



## Legislation Text

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**File #:** 11-0684, **Version:** 0

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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: Councilmember Clarke

A BILL ENTITLED

AN ORDINANCE concerning  
**Urban Renewal - Waverly Business Area - Amendment \_**

FOR the purpose of amending the Urban Renewal Plan for Waverly Business Area to amend and clarify certain land uses and to correct, clarify, and conform certain language; waiving certain content and procedural requirements; making the provisions of this Ordinance severable; providing for the application of this Ordinance in conjunction with certain other ordinances; and providing for a special effective date.

BY authority of

Article 13 - Housing and Urban Renewal  
Section 2-6  
Baltimore City Code  
(Edition 2000)

Recitals

The Urban Renewal Plan for Waverly Business Area was originally approved by the Mayor and City Council of Baltimore by Ordinance 79-1029 and last amended by Ordinance 02-371.

An amendment to the Urban Renewal Plan for Waverly Business Area is necessary to amend and clarify certain land uses and to correct, clarify, and conform certain language.

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

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the following changes in the Urban Renewal Plan for Waverly Business Area are approved:

(1) In the Plan, amend B.2.a.(1) to read as follows:

B. Land Use Plan

2. Land Use Provisions and Standards

a. Permitted Uses

....

(1) Community Business

In the areas designated as Community Business on the Land Use Plan Map, uses [shall be] ARE limited to those permitted [under] IN the B-2-2 [category] ZONING DISTRICT of the Zoning [Ordinance] CODE of Baltimore City, including residential uses and parking; however[,]:

I. Blood Donor Centers, Massage Salons, Poultry and Rabbit Killing establishments, Pawnshops, Liquor and Package Goods Stores, and Taverns not in existence on the date of enactment of the Ordinance approving Amendment 2 of this Plan [shall] ARE not [be] permitted.

II. Soup Kitchens and Check Cashing as primary uses not in existence on the date of enactment of the Ordinance approving Amendment No. 2 of this Plan [shall] ARE not [be] permitted.

III. BAIL BOND AGENCIES ARE NOT PERMITTED.

SECTION 2. AND BE IT FURTHER ORDAINED, That the Urban Renewal Plan for Waverly Business Area, as amended by this Ordinance and identified as “Urban Renewal Plan, Waverly Business Area, revised to include Amendment \_\_, dated April 11, 2011”, 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.

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