

BALTIMORE PLANS is a bimonthly publication of the Department of Planning, 400 Municipal Building, Baltimore 2, Maryland

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Zoning Commission Procedure

The new ordinance creating the Zoning Commission requires the Commission to submit a preliminary report to the City Council, then hold public hearings thereon, after which a final report is to be submitted to the City Council. The City Council will hold public hearings before the adoption of the plan.

It is expected that the hearings to be held by the Zoning Commission covering its preliminary plan will be held during the evening hours in different areas of the city. By going out into the various sections, during off-work hours, it is hoped that the greatest degree of cooperation can be achieved between the residents and the Commission resulting in a new zoning ordinance that will best serve the needs of a growing, prosperous Baltimore. It is likely that several public hearings will also be held in the City Hall, as well as the neighborhood public hearings, since the general regula-

tions will have city-wide significance.

It has been estimated that the entire job will take about three or three and one-half years. The possibility of accelerating that estimate depends upon completion of such studies as nonconforming uses, population density, off-street parking, etc., and the tying together of all elements of the master plan for Baltimore City into a few readily understood maps, with such explanatory statements as are necessary. Without complete data concerning proposed public uses, including highways, schools, parks, playgrounds, etc. no new land use plan for the City can be projected. It will be of the utmost importance to tie the new zoning ordinance in with the Urban Renewal Program which is beginning to gather accelerating momentum.

No doubt the Commission will study the possibility of providing a single family residence district, a multiple dwelling district, service districts and such other new districts as will make possible the grouping of compatible uses. In addition, considerable attention will be given provisions for adequately regulating nonconforming uses, off-street parking requirements, population density controls, permissible accessory uses and other matters not completely covered by the present zoning Ordinance. A complete review of the administrative and enforcement procedures under the present ordinance will be necessary to effect needed changes.

THE NEW ZONING ORDINANCE

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Gilbert V. Rubin
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WHEREAS, Said Act provides that the Mayor and City Council of Baltimore City, in order to avail itself of the powers conferred by said Act, shall appoint a commission, to be known as the Zoning Commission, to recommend the boundaries of the various original districts and appropriate regulations to be enforced therein, to make a preliminary report, hold public hearings thereon and submit a final report of its recommendations to the City Council; therefore

SECTION 1. *Be it ordained by the Mayor and City Council of Baltimore,* That there is hereby created a Commission to be known as the Zoning Commission which shall consist of the following:

Theodore B. Berman
C. Meredith Boyce
Mrs. Philander B. Briscoe
Dr. Bernard Cherry
R. Clarke Davis
Cyril H. Hebrank
Albert C. Klingenberg
Joseph L. Manning
Harry J. McGuirk
Arthur D. McVoy
Phillip Needle
George M. Radcliffe
William C. Rogers, Sr.

SEC. 2. *And be it further ordained,* That said Commission shall have the powers and perform the duties hereinafter specified and the members thereof shall serve without compensation. The Commission may employ such help and pay such salaries and fees as may be authorized by the Board of Estimates from time to time.

SEC. 3. *And be it further ordained,* That the said Commission shall recommend the division of the City of Baltimore into districts or zones within which may be regulated and restricted by ordinance the height, number of stories, the size of buildings and other structures, the percentage of lot that may be occupied, size of yards, courts and other open spaces, the density of population, the location and use of buildings, structures and land for trade, industry, residence or other purposes; it shall embody in a preliminary report its recommendations as to the boundaries of said districts or zones and shall include in said report the appropriate regulations to be enforced therein; it shall hold public hearings on said preliminary

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report and subsequently submit a final report in writing to the City Council, containing its final recommendations as to the boundaries and the respective regulations of the said districts or zones.

SEC. 4. *And be it further ordained,* That upon the completion of its work and the submission of the above-mentioned report to the City Council, all powers and duties of said Commission shall cease and the term of office of its members thereof shall be at an end.

SEC. 5. *And be it further ordained,* That this ordinance shall take effect from the date of its passage.

NOTE:

This issue of *Baltimore Plans* was prepared by Mr. C. William Brooks, Zoning Consultant to the Planning Commission.

Additional copies of *Baltimore Plans* may be obtained by writing to

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400 MUNICIPAL BLDG.
BALTIMORE 2, MARYLAND.

Zoning - Baltimore
BALTIMORE

APRIL
VOL. 2

1957
NO. 2

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THE NEW ZONING ORDINANCE

Baltimore's new Zoning Commission Law, passed by the City Council on March 11, 1957 and subsequently signed by Mayor Thomas D'Alesandro, Jr., is here presented in full:

An ordinance creating a Zoning Commission for the purpose of preparing a new land use plan and zoning regulations for Baltimore City; to hold public hearings thereon and to submit a final report to the City Council; and relating generally to zoning within the City of Baltimore.

WHEREAS, The present zoning ordinance was adopted on March 30, 1931, and since that time said ordinance has been amended sixty-nine times and the maps which accompanied the ordinance seven hundred and twenty-five times; the ordinance does not provide for a single family residence district; the uses permitted in the First Commercial classification prevent the development of retail business districts; the provisions dealing with nonconforming uses are inadequate to preserve the residential character of the present residential districts; the Second Commercial and Industrial Districts do not adequately control the construction of residential subdivisions, so that much of the land originally allocated

for industrial purposes has been utilized for residential purposes; population density controls and other factors designed to prevent the deterioration of neighborhoods are lacking; and

WHEREAS, In order to develop a land use plan and appropriate zoning regulations in the City of Baltimore in keeping with contemporary techniques of land use planning, it is necessary that an entirely new zoning ordinance embodying a new land use pattern be developed for the City; and

WHEREAS, Chapter 705 of the Acts of the General Assembly of Maryland of 1927, known as Article 66B of the Annotated Code of Maryland, 1951 Edition, authorizes and empowers the Mayor and City Council of Baltimore to adopt zoning ordinances and regulations for the purpose of regulating and restricting the height, number of stories, size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes; and

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