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1 (3) [(4)] The maximum impervious surface requirement for [the] A lot may not be  
2 exceeded to accommodate a parking [pad] SPACE.

3 **§ 16-405. Curb cuts.**

4 (a) *Permit required.*

5 (1) Curb cuts for driveways require a curb-cut permit from the Department of [General  
6 Services] TRANSPORTATION, [with] SUBJECT TO review [and approval] by [the  
7 Department of Transportation and] the Department of Planning.

8 (2) No person may construct, widen, remove, or alter any driveway or curb cut without a  
9 permit issued by the Department of [General Services] TRANSPORTATION.

10 (b) *Considerations.*

11 (1) For residential-, commercial-, and industrial-zoned properties, curb cuts will be  
12 considered [under the following conditions] FOR THE FOLLOWING SITUATIONS:

13 (i) for access to parking garages (principal use);

14 (ii) for access to parking lots with more than 5 PARKING spaces;

15 (iii) for dwelling units without rear or side access, where no on-street  
16 parking is allowed along the front lot line;

17 (iv) for dwelling units that are capable of securing side street access  
18 to A garage or [pad] PARKING SPACE; and

19 (v) in cases where the proposed private parking will provide a net gain  
20 over the displaced amount of on-street parking.

21 **[§ 16-411. Landscaping and screening.]**

22 [All parking lots must be landscaped in accordance with the Baltimore City Landscape  
23 Manual.]

24 ***Subtitle 6. Required Off-street Parking***

25 **§ 16-601. Exemptions from off-street parking requirements.**

26 (b) *Zoning districts exempt.*

27 (2) (i) In the PC [Districts] SUBDISTRICTS, the following uses are exempt from the off-  
28 street parking requirements of *Table 16-406: Required Off-Street Parking*:

29 . . . .

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1 (f) *Structures over 50 years old, etc.*

2 Structures over 50 years old or structures that have received an historic tax credit are  
3 exempt from the parking requirements, subject to review and approval by the Director of  
4 Planning, if they have not historically provided parking and they lack sufficient space on  
5 the lot to accommodate parking. However, any conversions of rowhouse dwellings  
6 (Title 9, Subtitle 7) existing as of [the effective date of this Code] JUNE 5, 2017, must  
7 provide additional parking spaces for the additional dwelling units required by this Code.

8 **§ 16-602. Required off-street parking.**

9 (b) ?????

10 No more than 1 parking space need be provided for every 2 dwelling units in dwellings  
11 that are erected or rehabilitated subject to a restriction that the units be leased to residents  
12 with incomes at or below 60% of the Area Median Income, with that restriction being for  
13 a term of not less than 15 years from the date of the issuance of a use permit and recorded  
14 in the Land Records of Baltimore City. The HOUSING Commissioner [of the Department  
15 of] Housing and Community Development] must verify, by letter to the PLANNING  
16 Director [of Planning] AND THE ZONING ADMINISTRATOR, the recordation, term, and  
17 tenor of the restriction.

18 (e) ?????

19 Compact spaces may be substituted for required parking spaces, subject to site plan  
20 review and approval. The use of compact spaces [may] DOES not reduce or increase the  
21 amount of parking required by *Table 16-406* and this Code.

22 ***Subtitle 7. Required Bicycle Parking***

23 **§ 16-701. Design standards for all bicycle parking.**

24 (h) *Lockers.*

25 [Where] IF required bicycle parking is provided in lockers, the lockers must be:

26 ...

27 (4) constructed from a strong, weather-resistant, and [low-to-no] LOW- TO NO-  
28 MAINTENANCE material;

29 ...

30 (8) if THE lockers are stacked on top of each other, [provided] EQUIPPED with a wheel  
31 guide tray or other mechanism to assist the user with lifting the bicycle.

32 (i) *Floor racks.*

33 (1) Required bicycle parking may be provided in floor racks.

34 (2) Wall and ceiling rack designs are subject to the approval of the Director of Planning  
35 as part of site plan review.

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1 (3) [Where] IF required bicycle parking is provided in racks, the racks must meet the  
2 following standards:

3 (I) [(1)] the bicycle frame and 1 wheel must be lockable to the rack with a high  
4 security, U-shaped shackle lock if both wheels are left on the bicycle;

5 (II) [(2)] a bicycle 6-feet long can be securely held with its frame supported, so  
6 that the bicycle cannot be pushed or fall in a manner that will damage the  
7 bicycle in any way;

8 (III) [(3)] THE racks must support [the] A bicycle in at least 2 places, preventing it  
9 from falling over; and

10 (IV) [(4)] THE racks must be [anchored so that they cannot be easily removed,]  
11 solidly constructed, resistant to rust and corrosion, [and] resistant to hammers  
12 and saws, AND ANCHORED SO THAT THEY CANNOT BE EASILY REMOVED.

13 (j) *Parking and maneuvering areas.*

14 [Parking] BICYCLE PARKING and maneuvering areas for bicycling parking must meet the  
15 following standards:

16 ...

17 (3) [where] IF the [bicycle] PARKING AREA adjoins a sidewalk, the maneuvering area  
18 may extend into the right-of-way.

19 (k) *Covered parking.*

20 (1) Covered bicycle parking [can] MAY be provided inside buildings, under roof  
21 overhangs or awnings, in bicycle lockers, or within or under other structures.

22 (2) [Where] IF required [covered] bicycle parking IS TO BE COVERED AND is not within a  
23 building or locker, the cover must be:

24 (i) [(1)] permanent;

25 (ii) [(2)] designed to protect the bicycle from rainfall; and

26 (iii) [(3)] at least 7 feet and 6 inches above the floor or ground.

27 **§ 16-705. Required number of bicycle spaces.**

28 (a) *In general.*

29 [Where off-street parking facilities are provided for motor vehicles, the number of  
30 bicycle] BICYCLE parking spaces must be provided as indicated in *Table 16-705:*  
31 *Required Bicycle Spaces.* No bicycle parking is required for uses not listed in *Table*  
32 *16-705.* Structures under 2,500 square feet in gross floor area are exempt from bicycle  
33 parking requirements.

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1 (b) *Minimum spaces.*

2 In all cases where ONLY 1 OF EITHER OR BOTH A LONG-TERM OR SHORT-TERM bicycle  
3 parking SPACE [is] WOULD BE required BY A *TABLE 16-705* CALCULATION, a minimum of  
4 2 LONG-TERM OR SHORT-TERM spaces, AS THE CASE MAY BE, must be provided.

5 [(c) Where bicycle parking is required, it must be provided even if vehicle parking is  
6 exempted.]

7 (c) [(d)] ?????

8 After the first 50 bicycle parking spaces are provided, additional bicycle parking spaces  
9 required are at one-half OF THE space-per-unit listed.

10 *Subtitle 9. Off-Street Loading Requirements*

11 § 16-901. Design of off-street loading spaces.

12 (b) *Dimensions*

13 (2) All structures that, on [the effective date of this Code] JUNE 5, 2017, maintain loading  
14 spaces that do not comply with the dimensions required by this section are considered  
15 to be legally conforming in terms of loading space dimensions. If new loading spaces  
16 are constructed, those spaces must match the dimensions of the existing loading  
17 spaces rather than those of this section.

18 (g) *Landscaping and screening.*

19 All loading facilities must be landscaped AND SCREENED FROM PUBLIC VIEW in  
20 accordance with the REQUIREMENTS OF THE Baltimore City Landscape Manual.

21 § 16-902. Required off-street loading spaces.

22 (a) ?????

23 (1) Off-street loading spaces must be provided IN ACCORDANCE WITH *TABLE 16-902:*  
24 *OFF-STREET LOADING REQUIREMENTS* for a building, structure, or use that requires the  
25 receipt or distribution of materials or merchandise by trucks or other vehicles [in  
26 accordance with *Table 16-902: Off-Street Loading Requirements*].

27 (c) ?????

28 All structures that were constructed before [the effective date of this Code] JUNE 5, 2017,  
29 without on-site loading spaces are considered to be legally conforming in terms of  
30 loading space requirements. No new loading spaces are required to be constructed.

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**Title 18. Nonconformities**

***Subtitle 2. Definitions; General Provisions***

**§ 18-201. Definitions.**

**(b) *Nonconforming lot.***

“Nonconforming lot” means [any] A lawfully existing lot that, AS OF THE EFFECTIVE DATE OF THIS CODE (JUNE 5, 2017) OR THE EFFECTIVE DATE OF AN AMENDMENT TO THIS CODE, does not [meet] COMPLY WITH the lot area or lot width [requirements of] REGULATIONS APPLICABLE TO the district in which it is located.

**(c) *Nonconforming structure.***

“Nonconforming structure” means [any] A lawfully existing structure that, AS OF THE EFFECTIVE DATE OF THIS CODE (JUNE 5, 2017) OR THE EFFECTIVE DATE OF AN AMENDMENT TO THIS CODE, does not comply with the [applicable] bulk, [or] yard, OR OTHER regulations [of] APPLICABLE TO the district in which it is located [or with other applicable regulations of this Code].

**(d) *Nonconforming use.***

“Nonconforming use” means [any] A lawfully existing use of a structure or of land that, AS OF THE EFFECTIVE DATE OF THIS CODE (JUNE 5, 2017) OR THE EFFECTIVE DATE OF AN AMENDMENT TO THIS CODE, does not conform to the [applicable] use regulations [of] APPLICABLE TO the district in which it is located.

**§ 18-202. Authority to continue.**

**(a) *Legal use, structure, or lot.***

Except as otherwise specified in this title, any use, structure, or lot that existed as a lawful nonconforming use, structure, or lot as of [the effective date of this Code] JUNE 5, 2017, and any use, structure, or lot that has been made nonconforming because of the terms of this Code or any subsequent amendment to this Code, may continue subject to the provisions of this title so long as it remains otherwise lawful.

**(b) *Unlawful use or structure.***

A use or structure that was [illegal] UNLAWFUL as of [the effective date of this Code] JUNE 5, 2017, remains [illegal] UNLAWFUL [if it does not conform] TO THE EXTENT THAT THE USE OR STRUCTURE CONFLICTS WITH [each and every requirement] ANY OF THE REQUIREMENTS of this Code OR OF THE BALTIMORE CITY BUILDING, FIRE, AND RELATED CODES ARTICLE, INCLUDING THE REQUIREMENTS TO OBTAIN A USE PERMIT AND AN OCCUPANCY PERMIT.

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1 § 18-206. Determination of nonconformity.

2 (b) *By Administrator.*

3 The Zoning Administrator may issue a use permit, without referring the matter to the  
4 Board of Municipal and Zoning Appeals, if:

5 (1) permits, ordinances, the Police Survey of 1931, or other records on file with the  
6 Zoning Administrator:

7 (i) document the existence of a [bona fide] LAWFUL nonconforming use,  
8 nonconforming density, or other nonconformance; and

9 ...

10 ....

11 *Subtitle 3. Nonconforming Uses*

12 [§ 18-301. In general.]

13 [A nonconforming use is a lawfully existing use of land or structure that, as of the effective  
14 date of this Code or an amendment to this Code, is no longer allowed in the zoning district in  
15 which they are located.]

16 § 18-311. Junk or scrap storage and yards; Vehicle dismantling facilities; Landfills.

17 (a) *Status.*

18 A junk or scrap storage and yard, a vehicle dismantling facility, or a landfill lawfully  
19 existing as of [the effective date of this Code] JUNE 5, 2017, is considered a lawful  
20 nonconforming conditional use, subject to the conditions and restrictions previously  
21 imposed.

22 *Subtitle 4. Nonconforming Structures*

23 § 18-401. [In general] APPLICATION OF SUBTITLE.

24 (a) [Applicable only to nonconformance with bulk regulations.] SUBTITLE INAPPLICABLE TO  
25 NONCONFORMING SIGNS.

26 [(1) A nonconforming structure is a structure that, as of the effective date of this  
27 Code or an amendment to this Code, does not comply with the bulk regulations of  
28 the district in which the structure is located.]

29 [(2)] THIS SUBTITLE DOES NOT APPLY TO NONCONFORMING SIGNS. Nonconforming signs  
30 are INSTEAD regulated by Subtitle 5 of this title.

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1 **§ 18-406. Relocation.**

2 A nonconforming structure may not be moved, in whole or in part, to any other location on  
3 the lot, unless the structure or the moved part of the structure is made to comply with the  
4 bulk AND YARD regulations of the district in which the structure is located.

5 **§ 18-411. Exceptions – Administrative bulk adjustments.**

6 (e) *Final decision.*

7 (2) When issued, the Director’s decision constitutes a recommendation to the Zoning  
8 Administrator. The Zoning Administrator’s decision is a final decision for purposes  
9 of administrative appeal under Title 19, [Subtitle 2 {“Appeals”}] SUBTITLE 3  
10 {“ADMINISTRATIVE AND JUDICIAL REVIEW”} of this Code.

11 **§ 18-412. Exceptions – Multi-family structures.**

12 (a) *Scope.*

13 (2) This section does not apply to any nonconforming structure that:

14 (i) in compliance with THIS CODE or before [the effective date of this Code] JUNE  
15 5, 2017, was originally designed and built as a multi-family dwelling for 4 or  
16 more dwelling units, as evidenced by permits or records of the City; and  
17 . . . .

18 **§ 18-413. Structures in Hospital Campus and Educational Campus Districts.**

19 All lawfully existing structures that, as of [the effective date of this Code] JUNE 5, 2017, are  
20 located in a Hospital Campus Zoning District or an Educational Campus Zoning District are  
21 considered to be conforming structures.

22 *Subtitle 6. Nonconforming Lots*

23 **§ 18-601. Construction of single-family dwelling.**

24 (b) *When allowed.*

25 On a nonconforming lot that was established before [April 20, 1971] JUNE 5, 2017, a  
26 single-family dwelling may be erected regardless of the minimum lot area requirements  
27 imposed by this Code[,] as long as:  
28 . . .

29 *Subtitle 7. Mandatory Termination of Certain Uses*

30 **§ 18-701. Retail goods establishment – with alcoholic beverage sales.**

31 (a) *In general.*

32 Except as provided in subsection (b) of this section, retail goods establishments with  
33 alcoholic beverage sales in a residential district must be terminated as follows:

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1 (1) for an establishment with alcoholic beverage sales that existed as a lawful  
2 nonconforming use [prior to the effective date of this Code] BEFORE JUNE 5,  
3 2017, no later than [2 years after the effective date of this Code] JUNE 4, 2019,  
4 notwithstanding the issuance of any prior use permit as a nonconforming  
5 package goods liquor store; and

6 (2) for an establishment that becomes nonconforming on or after [the effective date of  
7 this Code] JUNE 5, 2017, whether by the enactment of this Code, by the enactment  
8 of an amendment to this Code, or by the reclassification of the property, no later  
9 than 3 years after the date on which the use became nonconforming.

10 (b) *Waiver for hardship.*

11 (2) *Timely application.*

12 To obtain an extension, the property owner or lessee must apply to the Board, in  
13 writing, within 1 year after the effective date of this Code (JUNE 5, 2017), of the  
14 amendment to this Code, or of the property reclassification, as the case may be.

15 (3) *General considerations.*

16 (i) For nonconforming uses existing [prior to the effective date of this Code] BEFORE  
17 JUNE 5, 2017, the property owner or lessee seeking an extension must establish  
18 the existence of one of the following factors that would render termination within  
19 the time required by subsection (a) of this section a hardship:  
20 . . . .

21 **Title 19. PROHIBITED CONDUCT; Enforcement;**  
22 **[Appeals] ADMINISTRATIVE AND JUDICIAL REVIEW**

23 ***SUBTITLE 1. PROHIBITED CONDUCT***

24 **§ 19-101. [§ 19-104.] Prohibited conduct.**

25 No person may:

26 (1) violate any provision of this Code, of any rule, regulation, or manual adopted under  
27 this Code, or of any permit, notice, or order issued under this Code;

28 (2) refuse, neglect, omit, or otherwise fail to comply with any provision of this Code, of  
29 any rule, regulation, or manual adopted under this Code, or of any permit, notice, or  
30 order issued under this Code;

31 (3) resist the enforcement of any provision of this Code, of any rule, regulation, or  
32 manual adopted under this Code, or of any notice or order issued under this Code; or

33 (4) cause any of these acts or omissions to be done.



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1    **§ 19-102. EACH DAY A SEPARATE OFFENSE.**

2           EACH DAY THAT A VIOLATION CONTINUES AFTER WRITTEN NOTICE FROM THE ZONING  
3           ADMINISTRATOR CONSTITUTES A SEPARATE OFFENSE.

4                                    ***SUBTITLE 2. ENFORCEMENT***  
5                                    ***[Subtitle 1. Enforcement]***

6                                    ***PART I. DEFINITIONS***

7    **§ 19-201. "PERSON RESPONSIBLE" DEFINED.**

8           IN THIS SUBTITLE, "PERSON RESPONSIBLE" MEANS ANY OWNER, OPERATOR, MANAGER, OR  
9           TENANT OF A PROPERTY OR USE SUBJECT TO THIS CODE, OR ANY OTHER PERSON RESPONSIBLE  
10          FOR OR HAVING THE CARE, CONTROL, OR POSSESSION OF THAT PROPERTY OR USE, WHETHER  
11          AS A PRINCIPAL OR AS AN AGENT, PERSONAL REPRESENTATIVE, TRUSTEE, GUARDIAN, OR  
12          OTHERWISE, AND WHETHER ALONE OR JOINTLY WITH ANY OTHER PERSON.

13   **§§ 9-202 TO 9-205. {RESERVED}**

14                                    ***PART II. VIOLATION NOTICE***

15   **§ 19-206. [§ 19-101. Notice of violation] ISSUANCE.**

16          (a) *In general.*

17            [(1)] Whenever the Zoning Administrator learns of a violation of § 19-101 {"PROHIBITED  
18            CONDUCT"} OF this Code, [of any rule, regulation, or manual adopted under this Code, or  
19            of any notice or order issued under this Code,] the Zoning Administrator [must] MAY  
20            issue a [notice of violation] VIOLATION NOTICE to:

21                  (1) [(i)] the owner of record of the property, as shown on the tax records of Baltimore  
22                  City; and

23                  (2) [(ii)] any other person [against whom] WHO the Zoning Administrator [intends  
24                  to proceed for the violation] HAS REASON TO BELIEVE IS A PERSON RESPONSIBLE  
25                  FOR THE VIOLATION.

26          (B) [(2)] *CONTENTS OF NOTICE.*

27            The notice must:

28                  (1) [(i)] specify the LOCATION AND nature of the violation;

29                  (2) [(ii)] cite the provisions of this Code or of the rules, regulations, manual, PERMIT,  
30                  notice, or order that have been violated; [and]

31                                    [(iii) served by:

32                                    (A) first class mail; or

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1 (B) personal service by an authorized representative of the City,  
2 which service must be certified on the records of the Zoning  
3 Administrator.]

4 (3) STATE THE REQUIREMENTS THAT MUST BE COMPLIED WITH TO RECTIFY THE  
5 VIOLATION AND THE TIME WITHIN WHICH THE VIOLATION MUST BE RECTIFIED; AND

6 (4) ADVISE THE RECIPIENT OF THE RIGHT TO REQUEST A HEARING WITHIN 10 DAYS OF  
7 THE DATE ON WHICH THE NOTICE WAS SERVED.

8 [(b) *Reported violations in certain districts.*]

9 [The Zoning Administrator may issue a notice of violation under this section  
10 on receipt of 2 or more separate statements that:

11 (1) describe an unauthorized activity or use in a C-1, C-1-E, C-1VC, C-2,  
12 or C-3 District;

13 (2) give the date, time, and location at which the violation occurred; and

14 (3) are signed by owners or lessees of different properties.]

15 (c) *Compliance required.*

16 On receipt of a VIOLATION notice from the Zoning Administrator, the recipient must  
17 immediately take appropriate steps to correct the violation.

18 **§ 19-207. SERVICE.**

19 (A) *IN GENERAL.*

20 EXCEPT AS OTHERWISE SPECIFIED IN THIS CODE, ALL NOTICES ISSUED BY THE ZONING  
21 ADMINISTRATOR MUST BE SERVED ON:

22 (1) THE PERSON FOR WHOM THE NOTICE IS INTENDED; OR

23 (2) AN AUTHORIZED AGENT OR REPRESENTATIVE OF THAT PERSON.

24 (B) *MORE THAN 1 PERSON RESPONSIBLE.*

25 IF MORE THAN 1 PERSON IS RESPONSIBLE FOR THE VIOLATION OR OTHERWISE  
26 RESPONSIBLE FOR COMPLYING WITH THIS CODE, AS IN A CASE OF PROPERTY OWNED BY  
27 MORE THAN 1 PERSON, NOTICE MAY BE SERVED ON ANY 1 OF THOSE PERSONS OR ON  
28 ANY AUTHORIZED AGENT OR REPRESENTATIVE OF ANY OF THEM.

29 (C) *METHOD OF SERVICE – IN GENERAL.*

30 A NOTICE IS PROPERLY SERVED ON A PERSON IF:

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1 (1) SERVED PERSONALLY ON THAT PERSON (OR ON THAT PERSON'S AUTHORIZED  
2 AGENT OR REPRESENTATIVE);

3 (2) HAND-DELIVERED TO THE HOME OR BUSINESS ADDRESS OF THAT PERSON (OR OF  
4 THAT PERSON'S AUTHORIZED AGENT OR REPRESENTATIVE); OR

5 (3) SENT BY CERTIFIED OR REGISTERED MAIL, RETURN RECEIPT REQUESTED, TO THE  
6 HOME OR BUSINESS ADDRESS OF THAT PERSON (OR OF THAT PERSON'S AUTHORIZED  
7 AGENT OR REPRESENTATIVE).

8 (D) *METHOD OF SERVICE – POSTING.*

9 ADEQUATE AND SUFFICIENT NOTICE MAY BE MADE BY POSTING A COPY OF THE NOTICE ON  
10 THE PROPERTY IN QUESTION IF:

11 (1) THE IDENTITY OR WHEREABOUTS OF THE PERSON RESPONSIBLE UNKNOWN; OR

12 (2) A NOTICE THAT WAS HAND-DELIVERED OR MAILED UNDER SUBSECTION (C) OF THIS  
13 SECTION IS REFUSED, RETURNED UNCLAIMED, OR DESIGNATED UNDELIVERABLE BY  
14 THE POST OFFICE FOR ANY REASON, AND NEITHER OF THE FOLLOWING SOURCES  
15 CAN PROVIDE A MORE ACCURATE ADDRESS:

16 (I) THE TAX RECORDS OF THE CITY'S BUREAU OF TREASURY MANAGEMENT,  
17 COLLECTIONS DIVISION; AND

18 (II) THE PROPERTY REGISTRATION FILES OF THE DEPARTMENT OF HOUSING  
19 AND COMMUNITY DEVELOPMENT.

20 **§ 19-208. EXTENSION OF TIME LIMIT.**

21 THE ZONING ADMINISTRATOR MAY EXTEND THE TIME WITHIN WHICH TO COMPLY WITH A  
22 VIOLATION NOTICE IF, IN THE ADMINISTRATOR'S JUDGMENT, MORE TIME IS NEEDED TO  
23 COMPLY.

24 **§§ 19-209 TO 19-210. {RESERVED}**

25 *PART III. SUBSEQUENT PROCEEDINGS*

26 **§ 19-211. [§ 19-102.] [Enforcement] REMEDIES generally.**

27 (a) *Administrator [to] MAY [institute appropriate proceedings] SEEK.*

28 If a violation is not promptly discontinued [or abated] AND RECTIFIED or if a violation  
29 notice [or order] is not complied with promptly, the Zoning Administrator may institute  
30 or cause to be instituted any appropriate civil or criminal ACTION OR [enforcement  
31 proceedings] PROCEEDING TO SECURE COMPLIANCE.

32 (b) *Types of proceedings.*

33 These enforcement proceedings [may] include:

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1 (1) [injunctive or other equity proceedings] CIVIL COURT PROCEEDINGS (*SEE*  
2 § 19-213);

3 (2) [criminal prosecution] SERVICE OF CITATIONS (*SEE* ~~§ 19-2134~~ § 19-214; [or] AND

4 (3) [administrative proceedings] CRIMINAL PROSECUTION (*SEE* § 19-215).

5 **§ 19-212. [§ 19-103.] Remedies not exclusive.**

6 In pursuing a violation, the Zoning Administrator may use any one or more available  
7 remedies or enforcement actions. The initiation of any one remedy or enforcement action  
8 does not preclude pursuing any other remedy or enforcement action authorized by law.

9 **§ 19-213. [§ 19-106.] [Civil penalties and costs.] CIVIL COURT PROCEEDINGS.**

10 (a) [*Injunctive or other equity proceedings*] *IN GENERAL.*

11 [In injunctive or other equity proceedings instituted under this Code:] THE ZONING  
12 ADMINISTRATOR, ON BEHALF OF THE MAYOR AND CITY COUNCIL, MAY FILE A PETITION IN  
13 CIRCUIT COURT TO COMPEL COMPLIANCE WITH OR OBTAIN OTHER RELIEF UNDER THIS  
14 CODE.

15 (b) [*Additional legal action*] *JUDICIAL RELIEF.*

16 [The imposition of penalties does not preclude the City from instituting appropriate legal  
17 proceedings to] IN AN ACTION BROUGHT UNDER THIS SECTION, THE COURT MAY COMPEL  
18 COMPLIANCE WITH THIS CODE BY:

19 (1) ISSUING AN ORDER TO CEASE AND DESIST FROM A VIOLATION; AND

20 (2) GRANTING OTHER INJUNCTIVE RELIEF, AS APPROPRIATE TO:

21 (i) [(1)] prevent unlawful construction;

22 (ii) [(2)] restrain, correct, or abate a violation;

23 (iii) [(3)] prevent illegal occupancy of a structure or premises; or

24 (iv) [(4)] stop an illegal act, conduct, business, or use of a structure on or  
25 about any premises.

26 (c) *CIVIL FINES AND COSTS.*

27  
28 IN AN ACTION BROUGHT UNDER THIS SECTION, THE COURT MAY ALSO:

29 (1) [a violation for which equitable relief is sought is subject to] IMPOSE a civil fine  
30 of [not more than] UP TO \$500 for each day that [the] A violation continues  
31 [unabated]; and

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1 (2) [the defendant is liable for the City's] AWARD TO THE CITY REASONABLE  
2 enforcement costs and [reasonable attorneys'] ATTORNEY'S fees, [at the rate  
3 established by the Court of Appeals,] whether or not the attorney is a salaried  
4 employee of the City.

5 **§ 19-214. [§ 19-105.] Enforcement by citation.**

6 In addition to any other civil or criminal remedy or enforcement procedure, [certain  
7 provisions of] this Code may be enforced by issuance of the following:

- 8 (1) an environmental citation under City Code Article 1, Subtitle 40 {"Environmental  
9 Control Board"};
- 10 (2) a civil citation under City Code Article 1, Subtitle 41 {"Civil Citations"}; and
- 11 (3) a pre-payable criminal citation under City Code Article 19, Subtitle 71 {"Special  
12 Enforcement Officers"}.

13 **§ 19-215. [§ 19-107.] Criminal penalties.**

14 [(a) *Violation a misdemeanor.*]

15 Any person who violates any provision of [§ 19-104] § 19-101 {"Prohibited conduct"} of  
16 this [subtitle] TITLE is guilty of a misdemeanor and, on conviction, is subject to [the penalties  
17 specified in this section] A FINE OF NOT MORE THAN \$500 OR IMPRISONMENT FOR NOT MORE  
18 THAN 30 DAYS OR BOTH FINE AND IMPRISONMENT FOR EACH OFFENSE.

19 [(b) *Each day a separate offense.*]

20 [Each day that a violation continues after written notice from the Zoning  
21 Administrator constitutes a separate offense.]

22 [(c) *Penalties.*]

23 [(1) Except as otherwise specified in this section, the penalty for a violation is a  
24 fine of not more than \$500 for each offense.]

25 [(2) For occupying or using any land or structure in violation of a required use  
26 permit after written notice from the Zoning Administrator, the penalty is a fine  
27 of not more than \$500 or imprisonment for not more than 30 days or both fine  
28 and imprisonment for each offense.]

29 [(3) For violating any provision of § 17-602 {"Alcoholic beverage and cigarette  
30 advertising signs"}, the penalty is a fine of not more than \$1,000 for each  
31 offense.]

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1                                    *SUBTITLE 3. ADMINISTRATIVE AND JUDICIAL REVIEW*  
2                                    *[Subtitle 2. Appeals]*

3    § 19-301. [§ 19-201.] Administrative appeals.

4        (a) *Who may appeal.*

5            A decision of the Zoning Administrator OR OTHER AUTHORIZED ADMINISTRATIVE  
6            OFFICER OR UNIT, including the issuance of a violation notice under Subtitle [1] 2  
7            {"Enforcement"} of this title, may be appealed to the Board of Municipal and  
8            Zoning Appeals by:

9            (1) any person aggrieved by the decision; or

10           (2) any officer[,] OR department, board, [or] bureau, OR OTHER UNIT of the City  
11            AFFECTED BY THE DECISION.

12        (b) *When and how taken.*

13           (1) The notice of appeal must be filed as follows:

14                (i) in the case of a violation notice, within 10 days of the date the notice was  
15                served; and

16                (ii) in the case of any other decision, within 10 days of the date on which notice of  
17                the decision was given.

18           (2) The notice of appeal must:

19                (i) be filed with the Zoning Administrator, in the form that the rules of the  
20                Board of Municipal and Zoning Appeals require; and

21                (ii) specify the grounds for the appeal.

22           (3) Once the Zoning Administrator determines the notice of appeal is timely and  
23           complete, the Zoning Administrator must transmit the notice to the Board of  
24           Municipal and Zoning Appeals, together with all information that constitutes the  
25           record of the action appealed from.

26        (c) *Stay of proceedings.*

27           (1) If the appeal is timely filed and pursued, an appeal to the Board of Municipal and  
28           Zoning Appeals stays all proceedings in furtherance of the action appealed from,  
29           except as provided in paragraph (2) of this subsection.

30           (2) If the Zoning Administrator certifies to the Board of Municipal and Zoning Appeals  
31           that, by reason of facts stated in the certification, a stay would, in his or her opinion,  
32           cause imminent peril to life or property or is not justified by any material fact, the  
33           proceedings are not stayed, unless otherwise ordered by the Board of Municipal and

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1 Zoning Appeals or, on application to a court of competent jurisdiction, with notice to  
2 the Zoning Administrator, by the court on good cause shown.

3 (d) *Decision of Board.*

4 (1) Within 30 days of the public hearing, the Board of Municipal and Zoning Appeals  
5 must render its decision in writing, setting forth its findings of fact and conclusions of  
6 law. If, however, the Board of Municipal and Zoning Appeals determines that  
7 additional time is needed to render a decision, the Board may, on written notice to the  
8 parties, extend the time for an additional 30 days.

9 (2) In exercising its powers of review, the Board of Municipal and Zoning Appeals may:

10 (i) reverse or affirm, wholly or in part, or modify the decision appealed  
11 from; and

12 (ii) make any order, requirement, decision, or determination as ought to  
13 be made in accordance with this Code.

14 (3) For these purposes, the Board of Municipal and Zoning Appeals has all the powers  
15 conferred by this Code on the Zoning Administrator.

16 **§ 19-302. [§ 19-202.] Judicial review.**

17 (a) *Final administrative decision.*

18 All decisions and findings of the Board of Municipal and Zoning Appeals that are made  
19 on appeals, on application for conditional uses or variances, and in all other matters on  
20 which the Board of Municipal and Zoning Appeals is required to act after public notice  
21 and hearing, are final administrative decisions, subject to judicial review.

22 (b) *Who may seek.*

23 Judicial review of a final administrative decision of the Board of Municipal and Zoning  
24 Appeals may be sought by [those authorized to do so under State Land Use Article  
25 § 4-401(a) {"Who may file"}]:

26 (1) ANY PERSON AGGRIEVED BY THE DECISION; OR

27 (2) ANY OFFICER OR DEPARTMENT, BOARD, BUREAU, OR OTHER UNIT OF THE CITY  
28 AGGRIEVED BY THE DECISION.

29 (c) *How and when taken.*

30 (1) This review must be sought within the time and in the manner required by law and  
31 the Maryland Rules of Procedure.

32 (2) Before the petition for judicial review is filed with the court, the petitioner must file  
33 a copy with the Board of Municipal and Zoning Appeals and the Zoning  
34 Administrator.

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1 (3) The Board of Municipal and Zoning Appeals must promptly notify the City Solicitor  
2 of the filing of every petition for judicial review.

3 (d) *Stay of proceedings.*

4 (1) The filing of a petition for judicial review does not stay the proceedings for which the  
5 review is sought.

6 (2) On motion and hearing, the court may grant a stay on good cause shown, subject to  
7 the conditions of bond or otherwise that the court considers proper.

8 **§ 19-303. APPELLATE REVIEW.**

9 [(e) *Appellate review.*]

10 [A] ANY party to the judicial review may appeal the court's final judgment to the Court of  
11 Special Appeals in accordance with the Maryland Rules of Procedure.

12 **Article 1. Mayor, City Council, and Municipal Agencies**

13 **Subtitle 40. Environmental Control Board**

14 **§ 40-14. Violations to which subtitle applies.**

15 (e) *Provisions and penalties enumerated.*

16 (5A) [(5)] *Article 31. Transit and Traffic*

17 .....  
18 (5B) *ARTICLE 32. ZONING*

19 § 19-101. PROHIBITED CONDUCT \$500

20 (5C) [(5a)] *Building, Fire, and Related Codes Article – Building Code*

21 .....  
22 [(8) *Zoning Code*]

23 [§ 2-402. Use permit required \$500]

24 [§ 3-107. Prohibited uses - storage, etc., of vehicles \$ 50]

25 [§ 17-401(c). Conditional-use live entertainment \$500]

26 **Subtitle 41. Civil Citations**

27 **§ 41-14. Offenses to which subtitle applies – Listing.**

28 (4A) *ARTICLE 32. ZONING*

29 § 19-101. PROHIBITED CONDUCT \$500



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1            **[(7) Zoning Code]**

2                    **[§ 3-107. Prohibited uses - storage, etc., of vehicles                    \$ 50]**

3                                    **Article 19. Police Ordinances**

4    **Subtitle 71. Special Enforcement Officers**

5        **§ 71-2. Prepayable criminal citations.**

6            (i) *Enumeration of code violations and penalties.*

7            The authority of a Special Enforcement Officer to issue prepayable criminal citations is  
8            limited to the following provisions of the City Code:

9            ...

10                    **[(3) Zoning Code]**

11                                    **[§ 2-402. Use permit required                    \$100]**

12                                    **[§ 3-107. Prohibited uses – Storage, etc., of vehicles                    \$ 50]**

13            (3) [(3a)] *Article 7. Natural Resources*

14                                    **Division I. Floodplain Management                    \$500**

15            ...

16            (5) **ARTICLE 32. ZONING**

17                                    **§ 19-101. PROHIBITED CONDUCT                    \$500**

18    **Ordinance 16-581 {"TransForm Baltimore – Zoning"}**

19                                    **SECTION 3. AND BE IT FURTHER ORDAINED, That the Zoning Map dated**  
20                                    **[October 22, 2012] OCTOBER 24, 2016, and accompanying this Ordinance, AS**  
21                                    **THAT MAP WAS SIGNED AND APPROVED BY THE MAYOR AND CO-SIGNED BY THE**  
22                                    **PRESIDENT OF THE CITY COUNCIL, BOTH UNDER DATE OF DECEMBER 5, 2016, is**  
23                                    **enacted as a part of new City Code Article 32 - Zoning.**

24            **SECTION 3. AND BE IT FURTHER ORDAINED, That (i) Tables 7-202 through 17-812, as**  
25            **adopted by Ordinance 16-581, are repealed, and (ii) new Tables 7-202 through 17-812 are**  
26            **substituted, to read as follows:**

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**Council Bill 17-0021**

**TABLE 7-202: OPEN-SPACE DISTRICTS –  
PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS	USE STANDARDS
	<b>OS</b>	
<b>RESIDENTIAL</b>		
Dwelling: Garetaker's	P	
<b>INSTITUTIONAL</b>		
Cultural Facility	CB	Per 14-308
Government Facility	P	
<b>OPEN-SPACE</b>		
Cemetery	GB	
Community-Managed Open-Space Farm	CB	Per 14-307
Community-Managed Open-Space Garden	P	Per 14-307
Fishing Pier	CB	
Forest and Nature Preserve	P	
Horse Stable	CB	
Marina: Recreational	CB	Per 14-323
Park or Playground	P	
Urban Agriculture	CB	Per 14-339
Zoo	CB	
<b>COMMERCIAL</b>		
Country Club	P <u>CO</u>	
Driving Range	CB	
Fairground	GB	
Golf Course	CB	
Recreation: Indoor	GB	Per 14-312
Recreation: Outdoor	P	Per 14-312
Restaurant (Within Publicly-Owned Park)	CO	

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	<i>OS</i>	
<b>OTHER</b>		
Electric Substation- Enclosed or Indoor	CB	Per 14-340
Parking Lot (Accessory Use)	CO	Per 14-331
Parking Garage (Accessory Use)	CO	
Telecommunications Facility	CB	Per 14-338
Utilities	CB	Per 14-340
Wireless Communications Services <sup>1</sup>	CB, P	Per 14-338

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<sup>1</sup> Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.

**Council Bill 17-0021**

**TABLE 7-203: OPEN-SPACE DISTRICTS –  
BULK AND YARD REGULATIONS**

CATEGORIES	SPECIFICATIONS (FOR ALL OS DISTRICTS)
<b>MINIMUM LOT AREA</b>	
Cemetery	2 acres
All Other Uses	None
<b>MAXIMUM BUILDING HEIGHT</b>	
Principal Structure - Private	35 feet
Principal Structure - Public	50 feet
Accessory Structure – Private or Public	20 feet (but no more than 1 story)
Accessory Structure – Public	None
<b>MINIMUM YARDS</b>	
Front Yard	20 feet
<b>MINIMUM YARDS</b> Interior-Side Yard	25 feet
Corner-Side <u>Corner-Side</u> Yard	20 feet
Rear Yard	25 feet

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**TABLE 8-301: DETACHED AND SEMI-DETACHED RESIDENTIAL DISTRICTS – PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS									USE STANDARDS
	R-1A	R-1B	R-1C	R-1D	R-1E	R-1	R-2	R-3	R-4	
<b>RESIDENTIAL</b>										
Bed and Breakfast	CB	CB	CB	CB	CB	CB	CB	CB	CB	
Day-Care Home: Adult or Child	P	P	P	P	P	P	P	P	P	Per §14-310
Dwelling: Detached	P	P	P	P	P	P	P	P	P	
Dwelling: Semi-Detached							P		P	
Home Occupation	P	P	P	P	P	P	P	P	P	Per §15-507
Residential-Care Facility	P	P	P	P	P	P	P	P	P	Per §14-334
<b>INSTITUTIONAL</b>										
Community Center	CB	GB	CB	GB	CB	CB	CB	CB	CB	
Cultural Facility	CB	CB	CB	CB	CB	CB	GB	GB	CB	Per §14-308
Educational Facility: Post-Secondary	CB	CB	CB	CB	CB	CB	CB	CB	CB	
Educational Facility: Primary and Secondary	CB	CB	CB	GB	CB	GB	GB	GB	CB	
Government Facility	CB	CB	CB	CB	CB	CB	CB	CB	CB	
Place of Worship	GB	GB	GB	GB	GB	GB	GB	GB	GB	Per §14-332
<b>OPEN-SPACE</b>										
Community-Managed ... Farm	CB	CB	GB	CB	CB	CB	CB	CB	GB	Per §14-307
Community-Managed ... Garden	P	P	P	P	P	P	P	P	P	Per §14-307
Park or Playground	P	P	P	P	P	P	P	P	P	
Urban Agriculture	GB	CB	CB	GB	CB	CB	GB	CB	GB	Per §14-339
<b>COMMERCIAL</b>										
Country Club	P	P	P	P	P	P	P	P	P	
Day-Care Center: Adult or Child	CB	CB	GB	GB	GB	CB	CB	CB	CB	Per §14-309
Lodge or Social Club	CB	GB	GB	GB	GB	GB	GB	CB	CB	Per §14-320

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	<i>R-1A</i>	<i>R-1B</i>	<i>R-1C</i>	<i>R-1D</i>	<i>R-1E</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	
<b>OTHER</b>										
Alternative Energy System: Community-Based <sup>1</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per §14-306
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-340
Telecommunications Facility	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-338
Utilities	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-340
Wireless Communications Services <sup>2</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per §14-338

<sup>1</sup> A Community-Based Alternative Energy System: (i) if on a lot less than 0.5 acre in lot area, requires conditional-use approval by the Zoning Board, and (ii) if on a lot 0.5 acres or more in lot area, is a permitted use.

<sup>2</sup> Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.



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**TABLE 8-401: DETACHED AND SEMI-DETACHED RESIDENTIAL DISTRICTS –  
BULK AND YARD REGULATIONS**

CATEGORIES	SPECIFICATIONS (PER DISTRICT)								
	R-1A	R-1B	R-1C	R-1D	R-1E	R-1	R-2	R-3	R-4
<b>MINIMUM LOT AREA</b>									
Community ... Open-Space Garden or Farm	2 acres	None	None	None	None	None	None	None	None
Dwelling: Detached or Semi-Detached	2 acres	1 acre	21,780 sq.ft.	14,520 sq.ft.	9,000 sq.ft.	7,300 sq.ft.	5,000 sq.ft.	5,000 sq.ft.	3,000 sq.ft.
Park or Playground	2 acres	None	None	None	None	None	None	None	None
Urban Agriculture	2 acres	None	None	None	None	None	None	None	None
All Other Uses	2 acres	1 acre	20,000 sq.ft.	20,000 sq.ft.	20,000 sq.ft.	20,000 sq.ft.	20,000 sq.ft.	5,000 sq.ft.	3,000 sq.ft.
<b>MINIMUM LOT WIDTH</b>									
Dwelling: Semi-Detached	100 feet	75 feet	75 feet	60 feet	60 feet	50 feet	30 feet	45 feet	30 feet
All Other Uses	100 feet	75 feet	75 feet	60 feet	60 feet	50 feet	50 feet	45 feet	45 feet
<b>MAXIMUM BUILDING HEIGHT</b>									
All Uses	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
<b>MAXIMUM LOT COVERAGE</b>									
All Uses	25%	25%	25%	25%	25%	30%	30%	35%	35%
<b>MAXIMUM IMPERVIOUS SURFACE</b>									
All Uses	<del>25%</del> 40%	<del>25%</del> 40%	<del>25%</del> 40%	<del>25%</del> 40%	<del>25%</del> 40%	<del>30%</del> 50%	<del>30%</del> 50%	<del>35%</del> 50%	<del>35%</del> 50%
<b>MINIMUM FRONT YARD</b>									
All Uses <sup>1</sup>	40 feet	40 feet	40 feet	40 feet	30 feet	30 feet	30 feet	25 feet	25 feet

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	<i>R-1A</i>	<i>R-1B</i>	<i>R-1C</i>	<i>R-1D</i>	<i>R-1E</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>
<b>MINIMUM INTERIOR-SIDE YARD</b>									
Dwelling: Detached	20 feet	20 feet	15 feet	15 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Dwelling: Semi-Detached <sup>2</sup>	20 feet	20 feet	15 feet	15 feet	10 feet	10 feet	15 feet	10 feet	15 feet
All Other Uses	20 feet	20 feet	15 feet	15 feet	10 feet	10 feet	15 feet	10 feet	15 feet
<b>MINIMUM CORNER-SIDE YARD</b>									
All Uses	25 feet	25 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
<b>MINIMUM REAR YARD</b>									
All Uses	40 feet	40 feet	40 feet	30 feet	30 feet	30 feet	30 feet	25 feet	25 feet

11 \_\_\_\_\_

12 <sup>1</sup> These minimums per district apply if less than 50% of the lots on the blockface have been developed. If, however, 50%  
 13 or more of the lots on the blockface have been developed, the applicable minimum, for all of these districts, is the lesser  
 14 of (i) the average of the front-yard depths of the improved lots or (ii) 40 feet.

15 <sup>2</sup> For semi-detached dwellings, interior-side yards are required only along the interior-side lot line where the party wall  
 16 between dwellings is not located.

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**TABLE 9-301: ROWHOUSE AND MULTI-FAMILY RESIDENTIAL DISTRICTS –  
PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS						USE STANDARDS
	R-5	R-6	R-7	R-8	R-9	R-10	
<b>RESIDENTIAL</b>							
Day-Care Home: Adult or Child	P	P	P	P	P	P	Per § 14-310
Dwelling: Detached or Semi-Detached	P	P	P	P	P	CB	
Dwelling: Multi-Family	P	P	P	P	P	P	Per § 14-327
Dwelling: Rowhouse	P	P	P	P	P	P	
Fraternity or Sorority House					CO	CO	Per § 14-313
Home Occupation	P	P	P	P	P	P	Per § 15-507
Residential-Care Facility (16 or Fewer Residents)	P	P	P	P	P	P	Per § 14-334
Residential-Care Facility (17 or More Residents)	CB	CB	CB	CB	CB	CB	Per § 14-334
Rooming House (10 or Fewer Units)				CB	CB	CB	
Rooming House (11 or More Units)					CB	GB	
<b>INSTITUTIONAL</b>							
Community Center	CB	CB	CB	GB	CB	CB	
Cultural Facility	CB	CB	CB	CB	CB	CB	Per § 14-308
Educational Facility: Post-Secondary	GB	CB	CB	CB	CB	CB	
Educational Facility: Primary and Secondary	P	P	P	P	P	P	
Government Facility	CB	CB	CB	CB	CB	CB	
Hospital	CB	CB	CB	CB	CB	CB	
Place of Worship	P	P	P	P	P	P	Per § 14-332

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	<i>R-5</i>	<i>R-6</i>	<i>R-7</i>	<i>R-8</i>	<i>R-9</i>	<i>R-10</i>	
<b>OPEN-SPACE</b>							
Community-Managed Open-Space Farm	CB	CB	CB	CB	CB	CB	Per § 14-307
Community-Managed Open-Space Garden	P	P	P	P	P	P	Per § 14-307
Park or Playground	P	P	P	P	P	P	
Urban Agriculture	CB	CB	CB	CB	CB	CB	Per § 14-339
<b>COMMERCIAL</b>							
Day-Care Center: Adult or Child	CB	CB	CB	CB	CB	CB	Per § 14-309
Lodge or Social Club	CB	CB	CB	CB	CB	CB	Per § 14-320
Neighborhood Commercial Establishment	CB	CB	CB	CB	CB	CB	Per § 14-328
<b>OTHER</b>							
Alternative Energy System: Community-Based <sup>1</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-306
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	CB	CB	CB	CB	Per § 14-340
Parking Lot (Principal Use)	CO	CO	CO	CO	CO	CO	Per § 14-331
Parking Garage (Principal Use)	CO	CO	CO	CO	CO	CO	Per § 14-331
Telecommunications Facility	CB	CB	CB	CB	CB	CB	Per § 14-338
Utilities	CB	CB	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services <sup>2</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

<sup>1</sup> A Community-Based Alternative Energy System: (i) if on a lot less than 0.5 acre in lot area, requires conditional-use approval by the Zoning Board, and (ii) if on a lot 0.5 acres or more in lot area, is a permitted use.

<sup>2</sup> Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.

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**TABLE 9-401: ROWHOUSE AND MULTI-FAMILY RESIDENTIAL DISTRICTS –  
BULK AND YARD REGULATIONS**

CATEGORIES	SPECIFICATIONS (PER DISTRICT)					
	R-5	R-6	R-7	R-8	R-9	R-10
<b>MINIMUM LOT AREA</b>						
Community ... Open-Space Garden or Farm	None	None	None	None	None	None
Dwelling: Detached	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.
Dwelling: Semi-Detached	2,500 sq.ft.	2,000 sq.ft.	2,000 sq.ft.	2,000 sq.ft.	2,500 sq.ft.	2,000 sq.ft.
Dwelling: Rowhouse	2,500 sq.ft.	1,500 sq.ft.	1,100 sq.ft.	750 sq.ft.	750 sq.ft.	500 sq.ft.
Dwelling: Multi-Family	2,500 sq.ft./du	1,500 sq.ft./du	1,100 sq.ft./du	750 sq.ft./du	550 sq.ft./du	200 sq.ft./du
Dwelling: Multi-Family (Age-Restricted)	1,875 sq.ft./du	1,125 sq.ft./du	825 sq.ft./du	575 sq.ft./du	550 sq.ft./du	200 sq.ft./du
Park or Playground	None	None	None	None	None	None
Residential-Care Facility	Lot area to be comparable to that for a like-sized M-FD	Lot area to be comparable to that for a like-sized M-FD	Lot area to be comparable to that for a like-sized M-FD	Lot area to be comparable to that for a like-sized M-FD	Lot area to be comparable to that for a like-sized M-FD	Lot area to be comparable to that for a like-sized M-FD
Residential-Care Facility (Age-Restricted)	Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)	Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)	Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)	Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)	Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)	Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)
Rooming House	N/A	N/A	N/A	375 sq.ft./ru	275 sq.ft./ru	100 sq.ft./ru
Urban Agriculture	None	None	None	None	None	None
All Other Uses	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.
<b>MAXIMUM BLDG HEIGHT</b>						
Dwelling: Detached or Semi-Detached	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Dwelling: Rowhouse	35 feet	35 feet	35 feet	35 or 45 feet <sup>1</sup>	35 or 45 feet <sup>1</sup>	35 or 45 feet <sup>1</sup>
Dwelling: Multi-Family	35 or 45 feet <sup>2</sup>	35 or 45 feet <sup>2</sup>	35 or 45 feet <sup>2</sup>	45 or 60 feet <sup>3</sup>	3.0 FAR	6.0 FAR
All Other Uses	35 or 45 feet <sup>2</sup>	35 or 45 feet <sup>2</sup>	35 or 45 feet <sup>2</sup>	45 or 60 feet <sup>3</sup>	45 feet	45 feet

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	<i>R-5</i>	<i>R-6</i>	<i>R-7</i>	<i>R-8</i>	<i>R-9</i>	<i>R-10</i>
<b>MAXIMUM LOT COVERAGE</b>						
Dwelling: Detached or Semi-Detached	35%	35%	35%	35%	35%	35%
Dwelling: Rowhouse	40%	45%	50%	60% or 80% <sup>4</sup>	40%	80%
Dwelling: Multi-Family	40%	45%	70%	80%	40%	80%
All Other Uses	40%	40%	70%	70%	40%	70%
<b>MAXIMUM IMPERVIOUS SURFACE</b>						
Dwelling: Detached or Semi-Detached	60%	60%	60%	60%	60%	60%
Dwelling: Rowhouse (Rear Yard)	65%	65%	65%	65%	65%	65%
<b>MINIMUM FRONT YARD</b>						
Dwelling: Detached or Semi-Detached	Lesser of 25ft. or blockface average <sup>5</sup>	Lesser of 20ft. or blockface average <sup>5</sup>	Lesser of 20ft. or blockface average <sup>5</sup>	Lesser of 20ft. or blockface average <sup>5</sup>	Lesser of 40ft. or blockface average <sup>5</sup>	Lesser of 20ft. or blockface average <sup>5</sup>
Dwelling: Rowhouse	25 feet	20 feet	10 feet	None	25 feet	None
Dwelling: Multi-Family	25 feet	20 feet	10 feet	None	45 or 65 feet <sup>6</sup>	None
All Other Uses	25 feet	20 feet	10 feet	None	25 feet	None
<b>MINIMUM INTERIOR-SIDE YARD</b>						
Dwelling: Detached	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Dwelling: Semi-Detached <sup>7</sup>	15 feet	15 feet	10 feet	10 feet	10 feet	10 feet
Dwelling: Rowhouse	None	None	None	None	None	None
Dwelling: Multi-Family	15 feet	15 feet	10 feet	10 feet	10 feet	10 feet
All Other Uses	15 feet	15 feet	15 feet	10 feet	10 feet	10 feet

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	<i>R-5</i>	<i>R-6</i>	<i>R-7</i>	<i>R-8</i>	<i>R-9</i>	<i>R-10</i>
<b>MINIMUM CORNER-SIDE YARD</b>						
Dwelling: Detached or Semi-Detached	20 feet	20 feet	15 feet	15 feet	15 feet	15 feet
Dwelling: Rowhouse	20 feet	20 feet	<del>21 feet</del> 15 feet	None	None	None
Dwelling: Multi-Family	20 feet	20 feet	15 feet	15 feet	25 feet	15 feet
All Other Uses	20 feet	20 feet	15 feet	15 feet	15 feet	15 feet
<b>MINIMUM REAR YARD</b>						
Dwelling: Detached or Semi-Detached	25 feet	25 feet	25 feet	25 feet	10 feet	10 feet
Dwelling: Rowhouse	25 feet	25 feet	25 feet	20 feet	10 feet	10 feet
Dwelling: Multi-Family	25 feet	25 feet	25 feet	25 feet	10 feet	10 feet
All Other Uses	25 feet	25 feet	25 feet	25 feet	10 feet	10 feet

14

15 <sup>1</sup> A height higher than 35 feet – up to a maximum of 45 feet – may only be allowed by the Zoning Board as a conditional use  
 16 for: (i) a rowhouse located on an interior lot that adjoins a street right-of-way of at least 30 feet wide; or (ii) a rowhouse  
 17 located on a corner lot at which each of the adjoining street rights-of-way are at least 30 feet wide.

18 <sup>2</sup> For a structure located on an interior lot, the maximum height is 35 feet. For a structure located on a corner lot at which  
 19 each of the adjoining street rights-of-way are at least 30 feet wide, the maximum height is 45 feet.

20 <sup>3</sup> For a structure located on an interior lot, the maximum height is 45 feet. For a structure located on a corner lot at which  
 21 each of the adjoining street rights-of-way are at least 30 feet wide, the Zoning Board may allow a height of up to 60 feet as a  
 22 conditional use.

23 <sup>4</sup> For a lot with a depth of 80 feet or more, the maximum lot coverage is 60%. For a lot with a depth of less than 80 feet, the  
 24 maximum lot coverage is 80%.

25 <sup>5</sup> In this listing, “blockface average” means the average of the front-yard setbacks of the improved lots on the blockface.

26 <sup>6</sup> For a structure that comprises 6 or fewer stories, the minimum front-yard requirement is 45 feet. For a structure that  
 27 comprises 7 or more stories, the minimum front-yard requirement is 65 feet. However, a structure designed with a courtyard  
 28 is allowed a reduction of the minimum front-yard requirement, as provided in § 9-403 {“Setback reduction for courtyard  
 29 design”}.

30 <sup>7</sup> For semi-detached dwellings, interior-side yards are required only along the interior-side lot line where the party wall  
 31 between dwellings is not located.

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**TABLE 10-301: COMMERCIAL DISTRICTS – PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS							USE STANDARDS
	C-1	C-1-VC	C-1-E	C-2	C-3	C-4	C-5	
<b>RESIDENTIAL</b>								
Day-Care Home: Adult or Child	P	P	P	P	P		P	Per § 14-310
Dwelling (Above Non-Residential Ground Floor)	P	P	P	P	P	CB	P	
Dwelling: Live-Work	P	P	P	P	P	CB	P	
Dwelling: Multi-Family	P	CB	P	P	P		P	Per § 14-327
Dwelling: Rowhouse	P	P	P	CB	CB		P	
Dormitory							P	
Fraternity or Sorority House	CO	CO	CO	CO	CO	CO	CO	Per § 14-313
Residential-Care Facility (16 or Fewer Residents)	P	P	P	P	P		P	Per § 14-334
Residential-Care Facility (17 or More Residents)	CO	CO	CO	CO	CB		CB	Per § 14-334
Rooming House	CB	CB	CB	CB	CB		CB	
<b>INSTITUTIONAL</b>								
Community Center	CB	CB	CB	CB	P		P	
Cultural Facility	CB	CB	CB	CB	P		P	Per § 14-308
Educational Facility: Commercial-Vocational				CB	P	P	P	
Educational Facility: Post-Secondary	CB	CB	CB	CB	P	P	P	
Educational Facility: Primary and Secondary	CB	CB	CB	CB	CB		P	
Government Facility	CB	CB	CB	CB	CB	CB	CB	
Homeless Shelter					CB	CB	CB	
Hospital				CB	CB	CB	P	
Place of Worship	P	P	P	P	P	P	P	Per § 14-332

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	<i>C-1</i>	<i>C-1-VC</i>	<i>C-1-E</i>	<i>C-2</i>	<i>C-3</i>	<i>C-4</i>	<i>C-5</i>		
1	<b>OPEN-SPACE</b>								
2	Community-Managed Open-Space Farm	CB	CB	CB	CB	CB	CB	Per § 14-307	
3	Community-Managed Open-Space Garden	P	P	P	P	P	P	Per § 14-307	
4	Park or Playground	P	P	P	P	P	P		
5	Marina: Dry Storage				CB	CB	P	Per § 14-323	
6	Marina: Recreational				CB	CB	P	Per § 14-323	
7	Urban Agriculture	CB	CB	CB	CB	CB	CB	Per § 14-339	
8	<b>COMMERCIAL</b>								
9	Animal Clinic	P	P	P	P	P	P	Per § 14-317	
10	Art Gallery	P	P	P	P		P		
11	Arts Studio	P	P	P	P	P	P		
12	Arts Studio: Industrial				CB	CB	P	CB	
13	Bail Bond Establishment			GO	GO	CO	CO	CO	
14	Banquet Hall				GO	CB	CB	P	Per § 14-302
15	Body Art Establishment	CB	CB	CB	P	P	P	P	
16	Broadcasting Station (TV or Radio)				CB	P	P	P	
17	Car Wash (Fully Enclosed Structure)					P	P	CB	Per § 14-304
18	Car Wash (Outdoor)					CB	P		Per § 14-304
19	Carry-Out Food Shop	CB	CB	CB	P	P	P	P	
20	Check-Cashing Establishment	GO	CO	CO	GO	CO	CB	CB	
21	Convention Center							P	
22	Day-Care Center: Adult or Child	GB	CB	CB	P	P	P	P	Per § 14-309
23	Drive-Through Facility				CB	CB	CB		Per § 14-311
24	Entertainment: Indoor	CB	CB	P	P	P	P	P	Per § 14-312
25	Entertainment: Live			P		P	P	P	Per § 14-319
26	Entertainment: Live (Accessory to	CB	CB		CB				Per § 14-319
27	Restaurant, Tavern, Art Studio, or Art								
28	Gallery)								
29	Financial Institution	P	P	P	P	P	P	P	

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	<i>Commercial (cont'd)</i>	<i>C-1</i>	<i>C-1-VC</i>	<i>C-1-E</i>	<i>C-2</i>	<i>C-3</i>	<i>C-4</i>	<i>C-5</i>	
1	<b>Commercial (cont'd)</b>								
2	Funeral Home				CB	P	P		
3	Gas Station				CB	CB	P		Per § 14-314
4	Greenhouse or Nursery	P	P	P	P	P	P	CB	Per § 14-339
5	Health-Care Clinic	CB	CB	CB	P	P	P	P	
6	Health Center	P	P	P	P	P	P	P	
7	Heavy Sales, Rental, or Service					CB	P		
8	Hotel or Motel	CB	CB	CB	P	P	P	P	
9	Kennel					CB	P	CB	Per § 14-317
10	Lodge or Social Club	CB	CB	CB	CB	P	P	P	Per § 14-320
11	Motor Vehicle Dealership (Fully Enclosed Structure)				P	P	P	P	Per § 14-325
12									
13	Motor Vehicle Dealership (Outdoor Vehicle Display)					CB	P		Per § 14-325
14									
15	Motor Vehicle Rental Establishment (Fully Enclosed Structure)	P			P	P	P	P	Per § 14-325
16									
17	Motor Vehicle Rental Establishment (Outdoor Vehicle Display)					CB	P		Per § 14-325
18									
19	Motor Vehicle Service and Repair: Major						P		Per § 14-326
20	Motor Vehicle Service and Repair: Minor (Fully Enclosed Structure)				P	P	P	P	Per § 14-326
21									
22	Motor Vehicle Service and Repair: Minor (Outdoor Vehicle Storage)				CB	P	P		Per § 14-326
23									
24	Nursery ( <i>See</i> "Greenhouse or Nursery")	-	-	-	-	-	-	-	-
25	Office	P	P	P	P	P	P	P	
26	Outdoor Dining	P	P	P	P	P	P	P	Per § 14-329
27	Pawn Shop				CB	CB	CB	CB	
28	Personal Services Establishment	P	P	P	P	P	P	P	
29	Racetrack						CB		
30	Recreation: Indoor				P	P	P	P	Per § 14-312
31	Recreation: Outdoor				CB	CB	CB	CB	Per § 14-312
32	Recreational Vehicle Dealership					CB	P		
33	Restaurant	P	CB	P	P	P	P	P	

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	<i>Commercial (cont'd)</i>	<i>C-1</i>	<i>C-1-VC</i>	<i>C-1-E</i>	<i>C-2</i>	<i>C-3</i>	<i>C-4</i>	<i>C-5</i>	
1	<i>Commercial (cont'd)</i>								
2	Retail: Big Box Establishment					CB	CB	CB	Per § 14-335.1
3	Retail Goods Establishment (No Alcoholic	P	P	P	P	P	P	P	
4	Beverages Sales)								
5	Retail Goods Establishment (With	CO	CO	CO	CO	CO	P	P	Per § 14-336
6	Alcoholic Beverages Sales)								
7	Stadium						CB	CB	
8	Tavern	CB	CB	P	P	P	P	P	Per § 14-337
9	Video Lottery Facility				P			P	
10	<b>INDUSTRIAL</b>								
11	Food Processing: Light	CB	CB	CB	CB	CB	CB	CB	
12	Heliport							CB	
13	Helistop							CB	
14	Industrial: Light						P		
15	Mini-Warehouse					CB	P	CB <sup>1</sup>	
16	Motor Vehicle Operations Facility						P		
17	Movie Studio						P	P	
18	Printing Establishment				P	P	P	P	
19	Recycling Collection Station						CB		Per § 15-514
20	Research and Development Facility							P	
21	Truck Stop						CB		
22	<b>OTHER</b>								
23	Alternative Energy System: Community-	P	P	P	P	P	P	P	Per § 14-306
24	Based								
25	Electric Substation: Enclosed, Indoor, or	CB	CB	CB	CB	CB	<del>CB</del> P	CB	Per § 14-340
26	Outdoor								
27	Electric Substation: Indoor	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	Per § 14-340
28	Electric Substation: Outdoor	<u>CB</u>	<u>CB</u>	<u>CB</u>	<u>CB</u>	<u>CB</u>	<u>CB</u>	<u>CB</u>	Per § 14-340
29	Parking Lot (Principal Use)	CB	GB	CB	CB	P	P	CO	Per § 14-331
30	Parking Garage (Principal Use)				CB	P	P	CB <sup>2</sup>	Per § 14-331
31	Telecommunications Facility <sup>3</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338
32	Utilities	CB	CB	CB	GB	CB	CB	CB	Per § 14-340
33	Wireless Communications Services <sup>4</sup>	CB, P	CB, P	CB, P	CB, P	GB, P	CB, P	CB, P	Per § 14-338

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1 <sup>1</sup> Allowed only in an existing structure.

2 <sup>2</sup> However, along Pratt Street in the C-5 District, principal-use parking garages are prohibited. *See* § 10-503(c)(1).

3 <sup>3</sup> Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered  
4 permitted uses.

5 <sup>4</sup> Only Wireless Communication Services that are modifications to – and do not substantially change the physical  
6 dimension of – an existing telecommunications facility, are considered permitted uses.

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**TABLE 10-401: COMMERCIAL DISTRICTS (C-1 TO C-4) – BULK AND YARD REGULATIONS**

CATEGORIES	SPECIFICATIONS (PER DISTRICT)					
	C-1	C-1-VC <sup>1</sup>	C-1-E	C-2	C-3	C-4
<b>MINIMUM LOT AREA</b>						
Dwelling: Live-Work, Multi-Family, or Rowhouse	300 sq.ft	5,000 sq.ft	550 sq.ft	225 sq.ft	300 sq.ft	300 sq.ft
Residential-Care Facility (Age-Restricted)	200 sq.ft/du	200 sq.ft/du	200 sq.ft/du	120 sq.ft/du	120 sq.ft/du	120 sq.ft/du
Rooming House	None	2,500 sq.ft/ru	None	None	None	N/A
All Other Uses	None	None	None	None	None	None
<b>MAXIMUM LOT AREA</b>						
Restaurant	None	4,000 sq. ft.	None	None	None	None
Retail Goods Establishment (Food Store)	20,000 sq. ft.	15,000 sq. ft.	20,000 sq. ft.	None	None	None
All Other Uses	10,000 sq. ft.	2,000 sq. ft.	10,000 sq. ft.	None	None	None
<b>MAXIMUM BLDG HEIGHT</b>						
Dwelling: Multi-Family	60 feet	40 feet	60 feet	60 or 100 feet <sup>2</sup>	60 or 100 feet <sup>2</sup>	60 feet
Mixed-Use w/ Dwelling Above the Ground Floor	60 feet	40 feet	60 feet	60 or 100 feet <sup>2</sup>	60 or 100 feet <sup>2</sup>	60 feet
Residential Care Facility (Elderly)	60 feet	40 feet	60 feet	60 or 100 feet <sup>2</sup>	60 or 100 feet <sup>2</sup>	60 feet
All Other Uses	40 feet	40 feet	40 feet	60 feet	60 feet	60 feet
<b>MINIMUM BLDG HEIGHT</b>						
All Uses	20 feet	None	20 feet	20 feet	20 feet	None
<b>MAXIMUM FLOOR AREA RATIO</b>						
All Uses	None	0.8	None	None	None	None

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	<i>C-1</i>	<i>C-1-VC</i> <sup>1</sup>	<i>C-1-E</i>	<i>C-2</i>	<i>C-3</i>	<i>C-4</i>
<b>MINIMUM / MAXIMUM FRONT YARD</b>						
All Uses	No front yard required but, if one is provided, it may not exceed 5 feet	20 feet	No front yard required but, if one is provided, it may not exceed 5 feet	No front yard required but, if one is provided, it may not exceed 5 feet	None	None <sup>3</sup>
<b>MINIMUM INTERIOR-SIDE YARD</b>						
All Uses	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	None <sup>4</sup>
<b>MINIMUM CORNER-SIDE YARD</b>						
All Uses	For 1 <sup>st</sup> 25 ft. from front lot line: Where structure is to be located, must build to corner-side lot line. After 1 <sup>st</sup> 25 ft.: No yard requirement.	For 1 <sup>st</sup> 25 ft. from front lot line: Where structure is to be located, must build to corner-side lot line. Minimum setback of 25 ft.	For 1 <sup>st</sup> 25 ft. from front lot line: Where structure is to be located, must build to corner-side lot line. After 1 <sup>st</sup> 25 ft.: No yard requirement.	None	None	None <sup>5</sup>
<b>MINIMUM REAR YARD</b>						
All Uses	If rear yard abuts an alley: None. Otherwise: 20 ft.	30 feet	If rear yard abuts an alley: None. Otherwise: 20 ft.	If rear yard abuts an alley: None. Otherwise: 20 ft.	20 feet	20 feet

<sup>1</sup> In the C-1-VC District, no change to an existing setback or yard may be made unless approved by the Board as a variance.

<sup>2</sup> For a structure that contains dwellings above a non-residential use, a height of up to 100 feet may be allowed by the Board as a conditional use. Otherwise, the maximum height is 60 feet.

<sup>3</sup> All outdoor storage areas and parking areas must be set back 10 feet from the front lot line.

<sup>4</sup> However, if the interior-side lot line abuts a Residential Zoning District or an Office-Residential Zoning District, a minimum interior-side yard of 10 feet is required.

<sup>5</sup> All outdoor storage areas must be set back 10 feet from the corner-side lot line and the front lot line.



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**TABLE 10-401: COMMERCIAL DISTRICTS (C-5) – BULK AND YARD REGULATIONS**

CATEGORIES	SPECIFICATIONS (PER SUBDISTRICT)						
	C-5-DC	C-5-IH	C-5-DE	C-5-HT	C-5-TO	C-5-HS	C-5-G
<b>MAXIMUM BLDG HEIGHT</b>							
All Uses	None	100 feet	125 feet	80 feet	175 feet	175 feet	80 feet
<b>MINIMUM BLDG HEIGHT</b>							
All Uses	36 feet	None	36 feet	36 feet	36 feet	36 feet	36 feet
<b>MINIMUM FRONT YARD</b>							
All Uses	Build to front lot line <sup>1</sup>	None	Build to front lot line <sup>1</sup>	Build to front lot line <sup>1</sup>	Build to front lot line <sup>1</sup>	Build to front lot line <sup>1</sup>	Build to front lot line <sup>1</sup>
<b>MINIMUM INTERIOR-SIDE YARD</b>							
All Uses	None	None	None	None	None	None	None
<b>MINIMUM CORNER-SIDE YARD</b>							
All Uses	Build to corner-side lot line <sup>2</sup>	None	Build to corner-side lot line <sup>2</sup>	Build to corner-side lot line <sup>2</sup>	Build to corner-side lot line <sup>2</sup>	Build to corner-side lot line <sup>2</sup>	Build to corner-side lot line <sup>2</sup>
<b>MINIMUM REAR YARD</b>							
All Uses	None	None	None	None	None	None	None

19

20 <sup>1</sup> However, a front yard may be allowed by the Zoning Board as a conditional use.

21 <sup>2</sup> However, a corner-side yard may be allowed by the Zoning Board as a conditional use.

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**TABLE 11-301: INDUSTRIAL DISTRICTS – PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS						USE STANDARDS
	OIC	BSC	I-MU	I-1	I-2	MI	
<b>RESIDENTIAL</b>							
Dwelling (Above Non-Residential Ground Floor)		P	P				
Dwelling: Live-Work			P	CB			
Dwelling: Multi-Family		P	P				Per § 14-327
Dwelling: Rowhouse		P					
Residential-Care Facility (16 or Fewer Residents)		P	P				Per § 14-334
Residential-Care Facility (17 or More Residents)		CB	CB				Per § 14-334
<b>INSTITUTIONAL</b>							
Cultural Facility			CB				Per § 14-308
Educational Facility: Commercial-Vocational	P	P	P	P	CB	CB	
Educational Facility: Post-Secondary	CB	CB	CB				
Educational Facility: Primary and Secondary		P	P				
Government Facility	P	P	P	P	P	P	
Homeless Shelter			CO				
Hospital		P	CO				
<b>OPEN-SPACE</b>							
Community-Managed Open-Space Farm	<u>P</u> <u>CB</u>	<u>P</u> <u>CB</u>	<u>P</u> <u>CB</u>				Per § 14-307
Community-Managed Open-Space Garden	P	P	P				Per § 14-307
Park or Playground	P	P	P				
Urban Agriculture	P	P	P	P			Per § 14-339

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	<i>OIC</i>	<i>BSC</i>	<i>I-MU</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
1	<b>COMMERCIAL</b>						
2			P	P			Per § 14-317
3			P				
4			P				
5	P		P	P			
6	CB						Per § 14-302
7			P				
8	P		P	P			
9				P	P		Per § 14-304
10		P	P	CB	CB		
11	P	P	P	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	Per § 14-309
12	CB						Per § 14-311
13		P	P				Per § 14-312
14			CB				Per § 14-319
15		CB					Per § 14-319
16	Entertainment: Live (Accessory to Restaurant, Tavern, Art Studio, or Art Gallery)						
17	P <sup>2</sup>	P	P				
18				CB	CB		Per § 14-314
19		P	P	P			Per § 14-339
20	P	P	P				
21			CO	CB			
22	P	P	CB				
23			CB	P			Per § 14-317
24			P	CB	CB	CB	Per § 14-320
25			CO	CO			Per § 14-326
26	Motor Vehicle Service and Repair: Major or Minor						
27		P	P	P			Per § 14-339
28	P	P	P	CB <sup>2,3</sup>	CB <sup>2,3</sup>	CB <sup>2,3</sup>	

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	<i>Commercial (cont'd)</i>	<i>OIC</i>	<i>BSC</i>	<i>I-MU</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
1	<i>Commercial (cont'd)</i>							
2	Outdoor Dining		P	P				Per § 14-329
3	Personal Services Establishment	P <sup>2</sup>	P	P	CB			
4	Recreation: Indoor		P	P				Per § 14-312
5	Recreation: Outdoor			CB				Per § 14-312
6	Restaurant	P <sup>2</sup>	P	P	CB	GB		
7	Retail Goods Establishment (No Alcoholic	CB	P	P	CB			
8	Beverages Sales)							
9	Retail Goods Establishment (With Alcoholic		P	CO	CB			Per § 14-336
10	Beverages Sales)							
11	Tavern		P	CO	CB	CB		Per § 14-337
12	Truck Repair				P	P		
13	<b>INDUSTRIAL</b>							
14	Alternative Energy System: Commercial	P	P	P	P	P		
15	Boat Manufacturing, Repair, and Sales			CB	P	P	CB	Per § 14-303
16	Commercial Composting Facility				CB	P		Per § 14-305
17	Contractor Storage Yard				P	P		Per § 14-330
18	Food Processing: Light	P		P	P			
19	Freight Terminal				P	P	P	
20	Heliport		CB		CB	GB		
21	Helistop		CB		CB	GB		
22	Industrial Boat Repair Facility					P	P	Per § 14-323
23	Industrial: General					P	GB	Per § 14-315
24	Industrial: Light	P	P	P	P	P		
25	Industrial: Maritime-Dependent					P	P	
26	Landfill: Industrial					CB		Per § 14-318
27	Marina: Dry Storage			CB	P	P		Per § 14-323
28	Marine Terminal					P	P	
29	Materials Recovery Facility					P		Per § 14-324
30	Mini-Warehouse			P	P			

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<i>Industrial (cont'd)</i>	<i>OIC</i>	<i>BSC</i>	<i>I-MU</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
Motor Vehicle Operations Facility				P	P		
Movie Studio	P		P	P	P		
Outdoor Storage Yard				P	P	P	Per § 14-330
Passenger Terminal			P	P	P	P	
Recyclable Materials Recovery Facility				P	P		Per § 14-333
Recycling Collection Station				CB	CB		Per § 15-514
Recycling and Refuse Collection Facility				P	P		
Research and Development Facility	P	P	P	P	P	P	
Resource Recovery Facility					CB		Per § 14-335
Shipyards					P	P	
Truck Stop				P	P		
Truck Terminal				P	P		
Warehouse	P		P	P	P	P	
Waterfreight Terminal					P	P	
Wholesale Goods Establishment	P		P	P	P		
<b>OTHER</b>							
Alternative Energy System: Community-Based	P	P	P	P	P	P	Per § 14-306
Electric Substation: Enclosed, Indoor, or Outdoor or Indoor	CB P	CB P	CB P	CB P	CB P	CB P	Per § 14-340
Electric Substation: Outdoor	CB	CB	CB	CB	P	P	Per § 14-340
Parking Lot (Principal Use)	P	P	CO	P	P	P	Per § 14-331
Parking Garage (Principal Use)	P	P	CO	P	P	P	Per § 14-331
Telecommunications Facility <sup>4</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services <sup>5</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

<sup>1</sup> Allowed only when (i) accessory to an office structure, research and development facility, or industrial use, and (ii) integrated into that structure, facility, or use to serve its employees.

<sup>2</sup> Allowed only when secondary to a primary industrial use.

<sup>3</sup> Office uses legally established as of the effective date of this Code are deemed conforming and are not required to be secondary to a primary industrial use.

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1 <sup>4</sup> Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered  
2 permitted uses.

3 <sup>5</sup> Only Wireless Communication Services that are modifications to – and do not substantially change the physical  
4 dimension of – an existing telecommunications facility, are considered permitted uses.

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**TABLE 11-401: INDUSTRIAL DISTRICTS – BULK AND YARD REGULATIONS**

CATEGORIES	SPECIFICATIONS (PER DISTRICT)					
	OIC	BSC	I-MU	I-1	I-2	MI
<b>MINIMUM LOT AREA</b>						
Dwelling: Live-Work, Multi-Family, or Rowhouse	N/A	300 sq.ft.	300 sq. ft.	10,000 sq. ft.	N/A	N/A
All Other Uses	None	None	5,000 sq. ft.	10,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.
<b>MAXIMUM BLDG HEIGHT</b>						
All Uses	60 feet	150 feet <sup>1</sup>	60 feet	60 feet	None <sup>2</sup>	None <sup>2</sup>
<b>MINIMUM FRONT YARD</b>						
All Uses	None	None	None <sup>3</sup>	10 feet	10 feet	10 feet
<b>MINIMUM INTERIOR-SIDE YARD</b>						
All uses	None <sup>4</sup>	None <sup>4</sup>	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	None <sup>5</sup>	None <sup>6</sup>	None <sup>6</sup>
<b>MINIMUM CORNER-SIDE YARD</b>						
All Uses	None	None	None <sup>7</sup>	10 feet	10 feet	10 feet
<b>MINIMUM REAR YARD</b>						
All Uses	None <sup>8</sup>	None <sup>8</sup>	None <sup>8</sup>	None <sup>9</sup>	None <sup>9</sup>	None <sup>9</sup>
<b>BUFFER YARD REQ'T</b>						
All Uses	None	None	Where the Landscape Manual requires a landscaped buffer yard between an industrial use and a non-industrial use, that buffer yard must be provided by the more recent use.			

21

22 <sup>1</sup> For a residential use, the Zoning Board may allow a height higher than 150 feet as a conditional use.

23 <sup>2</sup> However, if any part of the building is within 50 feet of an R, OR, C-1, C -1-E, C-1-VC, C-2, or C-3 Zoning District, that  
24 part of the building is limited to a maximum height of 60 feet.

25 <sup>3</sup> All outdoor storage areas must be set back 10 feet from the front lot line.

26 <sup>4</sup> However, if the interior-side lot line abuts an R Zoning District, a minimum interior-side yard of 10 feet is required.

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1 <sup>5</sup> However, if the interior-side lot line abuts an R or OR Zoning District, a minimum interior-side yard of 10 feet is required.

2 <sup>6</sup> However, if the interior-side lot line abuts an R, OR, C-1, C -1-E, C-1-VC, C-2, or C-3 Zoning District, a minimum  
3 interior-side yard of 20 feet is required.

4 <sup>7</sup> All outdoor storage areas must be set back 10 feet from the corner-side lot line and the front lot line.

5 <sup>8</sup> However, if the rear lot line abuts an R Zoning District, a minimum rear yard of ~~20 feet~~ 15 feet is required.

6 <sup>9</sup> However, if the rear lot line abuts an R, OR, C-1, C -1-E, C-1-VC, C-2, or C-3 Zoning District, a minimum interior rear  
7 yard of ~~20 feet~~ 30 feet is required.

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**TABLE 12-301: OFFICE-RESIDENTIAL DISTRICTS –  
PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS	USE STANDARDS
	<b>OR</b>	
<b>RESIDENTIAL</b>		
Bed and Breakfast	CB	
Day-Care Home: Adult or Child	P	Per § 14-310
Dwelling: Detached	P	
Dwelling: Semi-Detached	P	
Dwelling: Multi-Family	P	Per § 14-327
Dwelling: Rowhouse	P	
Fraternity or Sorority House	CO	Per § 14-313
Residential-Care Facility (16 or Fewer Residents)	P	Per § 14-334
Residential-Care Facility (17 or More Residents)	CO	Per § 14-334
Rooming House	CO	
<b>INSTITUTIONAL</b>		
Cultural Facility	P	Per 14-308
Educational Facility: Primary and Secondary	P	
Government Facility	CB	
Place of Worship	P	Per § 14-332
<b>OPEN-SPACE</b>		
Community-Managed Open-Space Farm	CB	Per § 14-307
Community-Managed Open-Space Garden	P	Per § 14-307
Park or Playground	P	
Urban Agriculture	CB	Per § 14-339

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<b>COMMERCIAL</b>		
Broadcasting Station (TV or Radio)	CB	
Health-Care Clinic	P	
Lodge or Social Club	CB	Per § 14-320
Neighborhood Commercial Establishment <sup>1</sup>	<del>CB</del> CB, P	Per § 14-328
Office	P	
<b>OTHER</b>		
Electric Substation: Enclosed, Indoor, or Outdoor	CB	Per § 14-340
Parking Lot (Principal Use)	CB	Per § 14-331
Parking Garage (Principal Use)	CB	Per § 14-331
Telecommunications Facility <sup>+2</sup>	GB, P	Per § 14-338
Utilities	CB	Per § 14-340
Wireless Communications Services <sup>±3</sup>	CB, P	Per § 14-338

<sup>1</sup> A Neighborhood Commercial Establishment is a permitted use only if: (i) the structure has 50 or more dwelling units; and (ii) non-residential uses are limited to 10% of the structure's gross floor area.

<sup>+2</sup> Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

<sup>±3</sup> Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.

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**TABLE 12-302: OFFICE-RESIDENTIAL DISTRICTS –  
BULK AND YARD REGULATIONS**

CATEGORIES	SPECIFICATIONS (PER SUBDISTRICT)	
	OR-1	OR-2
<b>MINIMUM LOT AREA</b>		
Dwelling: Multi-Family	500 <del>500</del> sq.ft./du	200 sq.ft./du
All Other Uses	None	None
<b>MAXIMUM BLDG HEIGHT</b>		
All Uses	40 or 60 feet <sup>1</sup>	100 feet
<b>MINIMUM FRONT YARD</b>		
All Uses	None	None
<b>MINIMUM INTERIOR-SIDE YARD</b>		
All Uses	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet
<b>MINIMUM CORNER-SIDE YARD</b>		
All Uses	10 feet	None
<b>MINIMUM REAR YARD</b>		
All Uses	10 feet	10 feet

<sup>1</sup> A height higher than 40 feet – up to a maximum of 60 feet – may only be allowed by the Zoning Board as a conditional use.

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**TABLE 12-402: TRANSIT-ORIENTED DEVELOPMENT DISTRICTS –  
PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS				USE STANDARDS
	TOD-1	TOD-2	TOD-3	TOD-4	
<b>RESIDENTIAL</b>					
Dwelling (Above Non-Residential Ground Floor)	P	P	P	P	
Dwelling: Multi-Family	P	P	P	P	Per § 14-327
Dwelling: Rowhouse	P	P	P	P	
Residential-Care Facility (16 or Fewer Residents)	P	P	P	P	Per § 14-334
Residential-Care Facility (17 or More Residents)	CB	CB	CB	CB	Per § 14-334
<b>INSTITUTIONAL</b>					
Community Center	P	P	P	P	
Cultural Facility	CB	CB	CB	P	Per § 14-308
Educational Facility: Commercial-Vocational	P	P	P	P	
Educational Facility: Post-Secondary	P	P	P	P	
Educational Facility: Primary and Secondary	P	P	P	P	
Government Facility	CB	CB	CB	GB	
Homeless Shelter	P	CB	P	CB	
Place of Worship		P		P	Per § 14-332
<b>OPEN-SPACE</b>					
Community ... Open-Space Garden or Farm	P	P	P	P	
Park or Playground (Passive Recreation Only) <sup>1</sup>		P		P	

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	<i>TOD-1</i>	<i>TOD-2</i>	<i>TOD-3</i>	<i>TOD-4</i>		
1	<b>COMMERCIAL</b>					
2	Animal Clinic	P		P	P	Per § 14-317
3	Art Gallery	P	P	P	P	
4	Arts Studio		P		P	
5	Banquet Hall		CO		CO	Per § 14-302
6	Day-Care Center: Adult or Child	P	P	P	P	Per § 14-309
7	Entertainment: Indoor		P		P	Per § 14-312
8	Entertainment: Live		CB		CB	Per § 14-319
9	Financial Institution		P		P	
10	Health-Care Clinic	P	P	P	P	
11	Health Center	P	P	P	P	
12	Hotel or Motel		P		P	
13	Kennel				CB	Per § 14-317
14	Lodge or Social Club		CO		CO	Per § 14-320
15	Office	P	P	P	P	
16	Outdoor Dining	P	P	P	P	
17	Personal Services Establishment	P	P	P	P	Per § 14-329
18	Recreation: Indoor		P		P	Per § 14-312
19	Restaurant	P <sup>2</sup>	P	P <sup>2</sup>	P	
20	Retail Goods Establishment (No Alcoholic 21 Beverages Sales)	P <sup>2</sup>	P	P <sup>2</sup>	P	
22	Retail Goods Establishment (With Alcoholic 23 Beverages Sales)		P		P	Per § 14-336
24	Tavern	CB	P	CB	P	Per § 14-337



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	<i>TOD-1</i>	<i>TOD-2</i>	<i>TOD-3</i>	<i>TOD-4</i>	
<b>OTHER</b>					
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	CB	CB	Per § 14-340
Parking Garage (Principal Use)	CB	CB	CB	GB	Per § 14-331
Parking Lot (Principal Use)	CB	CB	CB	CB	Per § 14-331
Telecommunications Facility <sup>3</sup>	CB, P	CB, P	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services <sup>4</sup>	CB, P	CB, P	CB, P	CB, P	Per § 14-338

<sup>1</sup> No recreation facilities are allowed, except for standard playground equipment and outdoor furniture.

<sup>2</sup> Not to exceed 5,000 sq. ft. of the structure's gross floor area.

<sup>3</sup> Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

<sup>4</sup> Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.

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**TABLE 12-403: TRANSIT-ORIENTED DEVELOPMENT DISTRICTS –  
BULK AND YARD REGULATIONS**

CATEGORIES	SPECIFICATIONS (PER DISTRICT)			
	TOD-1	TOD-2	TOD-3	TOD-4
<b>MINIMUM LOT AREA</b>				
Dwelling: Multi-Family	300 sq.ft/du	None	300 sq.ft/du	None
All Other Uses	None	None	None	None
<b>MAXIMUM BUILDING HEIGHT</b>				
All Uses	60 feet and no more than 5 stories	60 feet and no more than 5 stories <sup>1</sup>	100 feet <sup>2</sup>	100 feet <sup>2</sup>
<b>MINIMUM BUILDING HEIGHT</b>				
All Uses	24 feet and no less than 2 stories	24 feet and no less than 2 stories	24 feet and no less than 2 stories	24 feet and no less than 2 stories
<b>MINIMUM / MAXIMUM FRONT YARD</b>				
All Uses	No front yard required but, if one is provided, it may not exceed 5 feet <sup>3</sup>	No front yard required but, if one is provided, it may not exceed 5 feet <sup>3</sup>	No front yard required but, if one is provided, it may not exceed 5 feet <sup>3</sup>	No front yard required but, if one is provided, it may not exceed 5 feet <sup>3</sup>
<b>MINIMUM INTERIOR-SIDE YARD</b>				
All Uses	None	None	None	None
<b>MINIMUM CORNER-SIDE YARD</b>				
All Uses	None	None	None	None
<b>MAXIMUM REAR YARD</b>				
All Uses	15 feet	15 feet	None	None

<sup>1</sup> A higher height – up to a maximum of 100 feet – may be allowed by the Zoning Board as a conditional use.

<sup>2</sup> A higher height may be allowed by the Zoning Board as a conditional use.

<sup>3</sup> However, the front yard may be increased to the extent needed to accommodate a courtyard, plaza, or seating area adjacent to the public street.

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**TABLE 12-501: EDUCATIONAL CAMPUS DISTRICTS –  
PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS		USE STANDARDS
	EC-1	EC-2	
<b>RESIDENTIAL</b>			
Dormitory (Ancillary to Educational Facility)	P	P	
Dwelling (Ancillary to Educational Facility)	P	P	Per § 14-327
Fraternity or Sorority House		P	Per § 14-313
Rooming House (Ancillary to Educational Facility)		GB	
<b>INSTITUTIONAL</b>			
Community Center (Ancillary to Educational Facility)		CB	
Cultural Facility (Ancillary to Educational Facility)		CB	Per § 14-308
Educational Facility: Commercial-Vocational		P	
Educational Facility: Post-Secondary		P	
Educational Facility: Primary and Secondary	P	P	
Place of Worship	P	P	Per § 14-332
<b>OPEN-SPACE</b>			
Community-Managed Open-Space Farm	GB	CB	Per § 14-307
Community-Managed Open-Space Garden	P	P	Per § 14-307
Park or Playground	P	P	
Urban Agriculture	P	P	Per § 14-339
<b>COMMERCIAL</b>			
Broadcasting Station (TV or Radio)		P	
Carry-Out Food Shop		P	
Day-Care Center: Adult or Child	P	P	Per § 14-309
Entertainment: Indoor		P	Per § 14-312

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<i>Commercial (cont'd)</i>	<i>EC-1</i>	<i>EC-2</i>	
Office	P	P	
Personal Services Establishment		P	
Recreation: Indoor or Outdoor (Ancillary to Educational Facility)	P	P	Per § 14-312
Restaurant		P	
Retail Goods Establishment (No Alcoholic Beverages Sales)		P	
Stadium (Ancillary to Educational Facility)		CB	
<b>INDUSTRIAL</b>			
Research and Development Facility		P	
<b>OTHER</b>			
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	Per § 14-340
Parking Garage (Principal Use)	P	P	Per § 14-331
Parking Lot (Principal Use)	P	P	Per § 14-331
Telecommunications Facility <sup>1</sup>	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	Per § 14-340
Wireless Communications Services <sup>2</sup>	CB, P	CB, P	Per § 14-338

<sup>1</sup> Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

<sup>2</sup> Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.