

CITY OF BALTIMORE
COUNCIL BILL 25-0093
(First Reader)

Introduced by: Councilmember Dorsey

Introduced and read first time: August 18, 2025

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Department of Housing and Community Development, Department of Transportation, Planning Commission, Baltimore Development Corporation

A BILL ENTITLED

AN ORDINANCE concerning

Zoning – Harford Road Overlay District

FOR the purpose of establishing the Harford Road Overlay District; delineating the boundaries of the district; creating applicable use regulations within the district; establishing bulk and yard regulations within the district; detailing other applicable standards within the district; amending certain off-street parking requirements; and generally relating to the establishment of the Harford Road Overlay District.

BY repealing

Article 32 - Zoning

Sections 12-212 and 16-601(b) and Table 12-1403

Baltimore City Code

(Edition 2000)

BY repealing

Article 32 - Zoning

Sections 12-1401 through 12-1405 and the subtitle designation,

“Subtitle 14. Harford Road Overlay District”

Baltimore City Code

(Edition 2000)

BY adding

Article 32 - Zoning

New Sections 12-212 and 16-601(b) and Table 12-1403

Baltimore City Code

(Edition 2000)

BY adding

Article 32 - Zoning

New Sections 12-1401 through 12-1405, to be under the new subtitle designation,

“Subtitle 14. Harford Road Overlay District”

Baltimore City Code

(Edition 2000)

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Section 12-212, Table 12-1403, Sections 12-1401 through 12-1405, the subtitle designation, “Subtitle 14. Harford Road Overlay District”, and Section 16-601(b) of Article 32 - Zoning of the Baltimore City Code be repealed.

SECTION 2. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Laws of Baltimore City read as follows:

Baltimore City Code

Article 32. Zoning

Title 12. Special Purpose Districts

Subtitle 2. District Descriptions

§ 12-212. HARFORD ROAD OVERLAY DISTRICT.

THE HARFORD ROAD OVERLAY DISTRICT IS INTENDED TO INCREASE CUSTOMER SUPPLY TO BUSINESSES ALONG THE HARFORD ROAD CORRIDOR BEGINNING AT ARGONNE DRIVE AND CONTINUING ALONG THE CENTER LINE OF HARFORD ROAD UNTIL THE POINT OF INTERSECTION WITH THE NORTHERN BOUNDARY LINE OF THE CITY AT HILLCREST AVENUE. THE REGULATIONS FOR THIS OVERLAY DISTRICT ARE DESIGNED TO:

- (1) IMPROVE THE PEDESTRIAN EXPERIENCE;
- (2) INCREASE TRANSIT ACCESS AND RIDERSHIP;
- (3) REDUCE THE REQUIREMENTS FOR A BUSINESS OWNER, DEVELOPER, AND THE CITY TO ALLOCATE RESOURCES TO CARS AND TRUCKS;
- (4) PROMOTE SUSTAINABLE MIXED-USE DEVELOPMENT;
- (5) PROMOTE INVESTMENT IN PUBLIC SPACES THROUGH NEW CONSTRUCTION; AND
- (6) INCREASE HOUSING OPPORTUNITY AND DIVERSITY.

THIS OVERLAY DISTRICT IS TIED TO THE UNDERLYING ZONING DISTRICT TO MAINTAIN THE EXISTING CHARACTER OF THE DEVELOPMENT AND NEIGHBORHOOD.

SUBTITLE 14. HARFORD ROAD OVERLAY DISTRICT

§ 12-1401. ESTABLISHMENT.

THERE IS A HARFORD ROAD OVERLAY DISTRICT.

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§ 12-1402. BOUNDARIES.

THE BOUNDARIES OF THE DISTRICT ARE AS SHOWN ON THAT CERTAIN MAP TITLED “HARFORD ROAD OVERLAY DISTRICT”, DATED AS OF JUNE 5, 2024, ON FILE WITH THE DEPARTMENT OF PLANNING.

§ 12-1403. USE REGULATIONS.

(A) NON-RESIDENTIAL ZONING DISTRICTS.

FOR NON-RESIDENTIAL ZONING DISTRICTS, ONLY THOSE USES LISTED IN *TABLE 12-1403: HARFORD ROAD OVERLAY DISTRICT – PERMITTED AND CONDITIONAL USES* ARE ALLOWED WITHIN THE HARFORD ROAD OVERLAY DISTRICT.

(B) RESIDENTIAL ZONING DISTRICTS.

(1) IN GENERAL.

ONLY THOSE USES OF LAND LISTED IN THE TABLES LISTED BELOW ARE ALLOWED WITHIN EACH RESPECTIVE ZONING DISTRICT.

(i) TABLE 8-301: DETACHED AND SEMI-DETACHED RESIDENTIAL DISTRICTS – PERMITTED AND CONDITIONAL USES.

(ii) TABLE 9-301: ROWHOUSE AND MULTI-FAMILY RESIDENTIAL DISTRICTS – PERMITTED AND CONDITIONAL USES.

(2) DWELLING: MULTI-FAMILY.

THE USE “DWELLING: MULTI-FAMILY” IS PERMITTED IN ALL RESIDENTIAL DISTRICTS.

§ 12-1404. BULK AND YARD REGULATIONS.

(A) IN GENERAL.

THE BULK AND YARD REGULATIONS FOR THE STRUCTURES IN THE UNDERLYING ZONING DISTRICT APPLY TO THE HARFORD ROAD OVERLAY DISTRICT.

(B) MEASUREMENT METHODOLOGIES.

MEASUREMENT METHODOLOGIES ARE AS SET FORTH IN TITLE 15, SUBTITLE 3 {“MEASUREMENT METHODOLOGIES”} OF THIS CODE.

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1 (C) *EXCEPTIONS AND REQUIREMENTS.*

2 (1) *IN GENERAL.*

3 EXCEPTIONS AND REQUIREMENTS ARE AS SET FORTH IN TITLE 15, SUBTITLE 4
4 {"EXCEPTIONS"} OF THIS CODE.

5 (2) *DWELLING: MULTI-FAMILY.*

6 RESIDENTIALLY ZONED PROPERTIES MAY BE DEVELOPED AS A "DWELLING:
7 MULTI-FAMILY" TO THE BULK AND YARD SPECIFICATIONS FOR THE R-10 ZONING
8 DISTRICT ESTABLISHED IN *TABLE 9-401: ROWHOUSE AND MULTI-FAMILY RESIDENTIAL*
9 *DISTRICTS – BULK AND YARD REGULATIONS.*

10 **§ 12-1405. OTHER APPLICABLE STANDARDS.**

11 (A) *IN GENERAL.*

12 THE HARFORD ROAD OVERLAY DISTRICT IS ALSO SUBJECT TO THE STANDARDS
13 CONTAINED IN THIS SECTION.

14 (B) *ACCESSORY STRUCTURES AND USES.*

15 STANDARDS GOVERNING ACCESSORY STRUCTURES ARE SET FORTH IN TITLE 15, SUBTITLE
16 5 {"ACCESSORY STRUCTURES AND USES"} OF THIS CODE.

17 (C) *SITE DEVELOPMENT.*

18 ON-SITE DEVELOPMENT STANDARDS ARE SET FORTH IN TITLE 15 {"SITE DEVELOPMENT
19 STANDARDS"} OF THIS CODE.

20 (D) *OFF-STREET PARKING AND LOADING.*

21 UNDER § 16-601(B) {"EXEMPTIONS AND REDUCTIONS FROM REQUIREMENTS: EXEMPTIONS
22 WITHIN CERTAIN DISTRICTS"} OF THIS CODE, THE DISTRICT IS EXEMPT FROM OFF-STREET
23 PARKING REQUIREMENTS.

24 (E) *DESIGN STANDARDS.*

25 (1) *IN GENERAL.*

26 ALL DEVELOPMENTS OF THE TYPE DESCRIBED IN § 4-405 {"DESIGN REVIEW:
27 APPLICABILITY"} OF THIS CODE MUST COMPLY WITH THE APPLICABLE DESIGN
28 STANDARDS REQUIRED BY THE BALTIMORE CITY DESIGN MANUAL.

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(2) *PROHIBITED DESIGN ELEMENTS.*

(I) *IN GENERAL.*

NEW CURB CUTS ARE PROHIBITED ON HARFORD ROAD AT REAL PROPERTY WITH REAR OR SIDE ACCESS.

(II) *EXISTING CURB CUTS AND DRIVEWAYS.*

(A) REAL PROPERTY WITH EXISTING CURB CUTS THAT EXCEED CITY STANDARDS MAY BE REMOVED BY THE CITY.

(B) EXISTING CURB CUTS OR ABANDONED CURB CUTS DO NOT GUARANTEE REUSE.

(C) ALL DISUSED CURB CUT PERMISSIONS ARE REVOKED.

(D) THE CITY RESERVES THE RIGHT TO DENY ANY CURB CUT REQUEST REGARDLESS OF THE AVAILABILITY OR UNAVAILABILITY OF ACCESS.

(F) *LANDSCAPE AND SCREENING.*

ALL LANDSCAPING AND SCREENING MUST COMPLY WITH THE REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE MANUAL.

(G) *SIGNS.*

STANDARDS GOVERNING SIGNS ARE SET FORTH IN TITLE 17 {"SIGNS"} OF THIS CODE.

(H) *TEMPORARY USES.*

STANDARDS GOVERNING TEMPORARY USES ARE SET FORTH IN TITLE 14, SUBTITLE 4 {"TEMPORARY-USE STANDARDS"} OF THIS CODE.

Title 16. Off-Street Parking and Loading

Subtitle 6. Required Off-Street Parking

§ 16-601. EXEMPTIONS AND REDUCTIONS FROM REQUIREMENTS.

(B) *EXEMPTIONS WITHIN CERTAIN DISTRICTS.*

(1) *RESIDENTIAL USES.*

ALL RESIDENTIAL USES IN ANY ZONING DISTRICT WITH UP TO AND INCLUDING 3 DWELLING UNITS ARE EXEMPT FROM OFF-STREET PARKING REQUIREMENTS.

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1 (2) *COMMERCIAL DISTRICTS.*

2 THE COMMERCIAL DISTRICTS INCLUDED IN THIS PARAGRAPH ARE EXEMPT FROM
3 OFF-STREET PARKING REQUIREMENTS:

4 (I) C-1;

5 (II) C-1-E;

6 (III) C-1-VC;

7 (IV) C-5;

8 (V) C-5-IH;

9 (VI) C-5-DE;

10 (VII) C-5-HT;

11 (VIII) C-5-TO;

12 (IX) C-5-HS; AND

13 (X) C-5-G.

14 (3) *OVERLAY DISTRICTS*

15 THE OVERLAY DISTRICTS INCLUDED IN THIS PARAGRAPH ARE EXEMPT FROM OFF-STREET
16 PARKING REQUIREMENTS:

17 (I) HARFORD ROAD OVERLAY DISTRICT;

18 (II) R-MU OVERLAY DISTRICT (NON-RESIDENTIAL USES); AND

19 (III) D-MU OVERLAY DISTRICT (NON-RESIDENTIAL USES).

20 (4) *PC SUBDISTRICTS.*

21 IN THE PC SUBDISTRICTS, THE FOLLOWING USES ARE EXEMPT FROM THE OFF-STREET
22 PARKING REQUIREMENTS OF *TABLE 16-406: REQUIRED OFF-STREET PARKING*:

23 (I) OPEN-SPACE USES (EXCEPT FOR RECREATIONAL MARINAS); AND

24 (II) COMMERCIAL USES WITH A GROSS FLOOR AREA OF LESS THAN 25,000 SQUARE FEET,
25 EVEN IF THERE ARE OTHER COMMERCIAL USES LOCATED ON THE SAME LOT.

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Zoning Tables

TABLE 12-1403: HARFORD ROAD OVERLAY DISTRICT – OFFICE, COMMERCIAL, AND INDUSTRIAL DISTRICTS – PERMITTED AND CONDITIONAL USES

USES	SUBDISTRICTS					USE STANDARDS
	OR-1	C-1	C-2	C-3	IMU-1	
RESIDENTIAL						
DWELLING (ABOVE NON-RESIDENTIAL GROUND FLOOR)	P	P	P	P	P	
DWELLING: MULTI-FAMILY	P	P	P	P	P	PER § 12-1404
DWELLING: ROWHOUSE	P	P	CB	CB		
DWELLING: LIVE-WORK	P	P	P	P	P	
INSTITUTIONAL						
COMMUNITY CENTER	CB	CB	CB	CB	P	
CULTURAL FACILITY	CB	CB	CB	P	CB	PER § 14-308
PLACE OF WORSHIP	P	CB	CB	CB	CB	PER § 14-332
OPEN-SPACE						
COMMUNITY-MANAGED OPEN-SPACE FARM	CB	CB	CB	CB	CB	PER § 14-307
COMMUNITY-MANAGED OPEN-SPACE GARDEN	P	P	P	P	P	PER § 14-307
PARK OR PLAYGROUND	P	P	P	P	P	
URBAN AGRICULTURE	CB	CB	CB	CB	P	PER § 14-339
COMMERCIAL						
ART GALLERY	P	P	P	P	P	
ARTS STUDIO	P	P	P	P	P	
ARTS STUDIO: INDUSTRIAL	P	P	P	P	P	
BODY ART ESTABLISHMENT	P	P	P	P	P	
CARRY-OUT FOOD SHOP	P	P	P	P	P	
DAY-CARE CENTER: ADULT OR CHILD		CB	P	P	P	PER § 14-309
ENTERTAINMENT: INDOOR		CB	P	P	P	PER § 14-312

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1	ENTERTAINMENT: LIVE				P	CB	PER § 14-319
2	FINANCIAL INSTITUTION		P	P	P	P	
3	GREENHOUSE OR NURSERY		P	P	P	P	PER § 14-339
4	HEALTH-CARE CLINIC	P		P	P	P	
5	HEALTH AND FITNESS CENTER		P	P	P	P	
6	HOTEL OR MOTEL		P	P	P	P	
7	KENNEL				CB	CB	PER § 14-317
8	OFFICE	P	P	P	P	P	
9	OUTDOOR DINING	P	P	P	P	P	PER § 14-329
10	PERSONAL SERVICES	P	P	P	P	P	
11	ESTABLISHMENT						
12	RECREATION: INDOOR	P	P	P	P	P	PER § 14-312
13	RECREATION: OUTDOOR	P	P	P	P	P	PER § 14-312
14	RESTAURANT	P	P	P	P	P	
15	RETAIL GOODS	P	P	P	P	P	
16	ESTABLISHMENT (NO						
17	ALCOHOLIC BEVERAGES						
18	SALES)						
19	RETAIL GOODS		P	P	P	P	PER § 14-336
20	ESTABLISHMENT (WITH						
21	ALCOHOLIC BEVERAGES						
22	SALES)						
23	TAVERN	P	P	P	P	P	PER § 14-337
24	INDUSTRIAL						
25	ALTERNATIVE ENERGY					P	
26	SYSTEM: COMMERCIAL						
27	FOOD PROCESSING: LIGHT	CB	P	P	P	P	
28	INDUSTRIAL: LIGHT					P	
29	MOVIE STUDIO					P	
30	PRINTING ESTABLISHMENT			P	P	P	
31	RESEARCH AND					P	
32	DEVELOPMENT FACILITY						

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OTHER						
ALTERNATIVE ENERGY SYSTEM: COMMUNITY-BASED		P	P	P	P	PER § 14-306
ELECTRIC SUBSTATION: ENCLOSED, INDOOR, OR OUTDOOR	CB	CB	CB	CB	CB	PER § 14-340
TELECOMMUNICATIONS FACILITY ¹	CB, P	CB, P	CB, P	CB, P	CB, P	PER § 14-338
UTILITIES	CB	CB	CB	CB	CB	PER § 14-340
WIRELESS COMMUNICATIONS SERVICES ²	CB, P	CB, P	CB, P	CB, P	CB, P	PER § 14-338

¹ ONLY TELECOMMUNICATIONS BASE STATIONS THAT COMPLY WITH THE STEALTH DESIGN STANDARDS OF § 14-338 ARE CONSIDERED PERMITTED USES.

² 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.

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.