



# City of Baltimore

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

## Legislation Text

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**File #: 07-0630, 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: The Council President

At the request of: The Administration (Department of Housing and Community Development)

### A BILL ENTITLED

AN ORDINANCE concerning  
**Urban Renewal - Key Highway - Amendment \_\_**

FOR the purpose of amending the Urban Renewal Plan for Key Highway to amend certain development area controls for Development Area A and to add new Exhibit G; 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 Key Highway was originally approved by the Mayor and City Council of Baltimore by Ordinance 86-622 and last amended by Ordinance 04-829.

An amendment to the Urban Renewal Plan for Key Highway is necessary to amend the development area controls for Development Area A.

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 Key Highway are approved:

(1) In the Plan, amend III.C. Development Area A.(4) and (5) to read as follows:

III. Regulations, Controls and Restrictions.

C. Development Area Controls.

Development Area A.

4) Coverage: Building [coverage] COVERAGE on the platform and fast land areas may not exceed the following percentages of the existing aggregate of those areas:

a) Grade to El. [36] 60 feet: 65%

b) El. [36] 60 feet to El. 150 feet: 30%

c) El. 150 feet to El. 390 feet: 16%

5) Structural Footprint and Spacing:

No structure located between El. 150 feet and El. 390 feet shall exceed 14,000 square feet in area nor be located less than 100 feet from any other structure located between El. 150 feet and El. 390 feet, PROVIDED THAT THE REQUIREMENT OF A 100 FOOT SEPARATION BETWEEN STRUCTURES LOCATED BETWEEN EL. 150 FEET AND EL. 390 FEET SHALL NOT APPLY TO STRUCTURES LOCATED ON THE WESTERN PORTION OF LOT 3 OF THE HARBORVIEW SUBDIVISION WITHIN THE AREA OUTLINED IN RED AS SHOWN ON EXHIBIT G.

(2) Add new Exhibit G, "Development Area A, Lot 3", dated March 15, 2007, to the Plan.

SECTION 2. AND BE IT FURTHER ORDAINED, That the Urban Renewal Plan for Key Highway, as amended by this Ordinance and identified as "Urban Renewal Plan, Key Highway, revised to include Amendment \_\_, dated March 26, 2007", 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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- 2 -  
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