



City of Baltimore

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

Legislation Text

File #: 12-0019, **Version:** 0

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

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INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL

Introduced by: The Council President
At the request of: The Administration (Planning Department)

A BILL ENTITLED

AN ORDINANCE concerning
Comprehensive Rezonings - Amendments

FOR the purpose of excepting amendments to comprehensive rezoning bills from certain rules that govern amendments to multi-property rezoning bills; defining certain terms; and generally relating to the processing of comprehensive rezoning bills.

BY repealing and reordaining, without amendments
Article - Zoning
Section(s) 16-101(c)
Baltimore City Revised Code
(Edition 2000)

BY repealing and reordaining, with amendments
Article - Zoning
Section(s) 16-403
Baltimore City Revised 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 Revised Code

Article - Zoning

§ 16101. Definitions.

(c) Multi-property rezoning.

“Multi-property rezoning” means any legislative authorization that:

- (1) is initiated by a unit of City government; and
- (2) proposes changes in the zoning classifications of 2 or more contiguous properties.

§ 16403. Amendments.

(a) Rehearing required.

Except as otherwise specified in this section, whenever a bill proposing any zoning legislation is amended after the public hearing:

- (1) another public hearing must be held on the bill as amended; and
- (2) the requirements of this subtitle for notice and for reading of agency reports apply to the additional hearing.

(b) Exceptions - General.

An additional hearing is not required for:

- (1) an amendment that consists only of a change in punctuation, grammar, or spelling and does not in any way alter the substance of the ordinance;
- (2) any other amendment that does not in any way alter the substance of the ordinance; or
- (3) except [for a multi-property rezoning] AS PROVIDED IN SUBSECTION (C) OF THIS SECTION, an amendment made in Committee.

(c) Exceptions - Multi-property, BUT NON-COMPREHENSIVE, rezonings.

(1) (I) [This] EXCEPT AS PROVIDED IN SUBPARAGRAPH (II) OF THE PARAGRAPH, THIS subsection applies to any amendment[, other than a technical correction as described in subsection (b)(1) of this section,] to a bill proposing a multi-property rezoning.

(II) THIS SUBSECTION DOES NOT APPLY TO:

- (A) A TECHNICAL CORRECTION, AS DESCRIBED IN SUBSECTION (B)(1) OR (2) OF THIS SECTION; OR
- (B) AN AMENDMENT TO A BILL PROPOSING A COMPREHENSIVE REZONING.

(III) IN THIS SECTION, “COMPREHENSIVE REZONING” MEANS A MULTI-PROPERTY REZONING THAT:

(A) ENCOMPASSES ALL OR SUBSTANTIALLY ALL OF BALTIMORE CITY;

(B) CONTROLS AND DIRECTS THE USE OF LAND AND DEVELOPMENT THROUGHOUT ALL OR SUBSTANTIALLY ALL OF BALTIMORE CITY; AND

(C) SETS FORTH AND REGULATES PERMITTED LAND USES IN ALL OR SUBSTANTIALLY ALL OF BALTIMORE CITY.

- (2) Another public hearing must be held with respect to all properties subject to the amendment.
- (3) At least 15 days' notice of the time, place, and subject of the additional hearing must be given as follows:
 - (i) by publication in a newspaper of general circulation in the City;
 - (ii) by posting in conspicuous places within and around the perimeter of the area affected by the proposed amendment, as the Department of Planning designates; and
 - (iii) by first class mail to each person who appears on the tax records of the City as an owner of property subject to the amendment.
- (4) The requirements of this subtitle for agency reports do not apply to the amendment or the additional hearing.

SECTION 2. AND BE IT FURTHER ORDAINED, That the catchlines contained in this Ordinance are not law and may not be considered to have been enacted as a part of this or any prior Ordinance.

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

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Zg/Multi-Property - Amndmnts/aa:me

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