulations - Banquet Halls

MOTION BY: Pinkett      SECONDED BY: Worsey

- FAVORABLE                       FAVORABLE WITH AMENDMENTS  
 UNFAVORABLE                       WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon, Vice Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>TOTALS</b>	<u>5</u>		<u>2</u>	

CHAIRPERSON: Edward Worsey

COMMITTEE STAFF: Jennifer L. Coates, Initials: JLC

# The Daily Record

11 East Saratoga Street  
Baltimore, MD 21202-2199  
(443) 524-8100

http://www.thedailyrecord.com

Order #: 11729226

Case #:

Description:

PUBLIC HEARING ON BILL NO 19-0335

## PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

4/15/2019

Darlene Miller, Public Notice Coordinator  
(Representative Signature)

**Baltimore City**

**BALTIMORE CITY COUNCIL**  
**PUBLIC HEARING ON BILL NO 19-0335**

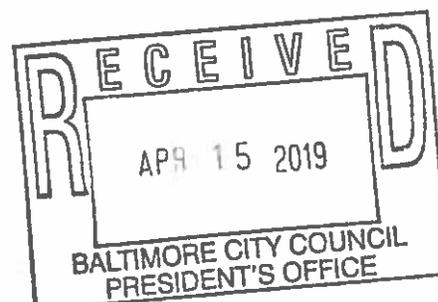
The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, May 1, 2019 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 19-0335

**CC 19-0335 Ordinance - Zoning - Use Regulations - Banquet Halls**  
For the purpose of providing that, in an I-MU Zoning District (or, as it may be renamed, an "IMU-1" Zoning District), banquet halls are allowed as a conditional use requiring approval by Ordinance of the Mayor and City Council.

By repealing and re-ordinating, with amendments  
Article 32 - Zoning  
Table 11-301  
Baltimore City Code  
(Edition 2000)  
Applicant: Councilmember Bill Henry  
For more information contact: Committee Staff at (410) 396-1260.  
NOTE: This bill is subject to amendment by the Baltimore City Council.

EDWARD REISINGER  
Chair

ap15



CITY OF BALTIMORE

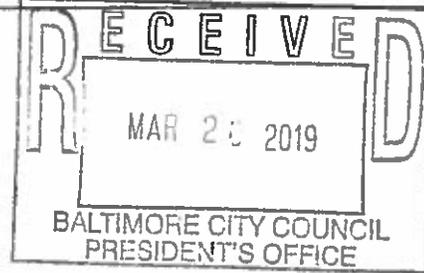
CATHERINE E. PUGH, Mayor



DEPARTMENT OF LAW

ANDRE M. DAVIS, City Solicitor  
101 City Hall  
Baltimore, Maryland 21202

March 20, 2019



The Honorable President and Members  
of the Baltimore City Council  
Attn: Executive Secretary  
Room 409, City Hall  
100 N. Holliday Street  
Baltimore, Maryland 21202

Re: City Council Bill 19-0335 – Zoning – Use Regulations – Banquet Halls

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 19-0335 for form and legal sufficiency. The bill amends Table 11-301 of Article 32 (Zoning) of the City Code to allow banquet halls as a conditional use if approved by ordinance in the I-MU Zoning District. If Article 32 is later amended to rename I-MU to be I-MU1, the intent of this bill is to similarly allow banquet halls as a conditional use if approved by ordinance in the I-MU1 Zoning District.

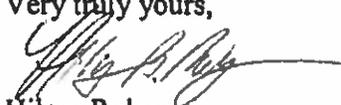
In reviewing this text amendment, the Council must consider the following standards:

- (1) the amendment's consistency with the City's Comprehensive Master Plan;
- (2) whether the amendment would promote the public health, safety, and welfare;
- (3) the amendment's consistency with the intent and general regulations of this Code;
- (4) whether the amendment would correct an error or omission, clarify existing requirements, or effect a change in policy; and
- (5) the extent to which the amendment would create nonconformities.

Baltimore City Code, Art. 32, § 5-508(c).

Since the bill authorizes a change in the text of the Zoning Code (Article 32 of the Baltimore City Code), it is a "legislative authorization." Baltimore City Code, Art. 32, § 5-501. Legislative authorizations require that certain procedures be followed in the bill's passage, including a public hearing. Baltimore City Code, Art. 32, § 5-601(a). Certain notice requirements apply to the bill. Baltimore City Code, Art. 32, §§ 5-601(b)(1), (c), (e). The bill must be referred to certain City agencies, which are obligated to review the bill in a specified manner. Baltimore City Code, Art. 32, §§ 5-504, 5-506. Finally, certain limitations on the City Council's ability to amend the bill apply. Baltimore City Code, Art. 32, § 5-507. Assuming all the procedural requirements are met, the Law Department will approve the bill for form and legal sufficiency.

Very truly yours,

  
Hilary Ruley  
Chief Solicitor

*Fav of Comments*

**Page 2 of 2**

**cc: Andre M. Davis, City Solicitor  
Karen Stokes, Mayor's Office of Government Relations  
Jeffrey Amoros, Mayor's Office of Government Relations  
Elena DiPietro, Chief Solicitor  
Victor Tervalá, Chief Solicitor  
Ashlea Brown, Assistant Solicitor**

<b>FROM</b>	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #19-0335/ ZONING – USE REGULATIONS – BANQUET HALLS		

**TO**

DATE: March 8, 2019

The Honorable President and  
Members of the City Council  
City Hall, Room 400  
100 North Holliday Street

At its regular meeting of March 7, 2019, the Planning Commission considered City Council Bill #19-0335, for the purpose of providing that, in an I-MU Zoning District (or, as it may be renamed, an "IMU-1" Zoning District), banquet halls are allowed as a conditional use requiring approval by Ordinance of the Mayor and City Council.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #19-0335 and adopted the following resolution; eight members being present (eight in favor):

**RESOLVED**, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #19-0335 be passed by the City Council.

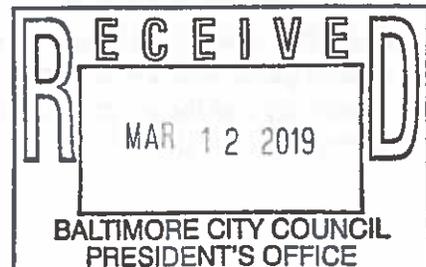
If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

- cc:
- Mr. Pete Hammen, Chief Operating Officer
  - Mr. Jim Smith, Chief of Strategic Alliances
  - Ms. Karen Stokes, Mayor's Office
  - Mr. Colin Tarbert, Mayor's Office
  - Mr. Jeff Amoros, Mayor's Office
  - The Honorable Edward Reisinger, Council Rep. to Planning Commission
  - The Honorable Bill Henry, 4<sup>th</sup> Council District
  - Mr. William H. Cole IV, BDC
  - Mr. Derek Baumgardner, BMZA
  - Mr. Geoffrey Veale, Zoning Administration
  - Ms. Sharon Daboin, DHCD
  - Mr. Tyrell Dixon, DCHD
  - Ms. Elena DiPietro, Law Dept.
  - Mr. Francis Burnszynski, PABC
  - Mr. Frank Murphy, DOT
  - Ms. Eboni Wimbush, DOT
  - Ms. Natawna Austin, Council Services
  - Mr. Ervin Bishop, Council Services

*Favorable*





Catherine E. Pugh  
Mayor

## PLANNING COMMISSION

Sean D. Davis, Chairman

### STAFF REPORT



Chris Ryer  
Director

March 7, 2019

**REQUEST:** City Council Bill #19-0335/ Zoning – Use Regulations – Banquet Halls:

For the purpose of providing that, in an I-MU Zoning District (or, as it may be renamed, an “IMU-1” Zoning District), banquet halls are allowed as a conditional use requiring approval by Ordinance of the Mayor and City Council.

**RECOMMENDATION:** Approval

**STAFF:** Eric Tiso

**INTRODUCED BY:** Councilmember Henry

#### HISTORY

- Ordinance #16-581, dated December 5, 2016, established a new Zoning Code for the entire City, which was later amended by Ordinances #17-015, and #18-216. The new Zoning Code initially became effective June 5, 2017, as Article 32 – *Zoning*.

#### ANALYSIS

**Background:** As a part of the comprehensive rezoning of the City, a new industrial zoning classification of Industrial Mixed-Use (I-MU) was created as part of the new Zoning Code. Banquet Halls were included in draft form of the Zoning Code in Table 11-301 as a use that would be permitted by right (i.e. “P” in the table). The use was removed from the I-MU category entirely in the final enacted form of Article 32 – *Zoning* and therefore not permitted.

**Proposal:** This bill proposes a change to Table 11-301, by adding the designation of “CO” for banquet halls under the I-MU category. This simple change will cause banquet halls to be an eligible use in the I-MU district, approvable by way of a Conditional Use Ordinance via the Mayor and City Council, which will then be referred to the Planning Commission for public review prior to the public hearings of the City Council. This change moves closer to the initial proposal Planning Staff recommended upon introduction of the new zoning code, and so staff recommends approval.

Section 2 of the bill also provides that should the pending CCB #18-0277 – Zoning – IMU Industrial Mixed-Use Zoning Districts be adopted, it will create split in the Industrial Mixed-Use district (notated as IMU-1 and IMU-2). This bill provides for this potential change, by specifying that the proposed change is intended for the future IMU-1 district, should that bill be enacted prior to this bill.

**Notification:** This action was sent to 2,629 individual e-mail accounts on the Planning Commission Agenda notice list.



**Chris Ryer**  
**Director**

CITY OF BALTIMORE

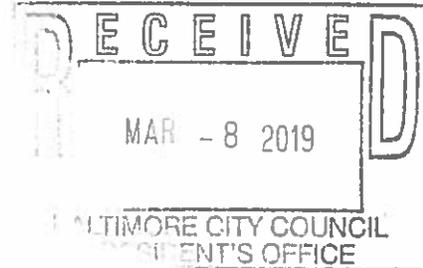
CATHERINE E. PUGH, Mayor



BOARD OF MUNICIPAL AND  
ZONING APPEALS

DEREK J. BAUMGARDNER, Executive Director  
417 E. Fayette Street, Room 1432  
Baltimore, Maryland 21202

March 8, 2019



The Honorable President and  
Members of the City Council  
City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

**RE: CC Bill #19-0335 Zoning – Use Regulations – Banquet Halls**

Ladies and Gentlemen:

City Council Bill No. 19-335 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of City Council Bill No. 19-335 is to provide that, in an I-MU Zoning District (or, as it may be renamed, an "IMU-1" Zoning District), banquet halls are allowed as a conditional use requiring approval by Ordinance of the Mayor or City Council. The BMZA has reviewed the legislation and recommends disapproval of CC Bill. 19-335.

Under ZC Table 11-301, uses designated as conditional use by ordinance ("CO") in the I-MU zoning district include the following:

- heavy sales, rental, or service
- homeless shelter
- hospital
- motor vehicle service and repair (minor)
- parking garage (principal use)
- parking lot (principal use)
- retail goods establishment (alcohol)
- tavern

Examples of uses designated conditional use by ordinance ("CO") in zoning districts other than I-MU include, among others, the following: fraternities/sororities, residential care facilities (17 or more residents), bail bonds and check cashing establishments.

*unfavorable*

The land use designation "conditional use", whether by ordinance ("CO") or BMZA ("CB"), requires statutory findings as outlined under Article 32, §§5-405 and 5-406 and Maryland common law. Included in the common law evaluation of conditional uses are a line of cases beginning with *Schultz v. Pritz*, 291 Md. 1, 432 A.2d 1319 (1981) and continuing through the present with a number of related cases which further refine the court's holding in *Schultz*. While the same standards are applied whether conditional use by ordinance ("CO") or BMZA ("CB"), in practice, conditional use by ordinance ("CO") is the most restrictive mechanism for authorizing conditional uses in Maryland. Uses with this designation are typically uses that are particularly intense or otherwise burdensome for neighborhoods (e.g. bail bonds and check cashing establishments, liquor stores, taverns, fraternities/sororities, etc.). "Banquet halls," when operated complimentary with a neighborhood's character, are not particularly intense or burdensome uses by themselves. Poor *operation* of a land use, however, is not a function of that land use, but rather, results from a lack of controls and/or enforcement of existing regulations.

As an alternative, BMZA recommends approval with amendment such that approval is obtained by conditional use through the Board of Municipal & Zoning Appeals (indicated by "CB" in Table 11-301). Board hearings are public hearings in which witnesses are sworn, evidence is admitted in support and in opposition to a particular use, and witnesses can be cross-examined by community members and the Board members themselves. Oftentimes, written community agreements (e.g. "MOUs") are agreed upon between business owners or operators and community groups which can be incorporated into a possible conditional use approval. A formal record is kept of all proceedings and a transcript can be obtained.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Baumgardner', with a long horizontal stroke extending to the right.

Derek J. Baumgardner  
Executive Director

CC: Mayors Office of Council Relations  
City Council President  
Legislative Reference

FROM	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE  MEMO	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 19-0335		

TO: Mayor Catherine E. Pugh  
TO: Land Use and Transportation Committee  
FROM: Department of Transportation  
POSITION: No objection  
RE: Council Bill – 19-0335

DATE: 2/14/19

**INTRODUCTION** – Zoning – Use Regulations – Banquet Hall

**PURPOSE/PLANS** – For the purpose of providing that, in an I-MU Zoning District (or, as it may be renamed, an “IMU-1” Zoning District), banquet halls are allowed as a conditional use requiring approval by Ordinance of the Mayor and City Council.

**COMMENTS** – There may be an impact for banquet halls that only need an internal construction permit (facility already built). The change in land use may not trigger a grandfathered in project for Traffic impact Study. Traffic Impact Studies will be required when the banquet hall construction meets the threshold for traffic impact studies.

**AGENCY/DEPARTMENT POSITION** –

The Department of Transportation has No Objection to City Council bill 19-0335.

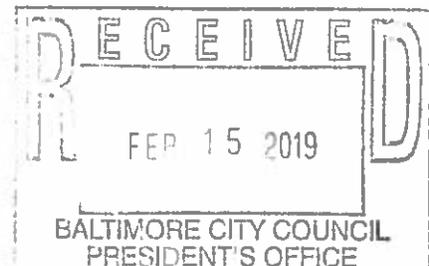
If you have any questions, please do not hesitate to contact Michael Castagnola at Michael.Castagnola@baltimorecity.gov, 410-396-6802.

Sincerely,



Michelle Pourciau  
Director

*NO obj*





**MEMORANDUM**

DATE: February 22, 2019  
 TO: Land Use and Transportation Committee  
 FROM: William H. Cole, President and CEO *[Signature]*  
 POSITION: Support  
 SUBJECT: City Council Bill 19-0335 - Zoning – Use Regulations – Banquet Halls

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INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 19-0335 introduced by the Councilmember Bill Henry.

PURPOSE

For the purpose of providing that, in an I-MU Zoning District, banquet halls are allowed as a conditional use requiring approval by Ordinance of the Mayor and City Council.

BRIEF HISTORY

The I-MU Zoning District is intended to be an opportunity for abandoned and underutilized, historically industrial zoned properties to be adaptive reuse developments, as well as a transition between adjacent zoning districts that may or may not be compatible. It is acceptable that a banquet hall use may be appropriate in some properties zoned I-MU and be subject to the public process that approval from the Mayor and City Council would require.

FISCAL IMPACT

None

AGENCY POSITION

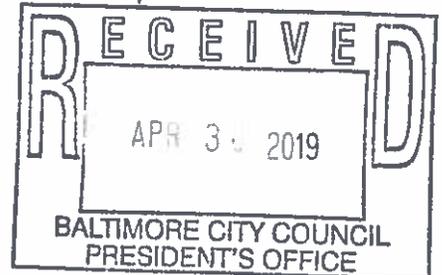
The Baltimore Development Corporation **Supports** City Council Bill 19-0335.

If you have any questions, please do not hesitate to contact Kimberly Clark at [kclark@baltimoredevelopment.com](mailto:kclark@baltimoredevelopment.com) or 410.837.9305.

cc: Jeffrey Amoros

[RT]

*Favorable*



# City of Baltimore

City Council  
City Hall, Room 408  
100 North Holliday Street  
Baltimore, Maryland  
21202

## Meeting Minutes - Final

### Land Use and Transportation Committee

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Wednesday, May 1, 2019

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

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19-0335

#### **CALL TO ORDER**

#### **INTRODUCTIONS**

#### **ATTENDANCE**

- Present** 5 - Member Edward Reisinger, Member Eric T. Costello, Member Ryan Dorsey, Member Leon F. Pinkett III, and Member Robert Stokes Sr.
- Absent** 2 - Member Sharon Green Middleton, and Member Mary Pat Clarke

#### **ITEMS SCHEDULED FOR PUBLIC HEARING**

##### 19-0335

##### **Zoning - Use Regulations - Banquet Halls**

For the purpose of providing that, in an I-MU Zoning District (or, as it may be renamed, an "IMU-1" Zoning District), banquet halls are allowed as a conditional use requiring approval by Ordinance of the Mayor and City Council.

**Sponsors:** Bill Henry

**A motion was made by Member Pinkett, III, seconded by Member Dorsey, that the bill be recommended favorably. The motion carried by the following vote:**

- Yes:** 5 - Member Reisinger, Member Costello, Member Dorsey, Member Pinkett III, and Member Stokes Sr.
- Absent:** 2 - Member Middleton, and Member Clarke

#### **ADJOURNMENT**

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: 19-0335

Zoning - Use Regulations - Banquet Halls

Committee: Land Use and Transportation

Chaired By: Councilmember Edward Reisinger

Hearing Date: May 1, 2019
Time (Beginning): 1:00 PM
Time (Ending): 1:09 PM
Location: Clarence "Du" Burns Chamber
Total Attendance: ~20
Committee Members in Attendance:
Reisinger, Edward, Chairman
Costello, Eric
Dorsey, Ryan
Pinkett, III Leon
Stokes, Robert

Bill Synopsis in the file? [X] yes [ ] no [ ] n/a
Attendance sheet in the file? [X] yes [ ] no [ ] n/a
Agency reports read? [X] yes [ ] no [ ] n/a
Hearing televised or audio-digitally recorded? [X] yes [ ] no [ ] n/a
Certification of advertising/posting notices in the file? [X] yes [ ] no [ ] n/a
Evidence of notification to property owners? [ ] yes [ ] no [X] n/a
Final vote taken at this hearing? [X] yes [ ] no [ ] n/a
Motioned by: Councilmember Pinkett
Seconded by: Councilmember Dorsey
Final Vote: Favorable

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

Major Speakers
(This is not an attendance record)

- Mr. Martin French, Department of Planning
Mr. Liam Davis, Department of Transportation
Mr. Derek Baumgardner, Board of Municipal Zoning Appeals
Ms. Raven Thompson, Baltimore Development Corporation
Ms. Ashlea Brown, Department of Law
Ms. Tyrell Dixon, Department of Housing and Community Development

Major Issues Discussed

- Councilmember Reisinger introduced committee members and read the bill's title, purpose and public notice certification report.
Councilmember Henry explained the purpose of the bill. He indicated that meetings were held with the Planning Department, community groups and property owners about the potential proliferation of banquet halls. Banquet halls would not be a permitted use, but rather a conditional use with approval by Mayor and City Council ordinance.
Mr. Martin French presented the Planning Commission's and Department of Planning's staff report in favor of the bill. It was noted that the original draft of Transform Baltimore (currently Article 32 - Zoning) included similar language regarding banquet halls, but the language was removed before approval of Transform Baltimore. The use is popular in Baltimore as is indicated by the many requests for the use which were put before the Board of Municipal Zoning Appeals in past years. Bill 19-0335 proposes language for banquet halls to be a conditional use by City Council ordinance.
Mr. Derek Baumgardner testified that the Board of Municipal and Zoning Appeals stands by its report of unfavorable in the bill's current form.
Agency representatives presented their agency's report.
The committee voted to recommend the bill favorable.
The hearing was adjourned.

Further Study

Was further study requested?
If yes, describe.

[ ] Yes [X] No

Committee Vote:

Table with 2 columns: Name and Vote. Rows include Reisinger, Edward, Chairman (Yea), Middleton, Sharon, Vice Chair (Absent), Clarke, Mary Pat (Yea), Costello, Eric (Yea), Dorsey, Ryan (Absent).

Pinkett, Leon.....Yea  
Stokes, Robert:.....Yea

---

Jennifer L. Coates, Committee Staff



Date: May 1, 2019

cc: Bill File  
OCS Chrono File

# City of Baltimore

City Council  
City Hall, Room 408  
100 North Holliday Street  
Baltimore, Maryland  
21202

## Meeting Agenda - Final

### Land Use and Transportation Committee

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Wednesday, May 1, 2019

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

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19-0335

#### **CALL TO ORDER**

#### **INTRODUCTIONS**

#### **ATTENDANCE**

#### **ITEMS SCHEDULED FOR PUBLIC HEARING**

19-0335

##### **Zoning - Use Regulations - Banquet Halls**

For the purpose of providing that, in an I-MU Zoning District (or, as it may be renamed, an "IMU-1" Zoning District), banquet halls are allowed as a conditional use requiring approval by Ordinance of the Mayor and City Council.

##### Sponsors:

Bill Henry

#### **ADJOURNMENT**

**THIS MEETING IS OPEN TO THE PUBLIC**



**BALTIMORE CITY COUNCIL  
LAND USE AND TRANSPORTATION COMMITTEE**

*Mission Statement*

*On behalf of the Citizens of Baltimore City, the mission of the Land Use and Transportation Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.*

**The Honorable Edward Reisinger  
Chairperson**

**PUBLIC HEARING**

**Wednesday, May 1, 2019  
1:00 PM**

***City Council Bill # 19-0335  
Zoning - Use Regulations - Banquet Halls***

## CITY COUNCIL COMMITTEES

### BUDGET AND APPROPRIATIONS

Eric Costello – Chair  
Leon Pinkett – Vice Chair  
Bill Henry  
Sharon Green Middleton  
Brandon M. Scott  
Isaac "Yitzy" Schleifer  
Shannon Sneed  
*Staff: Marguerite Currin*

### EDUCATION AND YOUTH

Zeke Cohen – Chair  
Mary Pat Clarke – Vice Chair  
John Bullock  
Krisferfer Burnett  
Ryan Dorsey  
*Staff: Matthew Peters*

### EXECUTIVE APPOINTMENTS

Robert Stokes – Chair  
Krisferfer Burnett – Vice Chair  
Mary Pat Clarke  
Zeke Cohen  
Isaac "Yitzy" Schleifer  
*Staff: Marguerite Currin*

### HOUSING AND URBAN AFFAIRS

John Bullock – Chair  
Isaac "Yitzy" Schleifer – Vice Chair  
Krisferfer Burnett  
Bill Henry  
Shannon Sneed  
Zeke Cohen  
Ryan Dorsey  
*Staff: Richard Krummerich*

### JUDICIARY AND LEGISLATIVE INVESTIGATIONS

Eric Costello – Chair  
Mary Pat Clarke – Vice Chair  
John Bullock  
Leon Pinkett  
Edward Reisinger  
Brandon Scott  
Robert Stokes  
*Staff: Matthew Peters*

### LABOR

Shannon Sneed – Chair  
Robert Stokes – Vice Chair  
Eric Costello  
Bill Henry  
Mary Pat Clarke  
*Staff: Samuel Johnson*

### LAND USE AND TRANSPORTATION

Edward Reisinger – Chair  
Sharon Green Middleton – Vice Chair  
Mary Pat Clarke  
Eric Costello  
Ryan Dorsey  
Leon Pinkett  
Robert Stokes  
*Staff: Jennifer Coates*

### PUBLIC SAFETY

Brandon Scott – Chair  
Ryan Dorsey – Vice Chair  
Krisferfer Burnett  
Shannon Sneed  
Zeke Cohen  
Leon Pinkett  
Isaac "Yitzy" Schleifer  
*Staff: Richard Krummerich*

### TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair  
Leon Pinkett – Vice Chair  
Eric Costello  
Edward Reisinger  
Robert Stokes  
*Staff: Samuel Johnson*  
- Larry Greene (pension only)

**CITY OF BALTIMORE**

CATHERINE E. PUGH, Mayor



**OFFICE OF COUNCIL SERVICES**

LARRY E. GREENE, Director  
415 City Hall, 100 N. Holliday Street  
Baltimore, Maryland 21202  
410-396-7215 / Fax: 410-545-7596  
email: larry.greene@baltimorecity.gov

**BILL SYNOPSIS**

**Committee: Land Use and Transportation**

**Bill 19-0335**

---

**Zoning - Use Regulations - Banquet Halls**

---

**Sponsor: Councilmember Henry**

**Introduced: February 4, 2019**

**Purpose:**

For the purpose of providing that, in an I-MU Zoning District (or, as it may be renamed, an "IMU-1" Zoning District), banquet halls are allowed as a conditional use requiring approval by Ordinance of the Mayor and City Council.

**Effective: 30<sup>th</sup> day after enactment**

**Hearing Date/Time/Location: May 1, 2019 /1:00 p.m./Clarence "Du" Burns Chambers**

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**Agency Reports**

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	Unfavorable
Department of Transportation	No Objection
Department of Law	Favorable/Amend
Department of Housing	
Baltimore Development Corporation	



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## Analysis

### Current Law

Article 32 – Zoning; Table 11-301; Baltimore City Code; (Edition 2000)

### Background

#### Banquet Hall

If approved, City Council Bill 19-0335 would add banquet halls to the list of uses allowed in the *Industrial Mixed-Use Zoning Districts (IMU)*. According to Bill 19-0335, banquet halls would be allowed as a conditional use by Mayor and City Council ordinance.

The new use would be reflected in *Article 32 – Zoning Cod; Table 11-301 – Industrial Districts – Permitted and Conditional Use* as “CO” which means the use would be allowed only by approval of a conditional use ordinance (see *Table 11-301* attached to Bill 19-0335).

According to *Article 32 – Zoning Code; Title 1-303(c)* a banquet hall establishment is described as follows:

---

#### (1) In general

“Banquet hall” means an establishment:

- (i) for which all events are directly managed by the owner of the facility or by a person regularly employed by the owner and responsible to the owner for the on-site management of all events held in that facility and for event arrangements;
- (ii) that is used regularly for serving food or beverage provided by the owner or by caterers and suppliers approved in advance by the owner;
- (iii) that serves designated groups that, before the day of the event, have reserved the facility for banquets or meetings and provided all insurance certificates, security contracts, off-street parking contracts required by the facility’s owner;
- (iv) to which the general public is not admitted;
- (v) for which no admission fee is charged at the door; and
- (vi) in which no third party promoter is involved or stands to profit.

#### (2) Supplemental definition.

In paragraph (1)(vi) of this subsection, "promoter" means a person whose primary business is to organize, schedule, and operate one-time events in various leased venues through wide-scale promotions and advance sales of general admission tickets advertised primarily by flyers, websites, e-blasts, and social media and customarily selling general admission tickets at the door.

**(3) Inclusions.**

"Banquet hall" includes an establishment that provides live entertainment as an accessory to the use described in paragraph (1) of this subsection.

**(4) Exclusions.**

"Banquet hall" does not include any restaurant or tavern.

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**Bill 18-0277 – Zoning – IMU Industrial Mixed-Use Zoning Districts**, which was recently approved by the City Council, is related to Bill 19-0335. If Bill 18-0277 is finally approved, the current IMU Zoning Districts would be divided and renamed to two newly created zoning districts, IMU-1 and IMU-2. Bill 19-0335 has taken approval of Bill 18-0277 into consideration and proposes that if the I-MU Zoning District is renamed to IMU-1 references in Bill 19-0335 shall refer to the newly named IMU-1 Zoning District.

**Proposed Amendment**

The Board of Municipal Zoning Appeals has suggested that the bill be amended to allow approval by conditional use through the Board of Municipal and Zoning Appeals process, which would be identified as "CB" on Table 11-301 instead of "CO."

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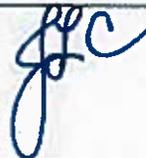
**Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Agency Reports

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**Analysis by:** Jennifer L. Coates  
**Analysis Date:** April 25, 2019



**Direct Inquiries to:** (410) 396-1260

**CITY OF BALTIMORE  
COUNCIL BILL 19-0335  
(First Reader)**

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Introduced by: Councilmember Henry

Introduced and read first time: February 4, 2019

Assigned to: Land Use and Transportation Committee

---

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

---

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Use Regulations – Banquet Halls**

3 FOR the purpose of providing that, in an I-MU Zoning District (or, as it may be renamed, an  
4 “IMU-1” Zoning District), banquet halls are allowed as a conditional use requiring approval  
5 by Ordinance of the Mayor and City Council.

6 BY repealing and reordaining, with amendments

7 Article 32 - Zoning

8 Table 11-301

9 Baltimore City Code

10 (Edition 2000)

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

13 **Baltimore City Code**

14 **Article 32. Zoning**

15 **Table 11-301: Industrial Districts – Permitted and Conditional Uses**

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

**Council Bill 19-0335**

**TABLE 11-301: INDUSTRIAL DISTRICTS – PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS						USE STANDARDS
	OIC	BSC	I-MU	I-1	I-2	MI	
...							
<b>COMMERCIAL</b>							
...							
Banquet Hall	CB		CO				Per § 14-302
...							
....							

1           **SECTION 2. AND BE IT FURTHER ORDAINED,** That if the I-MU Zoning District is renamed to  
 2 the IMU-1 Zoning District, references in this Ordinance to the “I-MU” Zoning District shall be  
 3 deemed to refer to the newly named “IMU-1” Zoning District.

4           **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
 5 after the date it is enacted.

<b>FROM</b>	NAME & TITLE	CHRIS RYER, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #19-0335/ ZONING – USE REGULATIONS – BANQUET HALLS		

DATE:

March 8, 2019

**TO**

The Honorable President and  
 Members of the City Council  
 City Hall, Room 400  
 100 North Holliday Street

At its regular meeting of March 7, 2019, the Planning Commission considered City Council Bill #19-0335, for the purpose of providing that, in an I-MU Zoning District (or, as it may be renamed, an "IMU-1" Zoning District), banquet halls are allowed as a conditional use requiring approval by Ordinance of the Mayor and City Council.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended approval of City Council Bill #19-0335 and adopted the following resolution; eight members being present (eight in favor):

**RESOLVED**, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #19-0335 be passed by the City Council.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

CR/ewt

attachment

cc: Mr. Pete Hammen, Chief Operating Officer  
 Mr. Jim Smith, Chief of Strategic Alliances  
 Ms. Karen Stokes, Mayor's Office  
 Mr. Colin Tarbert, Mayor's Office  
 Mr. Jeff Amoros, Mayor's Office  
 The Honorable Edward Reisinger, Council Rep. to Planning Commission  
 The Honorable Bill Henry, 4<sup>th</sup> Council District  
 Mr. William H. Cole IV, BDC  
 Mr. Derek Baumgardner, BMZA  
 Mr. Geoffrey Veale, Zoning Administration  
 Ms. Sharon Daboin, DHCD  
 Mr. Tyrell Dixon, DCHD  
 Ms. Elena DiPietro, Law Dept.  
 Mr. Francis Burnszynski, PABC  
 Mr. Frank Murphy, DOT  
 Ms. Eboni Wimbush, DOT  
 Ms. Natawna Austin, Council Services  
 Mr. Ervin Bishop, Council Services

## Coates, Jennifer

---

**From:** Coates, Jennifer  
**Sent:** Tuesday, March 12, 2019 1:17 PM  
**To:** Henry, Bill (email); 'Henry, Bill (email)'  
**Subject:** Public Hearing Notice Instructions for Bill 19-0335  
**Attachments:** PNI - Letter - 19-0335 ZCA.docx; Afro American; Michele Griesbauer - Sunpaper - Advertising; Darlene Miller

Councilmember Henry:

Attached is the information you will need to publish a public hearing notice for the subject bill to be heard by the Land Use and Transportation Committee on **May 1, 2019 at 1:00 p.m.** at City Hall in the City Council Chamber. I have also attached business cards for newspaper contacts.

Thank you and feel free to call if you need more information.

**PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL**

Jennifer Coates  
Committee Staff



---

**Jennifer L. Coates**  
*Senior Legislative Policy Analyst*  
*Office of Council Services*

100 N. Holliday Street, Room 415  
Baltimore, MD 21202  
[jennifer.coates@baltimorecity.gov](mailto:jennifer.coates@baltimorecity.gov)

OFFICE OF COUNCIL SERVICES Office: (410) 396-1260  
Fax: (410) 545-7596

### Confidentiality Notice:

This e-mail, including any attachment(s), is intended for receipt and use by the intended addressee(s), and may contain legal or other confidential and privileged information. If you are not an intended recipient of this e-mail, you are hereby notified that any unauthorized use or distribution of this e-mail is strictly prohibited, and requested to delete this communication and its attachment(s) without making any copies thereof and to contact the sender of this e-mail immediately. Nothing contained in the body and/or header of this e-mail is intended as a signature or intended to bind the addressor or any person represented by the addressor to the terms of any agreement that may be the subject of this e-mail or its attachment(s), except where such intent is expressly indicated.

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director  
415 City Hall, 100 N. Holliday Street  
Baltimore, Maryland 21202  
410-396-7215 / Fax: 410-545-7596  
email: larry.greene@baltimorecity.gov

**TO:** Councilmember Bill Henry

**FROM:** Jennifer L. Coates, Staff, Land Use and Transportation Committee,  
Baltimore City Council

**Date:** March 12, 2019

**RE:** INSTRUCTIONS FOR NOTICE OF A PUBLIC HEARING – ZONING CODE AMENDMENT  
(TEXT AMENDMENT)

The Land Use and Transportation Committee has scheduled the following City Council Bill for a public hearing:

**Bill:** City Council Bill No. 19-0335

**Date:** Wednesday, May 1, 2019

**Time:** 1:00 p.m.

**Place:** City Council Chambers, 4<sup>th</sup> floor, City Hall, 100 N. Holliday Street

At the expense of the applicant, notice of the public hearing must be provided in accordance with:

**Article 32. Zoning § 5-601 – Map or Text Amendments; PUDs**

For helpful information about the notice requirements under Article 32 - Zoning (document pages 127 – 128) - see *Attachment B*. You can access and review Article 32 using the web link below:

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

**Disclaimer.** The City makes no claims as to the quality, completeness, accuracy, timeliness, or content of any data contained herein or on this site. All such items and materials are provided on an "as is" basis, and you are fully and solely responsible for your use of them and for any results or consequences of your use. They have been compiled from a variety of sources, including sources beyond the control of the City, and are subject to change without notice from the City. The data is subject to change as modifications and updates are complete. It is understood that the information contained in the site is being used at one's own risk. In no event shall the City or its elected/appointed officials, municipal agencies and departments, employees, agents, or volunteers be liable for any direct, indirect, special, punitive, incidental, exemplary or consequential damages arising your accessing or using the site, or otherwise arising from this site or from anything contained in or displayed on this site. Nothing contained in or displayed on this site constitutes or is intended to constitute legal advice by the City or any of its elected/appointed officials, municipal agencies and departments, employees, agents, and volunteers

## Newspaper Advertisement

A notice of the public hearing must be published in one (1) newspaper of general circulation, 15 days prior to the date of the hearing.

You may choose any of the following newspapers for advertising purposes: The Daily Record, The Baltimore Sun; or the Afro-American.

## Wording for the Newspaper Advertisement

The information that must be published in a newspaper advertisement, appears between the double lines on the attached page (*see Attachment A*); the deadline date is indicated in **BOLD** letters at the top of Attachment A.

## Certification of Postings

Certification of the publication of the newspaper advertisement, in duplicate, must be received four (4) days prior to the hearing by:

Ms. Natawna Austin, Executive Secretary  
Baltimore City Council  
100 N. Holliday Street, Fourth Floor, Room 400  
Baltimore, MD 21202

If the required certification is not received as specified above, the public hearing will be cancelled without notice to the applicant. The deadline dates are as follows:

***Newspaper Advertisement Deadline:*** ***April 16, 2019***  
***Certificate of Posting Due:*** ***April 26, 2019***

Please note that **ALL** of these requirement **MUST** be met in order for your hearing to proceed as scheduled. If you have any questions regarding your notice requirements please contact:

Ms. Jennifer L. Coates, Committee Staff  
Baltimore City Council,  
Land Use and Transportation Committee  
410-396-1260  
[Jennifer.Coates@baltimorecity.gov](mailto:Jennifer.Coates@baltimorecity.gov).

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE PUBLISHED IN A NEWSPAPER OF GENERAL CIRCULATION **BY APRIL 16, 2019**, AS DISCUSSED ON THE PREVIOUS PAGE AND OUTLINED ON ATTACHMENT B.

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**BALTIMORE CITY COUNCIL  
PUBLIC HEARING ON BILL NO 19-0335**

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, May 1, 2019 at 1:00 p.m. in the City Council Chambers, 4<sup>th</sup> floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 19-0335

**CC 19-0335 Ordinance - Zoning - Use Regulations - Banquet Halls**

For the purpose of providing that, in an I-MU Zoning District (or, as it may be renamed, an "IMU-1" Zoning District), banquet halls are allowed as a conditional use requiring approval by Ordinance of the Mayor and City Council.

By repealing and re-ordaining, with amendments  
Article 32 - Zoning  
Table 11-301  
Baltimore City Code  
(Edition 2000)

Applicant: Councilmember Bill Henry

For more information contact: Committee Staff at (410) 396-1260.

NOTE: This bill is subject to amendment by the Baltimore City Council.

EDWARD REISINGER

Chair

---

---

SEND CERTIFICATION OF PUBLICATION TO:      SEND BILL FOR THIS ADVERTISEMENT TO:

Baltimore City Council  
c/o Natawna B. Austin  
Room 409, City Hall  
100 N. Holliday Street  
Baltimore, MD 21202

The Honorable Bill Henry  
Baltimore City Council  
100 N. Holliday Street, Room 502  
Baltimore, MD 21202  
(410) 396-4830

**ZONING  
SUBTITLE 6 - NOTICES**

**ARTICLE 32, § 5-601**

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

§ 5-601. Map or text amendments; PUDs.

*(a) Hearing required.*

For a bill proposing a zoning map amendment, a zoning text amendment, or the creation or modification of a planned unit development, the City Council committee to which the bill has been referred must conduct a hearing at which:

- (1) the parties in interest and the general public will have an opportunity to be heard; and
- (2) all agency reports will be reviewed.

*(b) Notice of hearing required.*

Notice of the hearing must be given by each of the following methods, as applicable:

- (1) by publication in a newspaper of general circulation in the City;
- (2) for the creation or modification of a planned unit development and for a zoning map amendment, other than a comprehensive rezoning:
  - (i) by posting in a conspicuous place on the subject property; and
  - (ii) by first-class mailing of a written notice, on forms provided by the Zoning Administrator, to each person who appears on the tax records of the City as an owner of the property to be rezoned; and
- (3) for a comprehensive rezoning:
  - (i) by posting in conspicuous places within and around the perimeter of the subject area or district, as the Department of Planning designates; and
  - (ii) by first-class mailing of a written notice, on forms provided by the Zoning Administrator, to each person who appears on the tax records of the City as an owner of property within the subject area or district.

*(c) Contents of notice.*

The notice must include:

- (1) the date, time, place, and purpose of the public hearing;
- (2) the address of the subject property or a drawing or description of the boundaries of the area affected by the proposed rezoning; and
- (3) the name of the applicant.

*(d) Number and manner of posted notices.*

(1) For a zoning map amendment or the creation or modification of a planned unit development, the number and manner of posting is as follows:

- (i) for an individual property, at least 1 sign must be visible from each of the property's street frontages;
- (ii) for a comprehensive rezoning, a change in the boundaries of a zoning district, or the creation or modification of a planned unit development, at least 2 or more signs are required, as the Department of Planning designates;
- (iii) each sign must be posted at a prominent location, near the sidewalk or public right-of-way, so that it is visible to passing pedestrians and motorists;
- (iv) a window-mounted sign must be mounted inside the window glass and placed so that it is clearly visible to passing pedestrians and motorists; and
- (v) each sign must be at least 3 feet by 4 feet in size.

(2) Nothing in this subtitle prevents the voluntary posting of more notices than required by this subtitle.

*(e) Timing of notices – In general.*

The notice must be published, mailed, and, except as provided in subsection (f) of this section, posted:

- (1) at least 15 days before the public hearing; or
- (2) for a comprehensive rezoning, at least 30 days before the public hearing.

*(f) Timing of notices – Posting for map amendment or PUDs.*

For a zoning map amendment or the creation or modification of a planned unit development, the posted notice must be:

(1) posted at least 30 days before the public hearing; and

(2) removed within 48 hours after conclusion of the public hearing.

(g) Additional notice for proposed rezoning in MI District.

If an application is made to rezone any property in the MI District, the Director of Planning must notify the Maryland Port Administration and the owners of any adjacent property of the application.

*(Ord. 16-581; Ord. 17-015.)*

**Coates, Jennifer**

---

**Full Name:** Darlene Miller  
**Last Name:** Miller  
**First Name:** Darlene  
**Company:** Daily Record

**Business Address:** 443-524-8188 Direct, Line  
United States of America

**Business Fax:** (410) 752-5469

**E-mail:** legalad@thedailyrecord.com  
**E-mail Display As:** Darlene Miller - Daily Record (legalads@thedailyrecord.com)

**Coates, Jennifer**

---

**Full Name:** Michele Griesbauer  
**Last Name:** Griesbauer  
**First Name:** Michele  
**Company:** Sunpaper - Advertising

**Business Address:** <http://ts.merlinone.com/scripts/foxisapi.dll/sur.x.go?WHkI8OI--1>

**Business:** (410) 332-6381  
**Business Fax:** (410) 783-2507

**E-mail:** mgriesbauer@baltsun.com  
**E-mail Display As:** Sunpaper - Advertising (mgriesbauer@baltsun.com)

Monday, June 09, 2014 4:07 PM:  
Michele Wharton 410-332-6522

---

**Coates, Jennifer**

---

**Full Name:** Afro American  
**Last Name:** American  
**First Name:** Afro

**Business:** (410) 554-8251

**E-mail:** TRobinson@afro.com  
**E-mail Display As:** TRobinson@afro.com



**CITY OF BALTIMORE  
COUNCIL BILL 19-0335  
(First Reader)**

---

Introduced by: Councilmember Henry

Introduced and read first time: February 4, 2019

Assigned to: Land Use and Transportation Committee

---

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

---

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Use Regulations – Banquet Halls**

3 FOR the purpose of providing that, in an I-MU Zoning District (or, as it may be renamed, an  
4 “IMU-1” Zoning District), banquet halls are allowed as a conditional use requiring approval  
5 by Ordinance of the Mayor and City Council.

6 BY repealing and reordaining, with amendments

7 Article 32 - Zoning

8 Table 11-301

9 Baltimore City Code

10 (Edition 2000)

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

13 **Baltimore City Code**

14 **Article 32. Zoning**

15 **Table 11-301: Industrial Districts – Permitted and Conditional Uses**

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

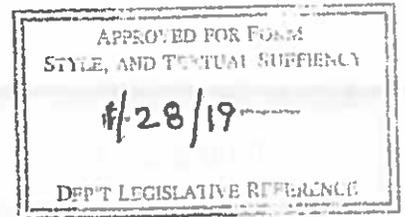
**Council Bill 19-0335**

**TABLE 11-301: INDUSTRIAL DISTRICTS – PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS						USE STANDARDS
	OIC	BSC	I-MU	I-1	I-2	MI	
...							
COMMERCIAL							
...							
Banquet Hall	CB		CO				Per § 14-302
...							
.....							

1           SECTION 2. AND BE IT FURTHER ORDAINED, That if the I-MU Zoning District is renamed to  
 2 the IMU-1 Zoning District, references in this Ordinance to the “I-MU” Zoning District shall be  
 3 deemed to refer to the newly named “IMU-1” Zoning District.

4           SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30<sup>th</sup> day  
 5 after the date it is enacted.



**INTRODUCTORY\***  
**CITY OF BALTIMORE**  
**COUNCIL BILL \_\_\_\_\_**

Introduced by: Councilmember Henry

A BILL ENTITLED

AN ORDINANCE concerning

**Zoning – Use Regulations – Banquet Halls**

FOR the purpose of providing that, in an I-MU Zoning District (or, as it may be renamed, an “IMU-1” Zoning District), banquet halls are allowed as a conditional use requiring approval by Ordinance of the Mayor and City Council.

BY repealing and reordaining, with amendments

Article 32 - Zoning  
Table 11-301  
Baltimore City Code  
(Edition 2000)

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

**Baltimore City Code**

**Article 32. Zoning**

**Table 11-301: Industrial Districts – Permitted and Conditional Uses**

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

\* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.  
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

**TABLE 11-301: INDUSTRIAL DISTRICTS – PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS						USE STANDARDS
	OIC	BSC	I-MU	I-1	I-2	MI	
...							
COMMERCIAL							
...							
Banquet Hall	CB		CO				Per § 14-302
...							
....							

SECTION 2. AND BE IT FURTHER ORDAINED, That if the I-MU Zoning District is renamed to the IMU-1 Zoning District, references in this Ordinance to the “I-MU” Zoning District shall be deemed to refer to the newly named “IMU-1” Zoning District.

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.

ACTION BY THE CITY COUNCIL

FEB 04 2019

FIRST READING (INTRODUCTION) \_\_\_\_\_ 20 \_\_\_\_\_

PUBLIC HEARING HELD ON May 1, \_\_\_\_\_ 20 19

COMMITTEE REPORT AS OF May 6, \_\_\_\_\_ 20 19

\_\_\_\_\_ FAVORABLE \_\_\_\_\_ UNFAVORABLE \_\_\_\_\_ FAVORABLE AS AMENDED \_\_\_\_\_ WITHOUT RECOMMENDATION

*Eduard Bersege*  
Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

MAY 06 2019

\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING \_\_\_\_\_ MAY 13 2019

\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) \_\_\_\_\_ 20 \_\_\_\_\_

WITHDRAWAL \_\_\_\_\_ 20 \_\_\_\_\_

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

\_\_\_\_\_  
President

\_\_\_\_\_  
Chief Clerk