



## Legislation Details (With Text)

<b>File #:</b>	19-0328	<b>Version:</b>	0	<b>Name:</b>	Urban Renewal - Hamilton Business Area - Amendment _
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Enacted
<b>File created:</b>	1/28/2019	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>		<b>Final action:</b>		<b>Final action:</b>	4/24/2019
<b>Enactment date:</b>		<b>Enactment #:</b>		<b>Enactment #:</b>	19-247
<b>Title:</b>	Urban Renewal - Hamilton Business Area - Amendment _ For the purpose of amending the Urban Renewal Plan for Hamilton Business Area to modify the list of prohibited uses in the Community Business (now known as Community Commercial per the enactment of Article 32 - Zoning) District; 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.				
<b>Sponsors:</b>	Ryan Dorsey				
<b>Indexes:</b>	Amendment, Business, Urban Renewal				
<b>Code sections:</b>					
<b>Attachments:</b>	1. 19-0328~1st Reader, 2. DOT 19-0328, 3. Parking Authority 19-0328, 4. Planning Commission 19-0328, 5. Law 19-0328, 6. HCD 19-0328, 7. BDC 19-0328, 8. DPW 19-0328, 9. 2nd Reader Committee Amendments 19-0328, 10. 19-0328~3rd Reader, 11. Completed Bill File 19-0328				

Date	Ver.	Action By	Action	Result
4/29/2019	0	Mayor	Signed by Mayor	
4/22/2019	0	City Council	Approved and Sent to the Mayor	
4/15/2019	0	City Council	3rd Reader, for final passage	
4/15/2019	0	Housing and Urban Affairs Committee	Recommended Favorably with Amendment	
4/9/2019	0	Housing and Urban Affairs Committee	Recommended Favorably with Amendment	Pass
4/4/2019	0	Housing and Urban Affairs Committee	Advertising	
3/29/2019	0	Housing and Urban Affairs Committee	Sign Posting	
3/18/2019	0	Housing and Urban Affairs Committee	Scheduled for a Public Hearing	
1/31/2019	0	The City Council	Refer to Parking Authority Board	
1/31/2019	0	The City Council	Refer to Dept. of Transportation	
1/31/2019	0	The City Council	Refer to Dept. of Housing and Community Development	
1/31/2019	0	The City Council	Refer to Dept. of Public Works	
1/31/2019	0	The City Council	Refer to Commission for Historical & Architectural Preservation	
1/31/2019	0	The City Council	Refer to Baltimore Development Corporation	
1/31/2019	0	The City Council	Refer to City Solicitor	

1/31/2019	0	The City Council	Refer to Planning Commission
1/28/2019	0	City Council	Assigned
1/28/2019	0	City Council	Introduced

**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.

### **Introductory\***

## **City of Baltimore Council Bill**

Introduced by: Councilmember Dorsey

### **A Bill Entitled**

An Ordinance concerning

#### **Urban Renewal - Hamilton Business Area - Amendment**

For the purpose of amending the Urban Renewal Plan for Hamilton Business Area to modify the list of prohibited uses in the Community Business (now known as Community Commercial per the enactment of Article 32 - Zoning) District; 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 Hamilton Business Area was originally approved by the Mayor and City Council of Baltimore by Ordinance 79-1207 and last amended by Ordinance 08-91.

An amendment to the Urban Renewal Plan for Hamilton Business Area is necessary to modify the list of prohibited uses in the Community Business (now known as Community Commercial per the enactment of Article 32 - Zoning) District.

Under Article 13, § 2-6 of the Baltimore City Code, no 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 Hamilton Business District are approved:

(1) In the Plan, amend B.2.a.(3)(a) to read as follows:

#### **B. Land Use Plan**

##### **2. Land Use Provisions and Standards**

###### **a. Permitted Uses**

...

(3) Community Business

In the areas designated as Community Business on the Land Use Plan Map, the following restrictions apply:

- (a) Uses shall be limited to those uses permitted under the B-2-2 category of the Zoning Code of Baltimore City, with the exception of the following uses, which are prohibited:

Bail bondsmen  
Liquor and package goods stores  
Pawnshops  
Poultry and rabbit killing establishments  
Rent-to-own stores  
[Second hand stores]  
Taverns.

...

**Section 2. And be it further ordained,** That the Urban Renewal Plan for Hamilton Business Area, as amended by this Ordinance and identified as “Urban Renewal Plan, Hamilton Business Area, revised to include Amendment \_\_, dated January 28, 2019”, 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.