

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 17-0021**

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Introduced by: The Council President  
At the request of: Department of Legislative Reference  
Introduced and read first time: February 27, 2017  
Assigned to: Land Use and Transportation Committee  
Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: April 24, 2017

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**AN ORDINANCE CONCERNING**

**Baltimore City Zoning Code – Legalization – Corrections**

FOR the purpose of legalizing new City Code Article 32 {"Zoning"}, as enacted by Ordinance 16-581 {"TransForm Baltimore – Zoning"} and edited, codified, and published by the Baltimore City Department of Legislative Reference; further amending new Article 32 to correct various technical errors, omissions, and inconsistencies and to correct, clarify, and conform various references and language; providing for a special effective date; and generally relating to the zoning and development laws of the City of Baltimore.

BY repealing and reordaining, with amendments

Article 32 - Zoning

Sections 1-303(c)(1)(i), (f), and (t), 1-304(f) and (y), 1-305(p); ~~and (r) through (s), and (bb);~~ 1-306(l), 1-307(a), (b), and (o)(2), 1-308(a) (3), (b)(3), (c)(2)(vi), and (q)(2), 1-310(c)(2), (m)(1), (n)(2), 1-312(q)(1) and (u), 1-311(c), (e), and (o)(4), 1-314(j), 2-201(a), 2-202(b), (h), (i), (j)(1), and (k)(1) and (2), 3-201(c)(intro), 3-202(a) and (l), 3-204(b)(intro) and (3)(iii), 3-205(intro), 4-203(3) through (8), 4-405(a)(13)(iii), 5-202(b)(1), 5-301(b), 5-302(b)(1)(v)(intro), 5-305(b)(3)(i), 5-308(b)(7), 5-406(a) and (b)(10), 5-409(d), 5-504(intro), 5-601(f), 5-602(e), 5-603(d), 5-604(e) and (f), 5-703, 5-705, 5-901, ~~7-202~~, 7-204(c) and (e), 7-306(b), 8-603, 8-606, 9-703(c) and (d), 9-803, 9-806, 10-204(a), 10-207(c)(1), 10-502(b), 10-603, 10-606, 11-201(a), 11-202(a), ~~11-301~~, 11-603, 11-606, 12-101(11), 12-201 through 12-211, Subtitle 3(caption), 12-301, 12-302(a), 12-303(a), (c), (f), and (i), ~~12-402~~, 12-403(a), 12-405(a)(2) and (d), 12-406(c) and (f), Subtitle 5 (caption), ~~12-501~~, 12-502(a)(2), 12-503(b), 12-504(c) and (f), Subtitle 6(caption), ~~12-601~~, 12-602(a)(2), 12-603(b)(1), 12-604(c) and (f), Subtitle 7(caption), 12-701(intro), Subtitle 9(caption), 12-901, 12-904(a)(1), 12-905(b)(4) and (c)(1), 12-906(a)(1), (3), and (6) and (b)(1), (3)(i)(intro), (5), and (12), Subtitle 10(caption), 12-1001(a), 12-1002(intro), 12-1003(a)(intro) and (7) and (b)(intro), 12-1004(a), 12-1005(a) and (b)(1), Subtitle 11(caption), 12-1101(a), 12-1102(intro), 12-1103(a)(intro) and (b)(intro), 12-1104, 12-1105(a), 12-1301, 12-1302, 12-1303(a), 12-1304(a), (c) and (e), 13-102(a), 13-201(a), 13-202(b), 13-501, 13-503(b), 14-307(b)(2), 14-309(a), 14-310(a), 14-311(g), 14-313(a)(2)(ii), 14-316(b), 14-318(e), 14-324(b)(1), 14-325(a), 13-326(a) and (d)(2), 14-327(c)(intro), 14-331(a)(2) and (b)(5), 14-333(b)(1), 14-334(a)(3) and (b)(2),

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.  
Underlining indicates matter added to the bill by amendment.  
~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

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1 14-338(d)(2)(i) and (k)(3)(i), 14-339(b), 14-340, 14-401(a) through (d) and (e)(3), (4)(ii),  
2 and (5), 15-201(a), 15-301(b)(5), 15-401(a), 15-403(c), 15-502(c), 15-503, 15-504(intro),  
3 15-506, 15-508(b), 15-509(f) and (g), 15-510(b)(4), 15-511(b)(3)(intro), (4) through (6),  
4 and (c)(3), 15-515(c) through (e), 15-516(c)(2)(iii) and (3)(iii), 15-517(d), 15-518(c)(2),  
5 15-701, 15-702(a)(intro), 16-201(b), 16-203(b), 16-401(e), 16-402(b), 16-404(a) and (c),  
6 16-405(a) and (b)(1), 16-601(b)(2)(i)(intro) and (f), 16-602(b) and (e), 16-701(h)(4)  
7 and (8), (i), (j)(3), and (k), 16-705(a) through (d), 16-901(b)(2) and (g), 16-902(a)(1)  
8 and (c), 18-201(b), (c), and (d), 18-202, 18-206(b)(1)(i), 18-311(a), 18-401(a), 18-406,  
9 18-411(e)(2), 18-412(a)(2)(i), 18-413, 18-601(b), 18-701(a), (b)(2) and (3)(i)(intro),  
10 and Title 19 in its entirety.

11 Baltimore City Code  
12 (Edition 2000)

13 BY repealing

14 Article 32 - Zoning  
15 Section(s) 1-302(p) and (s), 1-306(u), 1-309(j) and (u), 1-310(s), and (w), and (x), 1-311(w),  
16 1-312(c) and (e), 1-314(e), 2-201(f), 3-202(b)(3), ~~12-601(a)(6)~~, 15-514(1), 16-411, and  
17 18-301.

18 Baltimore City Code  
19 (Edition 2000)

20 BY adding

21 Article 32 - Zoning  
22 Section 1-302(k), 1-305(q-1), 1-306(z), 1-310(i), 1-311(q-1), 1-312(s), 1-315(f) and (g),  
23 4-203(9), 12-102, 12-505, and 12-605

24 Baltimore City Code  
25 (Edition 2000)

26 BY repealing and reordaining, without amendments

27 Article 32 - Zoning  
28 Section 1-305(o), (q), (t), and (u)  
29 Baltimore City Code  
30 (Edition 2000)

31 BY repealing

32 Article 32 - Zoning  
33 In Title 6, the subtitle designation "Subtitle 4. Exempt Essential Services"  
34 Baltimore City Code  
35 (Edition 2000)

36 BY renumbering, with amendments

37 Article 32 - Zoning  
38 Section 6-401  
39 to be  
40 Section 2-202

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1           and  
2       Section 2-202  
3           to be  
4       Section 2-203  
5       Baltimore City Code  
6       (Edition 2000)

7    BY repealing  
8       Article 32 - Zoning  
9       Tables 7-202 through 17-812  
10      Baltimore City Code  
11      (As enacted by Ordinance 16-581))

12   BY adding  
13      Article 32 - Zoning  
14      Tables 7-202 through 17-812  
15      Baltimore City Code  
16      (Edition 2000)

17   BY repealing  
18      Article 1 - Mayor, City Council, and Municipal Agencies  
19      Section 40-14(e)(8) and 41-14(7)  
20      Baltimore City Code  
21      (Edition 2000)

22   BY renumbering  
23      Article 1 - Mayor, City Council, and Municipal Agencies  
24      Section 40-14(e)(5) and (5a)  
25      to be  
26      Section 40-14(e)(5a) and 5(c), respectively  
27      Baltimore City Code  
28      (Edition 2000)

29   BY adding  
30      Article 1 - Mayor, City Council, and Municipal Agencies  
31      Section 40-14(e)(5b) and 41-14(4a)  
32      Baltimore City Code  
33      (Edition 2000)

34   BY repealing  
35      Article 19 - Police Ordinances  
36      Section 71-2(i)(3)  
37      Baltimore City Code  
38      (Edition 2000)

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1 BY renumbering  
2 Article 19 - Police Ordinances  
3 Section 71-2(i)(3a)  
4 to be  
5 Section 71-2(i)(3)  
6 Baltimore City Code  
7 (Edition 2000)

8 BY adding  
9 Article 19 - Police Ordinances  
10 Section 71-2(i)(5)  
11 Baltimore City Code  
12 (Edition 2000)

13 BY repealing and reordaining, with amendments  
14 Ordinance 16-581 {"TransForm Baltimore – Zoning"}  
15 Section 3

16 SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That  
17 City Code Article 32 {"Zoning"}, as enacted by Ordinance 16-581 and as edited, codified, and,  
18 on March 15, 2017, published by the Baltimore City Department of Legislative Reference, is  
19 legalized. That Article, as further amended by this Ordinance, is and may be taken by all public  
20 officials and others as evidence of all general zoning ordinances of the Mayor and City Council  
21 in effect as of the effective date of this Ordinance.

22 SECTION 2. AND BE IT FURTHER ORDAINED, That the Laws of Baltimore City read as  
23 follows:

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Baltimore City Code

Article 32. Zoning

Title 1. General Provisions

Subtitle 3. Definitions

§ 1-302. "Abut" to "Awning".

(K) *AGE-RESTRICTED RESIDENTIAL-CARE FACILITY.*

"AGE-RESTRICTED RESIDENTIAL-CARE FACILITY" MEANS A RESIDENTIAL-CARE FACILITY THAT RESTRICTS RESIDENTS TO INDIVIDUALS 62 YEARS OLD OR OLDER.

[(p) *Alternative energy system: Private.*

"Alternative energy system: Private" means an alternative energy system that:

(1) primarily produces energy for consumption on site by a property owner;  
and

(2) secondarily might supply excess energy to an electric grid.]

[(s) *Arbor.*]

["Arbor" means a freestanding structure used in a garden to support vines or climbing plants.]

§ 1-303. "Bail bond establishment" to "Child day-care home".

(c) *Banquet hall.*

(1) *In general.*

"Banquet hall" means an establishment:

(i) for which all events are directly managed by the owner of the facility or by a person [or persons] regularly employed by the owner and responsible to the owner for the [onsite] ON-SITE management of all events held in that facility and for event arrangements;

.....

(f) *Bed and breakfast.*

"Bed and breakfast" means an owner-occupied, single-family dwelling that:

(1) is used primarily as a the owner's personal home; but

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1 (2) also, while the owner is in residence, [offers] PROVIDES lodging in 3 or fewer  
2 guest rooms to members of the general public who have primary residences  
3 elsewhere.

4 (t) *Carry-out food shop.*

5 "Carry-out food shop" means [a restaurant or other] AN establishment where prepared  
6 food is served in disposable containers or wrappers from a serving counter, primarily for  
7 off-premises consumption.

8 § 1-304. "Chimney" to "Day-care center: Child".

9 (f) *Commercial vehicle.*

10 "Commercial vehicle" [means:] HAS THE MEANING STATED IN CITY CODE ARTICLE 31  
11 {"TRANSIT AND TRAFFIC"}, § 1-1(F) {"DEFINITIONS – A TO L: COMMERCIAL VEHICLE"}.

12 [(1) every vehicle designed, maintained, and used primarily for the  
13 transportation or hauling of property, including equipment, merchandise,  
14 parcels, earth, trash, refuse, scrap, or motor vehicles;

15 (2) every vehicle, except a passenger car (as defined in Maryland Vehicle  
16 Law § 11-144.1), that has commercial advertising on the exterior of the  
17 vehicle or on equipment attached to the vehicle;

18 (3) every vehicle that has a maximum gross vehicle weight of 7,000 pounds or  
19 more or a manufacturer's rated capacity of ¾-ton or more; and

20 (4) every vehicle that is designed to carry more than 15 passengers and is  
21 used to carry people.]

22 (y) *Day-care center: Child.*

23 (1) *In general.*

24 "Day-care center: Child" means an establishment that provides care for 3 or more  
25 children on less than a 24-hour basis.

26 [(2) *Inclusions.*]

27 ["Day-care center: Child" includes nursery schools and Montessori schools.]

28 (2) [(3)] *Exclusions.*

29 "Day-care center: Child" does not include:

30 (i) a program that, as an accessory use to an educational facility or a place  
31 of worship, provides care for children; or

32 (ii) a child day-care home.

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1 § 1-305. "Day-care home: Adult" to "Electric substation: Outdoor".

2 (o) *Dwelling: Detached.*

3 "Dwelling: Detached" means a dwelling that contains a single dwelling unit and is not  
4 attached to any other dwelling.

5 (p) *Dwelling: Live-Work.*

6 "Dwelling: Live-Work" means a structure that combines a SINGLE dwelling unit with a  
7 non-residential use that:

8 (1) is permitted in the zoning district in which the structure is located and used  
9 predominantly by 1 or more of the unit's residents; or

10 (2) is an arts-related activity, such as painting, photography, sculpture, music, and  
11 film, and conducted predominantly by 1 or more of the unit's residents.

12 (q) *Dwelling: Multi-family.*

13 (1) *In general.*

14 "Dwelling: Multi-family" means a dwelling that contains 2 or more dwelling units.

15 (2) *Inclusions.*

16 "Dwelling: Multi-family" includes common facilities for residents, such as laundry  
17 rooms.

18 (Q-1) *DWELLING: MULTI-FAMILY (AGE-RESTRICTED).*

19 *SEE "AGE-RESTRICTED MULTI-FAMILY DWELLING".*

20 (r) *Dwelling: Rowhouse.*

21 "Dwelling: Rowhouse" means 1 of 3 or more buildings [that are], EACH OF WHICH  
22 CONTAINS A SINGLE DWELLING UNIT used for residential occupancy, with each building  
23 having its own private entrance and being joined to the others by a party or shared wall.

24 (s) *Dwelling: Semi-detached.*

25 "Dwelling: Semi-detached" means 1 of 2 buildings [that are], EACH OF WHICH CONTAINS  
26 A SINGLE DWELLING UNIT used for residential occupancy, with each building having its  
27 own private entrance and being joined to the other by a party or shared wall[,] and not  
28 otherwise attached to any other dwelling.

29 (t) *Dwelling: Single-family.*

30 "Dwelling: Single-family" means a dwelling that contains only 1 dwelling unit.

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1 (u) *Dwelling unit.*

2 "Dwelling unit" means 1 or more rooms in a dwelling that:

3 (1) are used as living facilities for no more than 1 family; and

4 (2) contain permanently installed bathroom and kitchen facilities reserved  
5 for the occupants of those rooms.

6 ~~(bb) *Electric substation: Enclosed.*~~

7 ~~"Electric substation: Enclosed" means an electric substation that is WITHIN AN ENCLOSED~~  
8 ~~STRUCTURE OR OTHERWISE screened from [any] public [right-of-way by an architectural~~  
9 ~~perimeter wall with a minimum height of 10 feet and a maximum height of 20 feet] VIEW~~  
10 ~~IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE~~  
11 ~~MANUAL.~~

12 § 1-306. "Encroachment" to "Golf course".

13 (l) *Food processing: Light.*

14 "Food processing: Light" means an establishment for preparing, processing, canning, or  
15 packaging food AND BEVERAGE products, where all these activities are within an enclosed  
16 structure and create no outside impacts.

17 [(u) *Gas and electric distribution equipment.*]

18 [(1) *General.*]

19 ["Gas and electric distribution equipment" means aboveground and  
20 underground equipment used for electric, gas, communications, or  
21 telecommunications systems.]

22 [(2) *Illustrations.*]

23 ["Gas and electric distribution equipment" includes poles, crossarms, anchors,  
24 guys, wires, lines, cables, mains, pipes, valves, conduits, manholes, vaults,  
25 aboveground and underground transformers, switchgear, regulators, meters,  
26 capacitors, pads, street lights, other equipment, and enclosures.]

27 (z) *HOUSING COMMISSIONER; COMMISSIONER OF HOUSING.*

28 "HOUSING COMMISSIONER" OR "COMMISSIONER OF HOUSING" MEANS THE  
29 COMMISSIONER OF HOUSING AND COMMUNITY DEVELOPMENT OR THE COMMISSIONER'S  
30 DESIGNEE.



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1 § 1-307. "Government facility" to "Industrial boat repair".

2 (a) *Government facility[: Public works]*.

3 (1) *In general.*

4 "Government facility[: Public works]" means a structure or land that is operated by  
5 a government agency.

6 (2) *Inclusions.*

7 "Government facility[: Public works]" includes [public works facilities,] AGENCY  
8 OFFICES, storage yards, PUBLIC WORKS FACILITIES, and utility facilities.

9 (b) *Greenhouse.*

10 (1) *IN GENERAL.*

11 "Greenhouse" means a structure that is:

12 (i) [(1)] devoted to the protection or cultivation of flowers or other tender plants;  
13 and

14 (ii) [(2)] constructed chiefly of glass, glass-like or translucent material, cloth, or  
15 lath.

16 (2) *BY ANY OTHER NAME.*

17 "GREENHOUSE" INCLUDES A "HIGH TUNNEL", "HOOP-HOUSE", "COLD-FRAME", OR  
18 SIMILAR STRUCTURE.

19 (c) *Hospital.*

20 (2) *Inclusions.*

21 "Hospital" includes related facilities integral to the hospital, such as laboratories,  
22 outpatient centers, health-care clinics, helistops, training facilities, classrooms, staff  
23 OFFICES, ON-SITE MEDICAL WASTE AND STORAGE FACILITIES, and central service  
24 facilities.

25 § 1-308. "Industrial: General" to "Lot: Interior".

26 (a) *Industrial: General.*

27 (3) *Exclusions.*

28 "Industrial: General" does not include or authorize any[: (i) incinerator; (ii) junk or  
29 scrap storage and yards; (iii) solid waste sanitary landfill; or (iv) vehicle dismantling  
30 facility] USE PROHIBITED BY § 1-218 {"USES PROHIBITED CITYWIDE"} OF THIS TITLE.

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1 (b) *Industrial: Light.*

2 (3) *Exclusions.*

3 "Industrial: Light" does not include or authorize any[: (i) incinerator; (ii) junk or  
4 scrap storage and yards; (iii) solid waste sanitary landfill; or (iv) vehicle dismantling  
5 facility] USE PROHIBITED BY § 1-218 {"USES PROHIBITED CITYWIDE"} OF THIS TITLE.

6 (c) *Industrial: Maritime-dependent.*

7 (2) *Inclusions.*

8 "Industrial: Maritime-dependent" includes:

9 ...

10 (vi) facilities that:

11 (A) are educational in nature, including visitors centers, museums, and  
12 interpretive areas, indoor or outdoor[.]; AND

13 (B) [provided those facilities have a connection] ARE SUBSTANTIALLY  
14 RELATED to an existing industrial maritime-dependent use,  
15 whether on the same parcel or an adjacent parcel to that use.

16 (q) *Lodge or social club.*

17 (2) *Inclusions.*

18 "Lodge or social club" includes:

19 (i) a union hall; and

20 (ii) a non-residential [post-graduate] POST-BACCALAUREATE fraternity and  
21 sorority center.

22 § 1-309. "Lot line" to "Motel".

23 [(j) *Main Street.*]

24 ["Main Street" means a traditional and historic commercial district that adopts the  
25 trademarked designation "Main Street" in accordance with criteria set by The  
26 National Trust for Historic Preservation.]

27 [(u) *Medical support facility.*]

28 [(l) *In general.*]

29 ["Medical support facility" means a facility commonly associated with the  
30 operation of hospitals.]

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1 [(2) *Inclusions.*]

2 ["Medical support facility" includes:

3 (i) onsite medical waste storage and disposal; and

4 (ii) warehousing and storage of medical related equipment and supplies.]

5 § 1-310. "Motor vehicle" to "Owner".

6 (c) *Motor vehicle operations facility.*

7 (2) *Exclusions.*

8 "Motor vehicle [dealership] OPERATIONS FACILITY" does not include a [public works  
9 or public safety] facility[, where] IN WHICH vehicles for fire, police, or other  
10 municipal [departments] AGENCIES are [dispatched,] stored[, or maintained OR FROM  
11 WHICH THESE VEHICLES ARE DISPATCHED.

12 (l) *MULTI-FAMILY DWELLING (AGE-RESTRICTED).*

13 SEE "AGE-RESTRICTED MULTI-FAMILY DWELLING".

14 (m) *Nursery.*

15 (1) *In general.*

16 "Nursery" means a business whose principal activity is the [retail] sale of plants  
17 grown on site.

18 (n) *Office.*

19 (2) *Exclusions.*

20 "Office" does not include[: (i)] fabricating, assembling, repairing, or warehousing  
21 physical products for the retail or wholesale market[: or (ii) a government office].

22 [(s) *Outdoor fireplace.*]

23 ["Outdoor fireplace" means a self-contained, manufactured, noncombustible  
24 cooking unit that is provided with a tight-fitting screen or lid and supported off  
25 the ground by noncombustible legs.]

26 [(w) *Outdoor theater.*]

27 [(1) *In general.*]

28 ["Outdoor theater" means an outdoor venue that is open to the general public,  
29 with or without an admission charge, for public speaking, concerts, or other  
30 live entertainment.]

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1 [(2) *Illustration.*]

2 [“Outdoor theater” includes a band shell structure.]

3 [(x) *Overlay District.*]

4 [“Overlay District” means a district established by ordinance that  
5 prescribes special regulations to be applied to a site in combination with the  
6 underlying zoning district. The overlay district modifies or supplements the  
7 regulations of the underlying zoning districts, in recognition of  
8 unique circumstances in the area while maintaining the general character and  
9 purpose of the underlying zoning districts over which it is located.]

10 § 1-311. “Parapet” to “Processed metal”.

11 (c) *Parking garage (principal use).*

12 “Parking garage (principal use)” means a structure the principal use of which is to  
13 provide [the public with] off-street parking for motor vehicles, whether for compensation  
14 or not.

15 (e) *Parking lot.*

16 “Parking lot” means an open area the principal use of which is to provide [the public  
17 with] off-street parking for operable motor vehicles, whether for compensation or not.

18 (o) *Person.*

19 “Person” means:

20 . . .

21 (4) except as used in Title 19, [Subtitle 1] SUBTITLE 2 {“Enforcement”} of this Code  
22 for the imposition of civil or criminal penalties, a governmental entity or an  
23 instrumentality or unit of a governmental entity.

24 (Q-1) *PLANNING DIRECTOR; DIRECTOR OF PLANNING.*

25 “PLANNING DIRECTOR” OR “DIRECTOR OF PLANNING” MEANS THE DIRECTOR OF THE  
26 DEPARTMENT OF PLANNING, AS APPOINTED UNDER CITY CHARTER ARTICLE VII, § 73, OR  
27 THE DIRECTOR’S DESIGNEE.

28 [(w) *Private alternative energy system.*]

29 [See “Alternative energy system: Private.”]

30 § 1-312. “Property line” to “Roof deck”.

31 [(c) *Public works.*]

32 [See “Government facility: Public works”]

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1 [(e) *Rain barrel.*]

2 [“Rain barrel” means a receptacle, reservoir, or tank for storing rainwater.]

3 (q) *Research and development facility.*

4 (1) *In general.*

5 “Research and development facility” means an establishment where research and  
6 development activities are conducted in various [fields] DISCIPLINES, including  
7 biotechnology, pharmaceuticals, medical instrumentation or supplies, communication  
8 and information technology, electronics and instrumentation, and computer hardware  
9 and software.

10 (s) *RESIDENTIAL-CARE FACILITY (AGE-RESTRICTED).*

11 SEE “AGE-RESTRICTED RESIDENTIAL-CARE FACILITY”.

12 (u) *Retail: Big Box Establishment.*

13 “Retail: Big Box Establishment” means any single-use commercial building, whether  
14 stand-alone or within a multi-building development, which single-use [establishment]  
15 BUILDING occupies at least 75,000 square feet of gross [leasable] FLOOR area.

16 § 1-314. “Tavern” to “Wholesale Goods”.

17 [(e) *Trellis.*]

18 [“Trellis” means a frame that is:

19 (1) made of wood or metal bars crossed over each other;

20 (2) affixed to a wall; and

21 (3) used to support vines or other climbing plants.]

22 (j) *Urban agriculture.*

23 (1) *In general.*

24 “Urban agriculture” means the cultivation, processing, and marketing of food, with  
25 a primary emphasis on operating as a business enterprise [for income-generation].

26 § 1-315. “Yard” to “Zoo”.

27 (F) *ZONING ADMINISTRATOR; ADMINISTRATOR.*

28 “ZONING ADMINISTRATOR” OR “ADMINISTRATOR” MEANS THE EXECUTIVE HEAD OF THE  
29 OFFICE OF ZONING ADMINISTRATOR, AS ESTABLISHED UNDER § 3-201 {“ZONING  
30 ADMINISTRATOR”} OF THIS CODE, OR THE ADMINISTRATOR’S DESIGNEE.

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1 (G) *ZONING BOARD; BMZA.*

2 "ZONING BOARD" OR "BMZA" MEANS THE BOARD OF MUNICIPAL AND ZONING APPEALS,  
3 AS ESTABLISHED IN CITY CHARTER ARTICLE VII, § 82.

4 **Title 2. Purpose, Applicability, Short Title**

5 *Subtitle 2. Applicability*

6 **§ 2-201. Application of Code.**

7 (a) [*Territorial application*] *IN GENERAL.*

8 Except as provided in [§ 6-401] § 2-202 {"Exempt utility and governmental uses"} of  
9 this [Code] SUBTITLE, this Code applies to all land, uses, and structures within the  
10 corporate limits of Baltimore City.

11 [(f) *Conflicts.*]

12 [If any condition or requirement imposed by this Code contains an actual,  
13 implied, or apparent conflict, the more restrictive condition or requirement  
14 governs.]

15 **§ 2-202. [§ 6-401.] Exempt utility and governmental uses.**

16 [(a) *Uses allowed.*]

17 Notwithstanding § 2-201 {"Application of Code"} OF THIS SUBTITLE, this Code does not  
18 apply to the following uses and structures, unless otherwise specifically provided in this  
19 Code:

- 20 (1) overhead electric distribution [cable and] CABLES [equipment,] and telephone lines;  
21 (2) underground utility [distribution] lines and equipment;  
22 (3) conduits, vaults, pipeline laterals, and mains;  
23 (4) traffic signals and government-owned signs;  
24 (5) similar installations and equipment or accessories of a public utility or  
25 governmental service;  
26 (6) public transit shelters;  
27 (7) car- and bike-sharing facilities;  
28 (8) automobile charging stations, whether electric or solar;

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1 (9) any installation, structure, equipment, or accessory that is owned by a government  
2 entity and located in a public right-of-way; and

3 (10) any installation, structure, equipment, or accessory that is located in a public  
4 right-of-way and granted a franchise by Ordinance of the Mayor and City Council.

5 [(b) *Gas, electric equipment exempt from setback, screening requirements.*]

6 [The following gas and electric distribution equipment are exempt from the  
7 setback and screening requirements of § 14-340(b) {"Aboveground utility  
8 structures and electric substations"} of this Code:

9 (1) gas and electric distribution equipment that is located in a commercial  
10 or industrial zone; and

11 (2) gas and electric distribution equipment that is:

12 (i) located in an open-space, residential, office-residential or TOD  
13 zoning district; and

14 (ii) is no more than 10 feet wide, 10 feet long, or 8 feet high.]

15 **§ 2-203. [§ 2-202.] Transition rules.**

16 (b) *Preexisting unlawful structures and uses.*

17 A structure or use that was unlawful at the time [of the adoption of] this Code BECAME  
18 EFFECTIVE (JUNE 5, 2017):

19 (1) does not become lawful solely by the adoption of this Code or any amendment to  
20 it; and

21 (2) even if made lawful by this Code or an amendment to it, remains unlawful to the  
22 extent that the structure or use conflicts with any of the requirements of this Code  
23 or of the Baltimore City [Building Code] BUILDING, FIRE, AND RELATED CODES  
24 ARTICLE, including any failure to obtain the necessary use permit AND  
25 OCCUPANCY PERMIT.

26  
27 (h) *Previously established planned unit development.*

28 For planned unit developments established before [the effective date of this Code] JUNE  
29 5, 2017, transition rules are set forth in § 13-102 {"Transition rules"} of this Code.

30 (i) *Previously issued building permits.*

31 If a building permit for a structure was [lawfully] issued before JUNE 5, 2017, OR BEFORE  
32 the effective date of [this Code or of] any RELEVANT amendment to [it] THIS CODE and if  
33 substantial construction has occurred within 180 days of the issuance of that permit, the  
34 structure may be completed in accordance with the plans on the basis of which the  
35 building permit was issued.

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1 (j) *Previously granted variances and conditional uses.*

2 (1) All variances and conditional uses granted before JUNE 5, 2017, OR BEFORE the  
3 effective date of [this Code or] any RELEVANT amendment to [it] THIS CODE  
4 remain effective, and the recipient of the variance and conditional use may proceed  
5 to develop the property in accordance with the approved plans.

6 (k) *Pending applications.*

7 (1) An application that has been submitted and considered complete before JUNE 5, 2017,  
8 OR BEFORE the effective date of [this Code or of] any relevant amendment to this  
9 Code is governed by the Code provisions in effect when the application was  
10 submitted.

11 (2) A new application submitted after JUNE 5, 2017, OR AFTER the effective date of [this  
12 Code or of] any relevant amendment to this Code is governed by the Code provisions  
13 in effect when the application was submitted.

14 **Title 3. Outline of Code Administration**

15 *Subtitle 2. Administrative Agencies and Officials*

16 **§ 3-201. Zoning Administrator.**

17 (c) *Powers and duties – Specific.*

18 The Zoning Administrator[, or his or her designee,] has the following powers and duties  
19 under this Code:

20 . . . .

21 **§ 3-202. Board of Municipal and Zoning Appeals.**

22 (a) *Board established.*

23 There is a Board of Municipal and Zoning Appeals, as established in City Charter Article  
24 VII, [§§ 81 and] § 82.

25 (b) *Powers and duties.*

26 In addition to the powers and duties specified in City Charter Article VII, §§ 83 through  
27 89 and in State law, the Board of Municipal and Zoning Appeals has the following  
28 powers and duties under this Code:

29 . . .

30 [(3) to edit and certify zoning map amendments (Title 5, Subtitle 5);]

31 . . . .



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1 (l) *Voting – Number of votes.*

2 The number of votes specified in the State Land Use Article is required for the Board to:

3 (1) reverse any order, requirement, decision, or determination MADE OR IMPOSED  
4 UNDER THIS CODE [of] BY the Zoning Administrator OR BY SOME OTHER  
5 AUTHORIZED ADMINISTRATIVE OFFICER OR ADMINISTRATIVE UNIT; or

6 (2) decide in favor of the applicant on any matter on which it is required to  
7 pass under this Code.

8 **§ 3-204. Director of Planning.**

9 (b) *Powers and duties.*

10 In addition to the powers and duties specified in City Charter Article VII, §§ 74 through  
11 80, the Director of Planning}], or his or her designee,] has the following powers and  
12 duties under this Code:

13 ...

14 (3) from time to time, to initiate a study of this Code, the Design Manual, and the  
15 Landscape Manual and report his or her recommendations to:

16 ...

17 (iii) the HOUSING Commissioner [of Housing and Community Development];

18 ...

19 .....

20 **§ 3-205. Commissioner of Housing and Community Development.**

21 In addition to the powers and duties specified elsewhere in the City Code, the Commissioner  
22 of Housing and Community Development (who also serves as the Building Official)], or his  
23 or her designee,] has the power and duty under this Code:

24 .....

25 **Title 4. Development Reviews**

26 ***Subtitle 2. Site Plan Review***

27 **§ 4-203. Applicability.**

28 Site plan review is required for the following types of development applications:

29 ...

30 (3) additions or [major] structural alterations to an existing structure, other than a single-  
31 family detached or semi-detached dwelling, that results in a 50% increase in gross  
32 floor area over the gross floor area of the existing structure prior to the addition or  
33 alteration;

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- 1 (4) planned unit development;
- 2 (5) conditional use, unless the conditional use can and will be fully [accommodated by]
- 3 CONTAINED WITHIN an existing structure;
- 4 (6) parking lot or structures containing 5 or more MOTOR VEHIGLE PARKING spaces;
- 5 (7) any development within an environmentally sensitive area, including projects
- 6 in a 100-Year Flood Plain and projects within the Buffer of the Critical Area
- 7 (*see* Subtitle 3 {"Environmentally Sensitive Areas Review"} of this title); [and]
- 8 (8) urban agriculture or community-managed open-space farm; AND
- 9 (9) ANY DEVELOPMENT WITHIN THE C-5-IH SUBDISTRICT.

***Subtitle 4. Design Review***

**§ 4-405. Applicability.**

**(a) *In general.***

13 Except as provided in subsection (b) of this section, design review is required for the  
14 following types of development:

15 ...

16 (13) any new construction that involves:

17 ...

18 (iii) construction [on a] IN AN AREA designated A“Main Street” IN  
19 ACCORDANCE WITH CRITERIA SET BY THE NATIONAL TRUST FOR HISTORIC  
20 PRESERVATION; or

21 .....

**Title 5. Applications and Authorizations**

***Subtitle 2. Applications***

**§ 5-202. Completeness review.**

**(b) *Subsequent changes.***

26 (1) After an application is determined to be complete, any change made by the applicant  
27 to the application must be submitted to the Zoning Administrator and the Board of  
28 Municipal and Zoning Appeals no later than 15 days before the date scheduled for the  
29 hearing to be held under this [subtitle] TITLE.

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***Subtitle 3. Variances***

1

2 **§ 5-301. Purpose.**

3 (b) *Application.*

4 The variance procedure applies only to changes in bulk and yard [requirements]  
5 REGULATIONS. It does not apply to changes in the uses allowed within a zoning district.

6 **§ 5-302. Minor and major variances.**

7 (b) *Minor variances.*

8 (1) Minor variances comprise the following specified variances:

9 ...

10 (v) a variance to bulk or yard [requirements] REGULATIONS if:

11 ...

12 ....

13 **§ 5-305. Major variances.**

14 (b) *Procedures before the BMZA.*

15 (3) *Decision by Board.*

16 (i) The Board of Municipal and Zoning Appeals must render its written decision,  
17 approving, approving with [qualifications] CONDITIONS, or denying the  
18 application, within 30 days of the close of the public hearing.

19 ...

20 ....

21 **§ 5-308. Approval standards.**

22 (b) *Other required findings.*

23 The Zoning Administrator, the Board of Municipal and Zoning Appeals, or the City  
24 Council, as the case may be, must also find that:

25 ...

26 (7) the variance will not otherwise:

27 (i) be detrimental to or endanger the public health, safety, or welfare; or

28 (ii) be in any way [be] contrary to the public interest.

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*Subtitle 4. Conditional Uses*

**§ 5-406. Approval standards.**

(a) *Limited criteria for denying.*

Neither the Board of Municipal and Zoning Appeals nor the City Council, as the case may be, may approve a conditional use unless, AFTER PUBLIC NOTICE AND HEARING AND on consideration of the standards required by this subtitle, it finds that:

- (1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare;
- (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan;
- (3) the authorization would not be contrary to the public interest; [or] AND
- (4) the authorization would [not] be in harmony with the purpose and intent of this Code.

(b) *Required considerations.*

As a further guide to its decision on the facts of each case, the Board of Municipal and Zoning Appeals must consider the following, where appropriate:

...

- (10) the provisions of the [City] CITY'S Comprehensive Master Plan;

....

**§ 5-409. Revocations, etc., of conditional use.**

(d) *How notice served.*

All notices must be served by 1 of the [following] methods[: (1) first class mail; (2) personal service by an authorized representative of the City, which service must be certified on the records of the Zoning Administrator; or (3) if service by either of those methods fails, posting of the property] SPECIFIED IN ~~§ 9-207~~ § 19-207 {"VIOLATION NOTICE: SERVICE"} OF THIS CODE.

*Subtitle 5. Legislative Authorizations*

**§ 5-504. Referrals.**

Once a bill proposing a [legislation] LEGISLATIVE authorization has been introduced, the City Council must refer the bill to the following for their written reports and recommendations:

....

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*Subtitle 6. Notices*

**§ 5-601. Map or text amendments; PUDs.**

*(f) Timing of notices – Posting for map amendment or PUDs.*

For a zoning map amendment or the creation or modification of a planned unit development, the posted notice MUST BE:

- (1) [must be] posted [at least] at least 30 days before the public hearing; and
- (2) removed within 48 hours after conclusion of the public hearing.

**§ 5-602. Major variances; Conditional uses.**

*(e) Timing of notice.*

The posted notice MUST BE:

- (1) [must be] posted [at least] at least [30] 21 days before the public hearing; and
- (2) removed within 48 hours after conclusion of the public hearing.

**§ 5-603. Minor variances.**

*(d) Timing of notice.*

The posted notice MUST BE:

- (1) [must be] posted [at least] at least 10 days before the Zoning Administrator makes a decision on the application; and
- (2) removed within 48 hours after a written decision is issued.

**§ 5-604. Planning Commission consideration of site-specific projects.**

*(e) Timing of notice.*

THE POSTED NOTICE MUST BE:

- (1) [must be] posted [for] at least [the] 10 days before the public hearing; and
- (2) removed within 48 hours after conclusion of the hearing.

*(f) Copy of agenda to Councilmembers.*

[On or before the] AT LEAST 4 calendar days [preceding] BEFORE any meeting of the Planning Commission, the Commission must deliver to each member of the City Council, by email or in person, an agenda of all matters that the Planning Commission proposes to consider at that meeting.

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***Subtitle 7. Use Permits***

**§ 5-703. Authorization and issuance.**

A use permit for a structure or land is:

- (1) authorized by the Zoning Administrator; and
- (2) issued by the HOUSING Commissioner [of Housing and Community Development].

**§ 5-705. Procedure.**

The procedure for authorizing and obtaining a use permit is as determined by the HOUSING Commissioner [of Housing and Community Development].

***Subtitle 9. Zoning Verifications***

**§ 5-901. Purpose.**

A zoning verification is a document issued by the Zoning Administrator, at an applicant's request and for the applicant's own use, that states whether a property complies with the use REGULATIONS [and] OR bulk AND YARD regulations of the district in which it is located. It is not required by this Code.

**Title 6. Zoning Districts; Maps and Profiles**

***[Subtitle 4. Exempt Essential Services]***

**Title 7. Open-Space and Environmental Districts**

***Subtitle 2. Open-Space Zoning District***

**§ 7-202. Use regulations.**

Only those uses of land listed in *Table 7-202: Open-Space Districts – Permitted and Conditional Uses* are allowed within [the] AN Open-Space Zoning District.

**§ 7-204. Other applicable standards.**

**(c) *Site development standards.***

On-site development standards[, such as permitted encroachments and exterior lighting regulations,] are [as] set forth in Title 15 {"Site Development Standards"} of this Code.

**(e) *Landscaping and screening.***

All landscaping and screening must comply with the [regulations] REQUIREMENTS of the Baltimore City Landscape Manual.

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*Subtitle 3. Floodplain Overlay Zoning District*

**§ 7-306. Variances and conditional uses.**

*(b) Warning letters.*

If the Board of Municipal and Zoning Appeals grants a variance or conditional use under this section, the Board must attach to its decision a warning that:

(1) construction [located] below the base flood level [will] MAY result in increased premium rates for flood insurance; and

(2) construction below the base flood level increases risks to life and property.

**Title 8. Detached and Semi-Detached Residential Districts**

**§ 8-603. Site development.**

On-site development standards[, such as permitted encroachments and exterior lighting regulations,] are set forth in Title 15 {"Site Development Standards"} of this Code.

**§ 8-606. Landscaping and screening.**

All landscaping and screening must comply with the [regulations] REQUIREMENTS of the Baltimore City Landscape Manual.

**Title 9. Rowhouse and Multi-Family Residential Districts**

*Subtitle 7. Residential Conversions*

**§ 9-703. Conversion standards.**

*(c) GFA per dwelling unit.*

The converted dwelling must meet the following gross floor area per unit type:

[(1) efficiency unit: 500 square feet.]

(1) [(2)] 1-bedroom unit: 750 square feet.

(2) [(3)] 2-bedroom unit: 1,000 square feet.

(3) [(4)] 3- or more bedroom unit: 1,250 square feet.

*(d) Bulk AND YARD regulations.*

The dwelling must continue to conform to the applicable bulk AND YARD regulations, including lot area per dwelling unit, for the district in which the building is located.

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1 *Subtitle 8. Other Applicable Standards*

2 § 9-803. Site development.

3 On-site development standards[, such as permitted encroachments and exterior lighting  
4 regulations,] are set forth in Title 15 {"Site Development Standards"} of this Code.

5 § 9-806. Landscaping and screening.

6 All landscaping and screening must comply with the [regulations] REQUIREMENTS of the  
7 Baltimore City Landscape Manual.

8 **Title 10. Commercial Districts**

9 *Subtitle 2. District Descriptions*

10 § 10-204. C-2 Community Commercial District.

11 (a) *Areas for which intended.*

12 The C-2 Community Commercial Zoning District is intended for areas of small to  
13 medium-scale commercial use, typically located along urban corridors, that are designed  
14 to accommodate pedestrians and, in some instances, [the automobile] AUTOMOBILES.

15 § 10-207. C-5 Downtown District.

16 (c) *Subdistricts.*

17 (1) *In general.*

18 In order to address the different character areas that make up Downtown, the C-5  
19 District is divided into the following subdistricts, for which varied [height and] bulk  
20 AND YARD [standards] REGULATIONS are provided to recognize the different physical  
21 characteristics of Downtown.

22 *Subtitle 5. Design Standards for C-5 District*

23 § 10-502. Open-space plazas.

24 (b) *Design requirements.*

25 [(1)] Open-space plazas must comply with the following design requirements[.]:

26 (1) [(2) Plazas] A PLAZA must be designed to be accessible from adjoining buildings  
27 and for generally unobstructed pedestrian circulation throughout the plaza[.]; AND

28 (2) [(3) Visibility] VISIBILITY into the plaza may not be entirely blocked by  
29 structures.



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*Subtitle 6. Other Applicable Standards*

**§ 10-603. Site development.**

On-site development standards[, such as permitted encroachments and exterior lighting regulations,] are set forth in Title 15 {"Site Development Standards"} of this Code.

**§ 10-606. Landscaping and screening.**

All landscaping and screening must comply with the [regulations] REQUIREMENTS of the Baltimore City Landscape Manual.

**Title 11. Industrial Districts**

*Subtitle 2. District Descriptions*

**§ 11-201. OIC Office-Industrial Campus District.**

(a) *IN GENERAL.*

(1) *Intent.*

The OIC Office-Industrial Campus Zoning District is intended for developments of large office structures, research and development facilities, and light industrial uses.

(2) *MINIMUM SIZE OF DISTRICT.*

AN OIC DISTRICT MUST ENCOMPASS AT LEAST 1 ACRE OF LAND.

**§ 11-202. BSC Bio-Science Campus District.**

(a) *IN GENERAL.*

(1) *Intent.*

The BSC Bio-Science Campus Zoning District is intended to accommodate bio-science campuses, including supportive uses, and some residential uses.

(2) *MINIMUM SIZE OF DISTRICT.*

A BSC DISTRICT MUST ENCOMPASS AT LEAST 1 ACRE OF LAND.

**Subtitle 3. Use Regulations**

**§ 11-301. As listed in Table 11-301.**

Only those uses of land listed [under] IN Table 11-301: Industrial Districts – Permitted and Conditional Uses are allowed within these zoning districts.

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*Subtitle 6. Other Applicable Standards*

**§ 11-603. Site development.**

On-site development standards[, such as permitted encroachments and exterior lighting regulations,] are set forth in Title 15 {"Site Development Standards"} of this Code.

**§ 11-606. Landscaping and screening.**

All landscaping and screening must comply with the [regulations] REQUIREMENTS of the Baltimore City Landscape Manual.

**Title 12. Special Purpose Districts**

*Subtitle 1. Purpose of Title*

**§ 12-101. In general.**

The purpose of this title is to set out the use regulations, bulk and yard regulations, and other standards for:

...

(11) Port Covington Zoning [Districts] DISTRICT.

**§ 12-102. PURPOSE OF OVERLAY DISTRICTS.**

AN OVERLAY DISTRICT IS A DISTRICT, ESTABLISHED BY ORDINANCE, BY WHICH A LAYER OF REGULATIONS IS SUPERIMPOSED ON THE REGULATIONS OF AN UNDERLYING ZONING DISTRICT. THE OVERLAY DISTRICT IS INTENDED TO MODIFY OR SUPPLEMENT THE REGULATIONS OF ITS UNDERLYING ZONING DISTRICTS IN RECOGNITION OF UNIQUE CIRCUMSTANCES IN THE AREA, WHILE MAINTAINING THE GENERAL CHARACTER AND PURPOSE OF THE UNDERLYING ZONING DISTRICTS OVER WHICH IT IS LOCATED.

*Subtitle 2. District Descriptions*

**§ 12-201. OR Office-Residential [District] DISTRICTS.**

[The] OR Office-Residential Zoning [District is] DISTRICTS ARE intended for areas where there is a mix of office and residential uses. The regulations [of the OR District] FOR THESE DISTRICTS are designed to ensure that office uses remain compatible with residential uses, thereby permitting the area to maintain a more residential character.

**§ 12-202. TOD Transit-Oriented Development Districts.**

The purpose of [the] TOD Transit-Oriented Development Zoning [District] DISTRICTS is to encourage the location of uses and forms of development conducive to increased transit usage. [The TOD District is] THESE DISTRICTS ARE intended to promote new, well-integrated residential and commercial development around transit stations, TO ensure that new development occurs in the form of compatible, higher density, transit-friendly design in

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1 close proximity to transit systems, TO encourage a pedestrian-orientation in new  
2 development, TO decrease reliance on motor vehicles by increasing transit uses, and TO  
3 encourage a mix of buildings and activities that provides settings for social interaction and  
4 active community life. In order to address the different characteristics of transit locations  
5 within the City, 4 TOD Districts are established: the TOD-1 District, TOD-2 District, TOD-3  
6 District and the TOD-4 District. The primary distinctions among these 4 TOD Districts are  
7 height, residential density, and use mix.

8 **§ 12-203. EC Educational Campus [District] DISTRICTS.**

9 [The] EC Educational Campus Zoning [District is] DISTRICTS ARE intended for the campuses  
10 of educational facilities to facilitate an orderly and efficient regulation process for these types  
11 of users. There are 2 Educational Campus Zoning Districts: a campus district for colleges  
12 and universities that allows for certain non-educational uses and dormitories for students and  
13 a second campus for primary and secondary educational facilities that is restricted to  
14 education-related uses. [The EC Zoning District provides] THESE DISTRICTS PROVIDE a set  
15 of base district regulations that offers a certain intensity of development by right. [It] THEY  
16 also [provides] PROVIDE an allowance for a Campus Master Plan, which must be approved by  
17 ordinance, that allows for flexibility in the development and expansion of the campus above  
18 the base district regulations.

19 **§ 12-204. H Hospital Campus [District] DISTRICTS.**

20 [The] H Hospital Campus Zoning [District is] DISTRICTS ARE intended to address the special  
21 needs and impacts of large-scale, multi-functional hospitals and medical campuses, including  
22 hospital-related and support service uses, such as offices and commercial uses. [The H  
23 Zoning District provides] THESE DISTRICTS PROVIDE a set of base district regulations that  
24 offers a certain intensity of development by right. [It] THEY also [provides] PROVIDE an  
25 allowance for a General Development Plan, which must be approved by ordinance, that  
26 allows for flexibility in the development and expansion of the hospital campus above the  
27 base district regulations.

28 **§ 12-205. T Transportation [District] DISTRICTS.**

29 [The] T Transportation Zoning [District is] DISTRICTS ARE intended to preserve, protect and  
30 enhance road, rail and other transportation corridors within the City.

31 **§ 12-206. {Reserved}**

32 **§ 12-207. W Waterfront Overlay Districts.**

33 [The] W Waterfront Overlay Zoning [District is] DISTRICTS ARE intended to preserve, create,  
34 and enhance public views of and access to the waterfront and creatively encourage use of the  
35 waterfront by providing a waterfront promenade, including connections to nearby public  
36 rights-of-way, open spaces, and other public amenities. [It serves] THESE DISTRICTS SERVE  
37 to establish a process to encourage new waterfront development to occur in a manner that  
38 seeks to minimize substantial change to existing public views of the waterfront from adjacent  
39 public streets and neighborhoods, and TO enhance the existing waterfront promenade by  
40 creating a continuous public access via a promenade along non-industrial portions of the  
41 City's waterfront.

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1    **§ 12-208. R-MU Rowhouse Mixed-Use Overlay [District] DISTRICTS.**

2           [The] R-MU Rowhouse Mixed-Use Overlay Zoning [District is] DISTRICTS ARE intended to  
3           address those areas of rowhouse development where a mixed-use environment is desired,  
4           where some rowhouse structures are used for residential uses and others for first-floor  
5           commercial uses. [This overlay district is] THESE OVERLAY DISTRICTS ARE tied directly to  
6           the underlying rowhouse district in order to maintain the existing character of the  
7           development and the neighborhood. Commercial uses are restricted to only those uses that  
8           are compatible with residential uses.

9    **§ 12-209. D-MU Detached Dwelling Mixed-Use Overlay [District] DISTRICTS.**

10           [The] D-MU Detached Dwelling Mixed-Use Overlay Zoning [District addresses] DISTRICTS  
11           ADDRESS those areas of detached dwelling development where a mixed-use environment is  
12           desired, where some detached dwellings are used for residential uses and others for first-floor  
13           non-residential uses. [This overlay district is] THESE OVERLAY DISTRICTS ARE tied directly  
14           to the underlying detached residential district in order to maintain the existing character of  
15           the development and the neighborhood. Non-residential uses are restricted to only those uses  
16           that are compatible with residential uses.

17   **§ 12-210. AU Adult Use Overlay [District] DISTRICTS.**

18           [The] AU Adult Use Overlay Zoning [District is] DISTRICTS ARE intended to provide [an  
19           area] AREAS in which to operate an adult use. [The AU Overlay District is a floating zone,  
20           which will not be designated on the zoning map until an application is made and a  
21           recommendation is made by action of the Planning Commission and approved by the City  
22           Council.]

23   **§ 12-211. PC Port Covington Zoning District.**

24           [(a) *In general.*]

25           [(1)] The Port Covington Zoning District is intended to establish the standards to  
26           accommodate the transition of the Port Covington area, located along the north shore of the  
27           Middle Branch of the Patapsco River, from a heavy industrial area to a high intensity, mixed-  
28           use, waterfront-oriented area over time. [(2)] The standards recognize that this area is unique  
29           because of both its waterfront access and separation from established neighborhoods to the  
30           north by the elevated portion of I-95 and a heavy rail line. [(3)] The [PC] PORT COVINGTON  
31           Zoning District is designed to accommodate an office-industrial headquarters campus and  
32           adjacent high-intensity mixed-use with recreational and entertainment amenities to promote a  
33           live-work-play community within an ecologically sustainable environment.

34                           [(b) *Subdistricts.*]

35                                   [(1) In order to address different characteristics within this District, the  
36                                   following 4 subdistricts are established:

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1 (i) the PC-1, PC-2, and PC-3 Districts, to accommodate the mixed-use  
2 development, with the primary distinctions among them being uses  
3 and height; and

4 (ii) the PC-4 District, to accommodate an office-industrial  
5 headquarters campus.]

6 [(2) The standards provide for synergy among the subdistricts to promote  
7 pedestrian connectivity in and among those subdistricts.]

8 *Subtitle 3. Office-Residential Zoning [District] DISTRICTS*

9 **§ 12-301. Use regulations.**

10 Only those uses of land listed ~~under~~ IN *Table 12-301: Office-Residential Districts –*  
11 *Permitted and Conditional Uses* are allowed within [the] AN OR Zoning District.

12 **§ 12-302. Bulk and yard regulations.**

13 (a) *In general.*

14 *Table 12-302: Office-Residential Districts – Bulk and Yard Regulations* sets forth the  
15 applicable bulk and yard regulations for [the] AN OR District[, which is divided into 2  
16 subdistricts for the purpose of bulk and yard regulations].

17 **§ 12-303. Other applicable standards.**

18 (a) *In general.*

19 [The] OR Zoning [District is] DISTRICTS ARE also subject to the standards listed in this  
20 section.

21 (c) *Site development.*

22 On-site development standards[, such as permitted encroachments and exterior lighting  
23 regulations,] are set forth in Title 15 {"Site Development Standards"} of this Code

24 (f) *Landscaping and screening.*

25 All landscaping and screening must comply with the [regulations] REQUIREMENTS of the  
26 Baltimore City Landscape Manual.

27 (i) *Residential conversions.*

28 The conversion of a single-family dwelling to a multi-family dwelling is allowed in [the]  
29 AN OR Zoning District, subject to the requirements of § 9-702 {"Residential  
30 Conversions: Design review"} and § 9-703 {"Residential Conversions: Conversion  
31 standards"} of this Code.

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1 *Subtitle 4. Transit-Oriented Development Districts*

2 **§ 12-402. Use regulations.**

3 Only those uses of land listed [under] IN Table 12-402: Transit-Oriented Development  
4 Districts – Permitted and Conditional Uses are allowed within [the] A TOD Zoning  
5 [Districts] DISTRICT.

6 **§ 12-403. Bulk and yard regulations.**

7 (a) *In general.*

8 *Table 12-403: Transit-Oriented Development Districts – Bulk and Yard Regulations sets*  
9 *forth the applicable bulk and yard regulations for [the OR] A TOD District[, which is*  
10 *divided into 2 subdistricts for the purpose of bulk and yard regulations].*

11 **§ 12-405. Parking requirements.**

12 (a) *In general.*

13 (2) For all commercial and mixed-use structures, OFF-STREET parking is prohibited in  
14 front of the CORNER-SIDE OR front building line.

15 (d) *Lots.*

16 [(1)] Parking lots [must be located to the rear of buildings and] may not exceed 1 acre in  
17 size.

18 [(2) Parking lots are prohibited in front of structures.]

19 **§ 12-406. Other applicable standards.**

20 (c) *Site development.*

21 On-site development standards[, such as permitted encroachments and exterior lighting  
22 regulations,] are set forth in Title 15 {"Site Development Standards"} of this Code.

23 (f) *Landscaping and screening.*

24 All landscaping and screening must comply with the [regulations] REQUIREMENTS of the  
25 Baltimore City Landscape Manual.

26 *Subtitle 5. Educational Campus [District] DISTRICTS*

27 **§ 12-501. Use Regulations.**

28 [(a) EC-1 Educational Campus: Primary or Secondary.]

29 [(1) Permitted uses.]

30 [In an EC-1 Educational Campus District, the following uses are permitted:

31 (i) Community-managed open-space gardens (See § 14-307 for use standards).

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- (ii) Day-care centers: Child (See § 14-309 for use standards).
- (iii) Educational facilities: Primary or secondary, including ancillary dormitory and residential uses.
- (iv) Parking garages (principal use) (See § 14-331 for use standards).
- (v) Parking lots (See § 14-331 for use standards).
- (vi) Places of worship (See § 14-332 for use standards).
- (vii) Telecommunications base stations – Stealth design (See § 14-338 for use standards).
- (viii) Urban agriculture (See § 14-339 for use standards).
- (ix) Utilities (See § 14-340 for use standards).
- (x) Wireless communications services – as modification to, but without substantial change in physical dimensions of, an existing telecommunications facility (See § 14-338 for use standards).]

[(2) Conditional uses.]

[In an EC-1 Educational Campus District, the following uses are conditional uses, requiring approval by the Board of Municipal and Zoning Appeals:

- (i) Community-managed open-space farms (See § 14-307 for use standards).
- (ii) Telecommunications facilities not otherwise permitted (See § 14-338 for use standards).]

[(b) EC-2 Educational Campus: Post-Secondary.]

[(1) Permitted uses.]

[In an EC-2 Educational Campus District, the following uses are permitted:

- (i) Community-managed open-space gardens (See §14-307 for use standards).
- (ii) Day-care centers: Adult or Child (See §14-309 for use standards).
- (iii) Educational facilities: Post-secondary, including ancillary dormitory and residential uses.
- (iv) Educational facilities: Primary or secondary, including ancillary dormitory and residential uses.
- (v) Fraternity or sorority houses (See § 14-313 for use standards).
- (vi) Parking garages (principal use) (See §14-331 for use standards)
- (vii) Parking lots (See §14-331 for use standards).
- (viii) Personal services establishments.
- (ix) Places of worship (See §14-332 for use standards).
- (x) Retail goods establishments – no alcoholic beverage sales.
- (xi) Restaurants.
- (xii) Telecommunications base stations – Stealth design (See § 14-338 for use standards).
- (xiii) Urban Agriculture (See § 14-339 for use standards).
- (xiv) Utilities (See § 14-340 for use standards).
- (xv) Wireless communications services – as modification to, but without substantial change in physical dimensions of, an existing telecommunications facility (See § 14-338 for use standards).]

[(2) Conditional uses.]

[In an EC-2 Educational Campus District, the following uses are conditional uses, requiring approval by the Board of Municipal and Zoning Appeals:

- (i) Community-managed open-space farms (See § 14-307 for use standards).
- (ii) Telecommunications facilities not otherwise permitted (See § 14-338 for use standards).]

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1 ONLY THOSE USES OF LAND LISTED IN TABLE 12-501: EDUCATIONAL CAMPUS DISTRICTS –  
2 PERMITTED AND CONDITIONAL USES ARE ALLOWED WITHIN AN EDUCATIONAL CAMPUS  
3 ZONING DISTRICT.

4 **§ 12-502. Bulk and Yard Regulations.**

5 (a) In general.

6 (2) Educational buildings existing as of [the effective date of this Code] JUNE 5, 2017,  
7 regardless of height and yards, are deemed conforming.

8 **§ 12-503. Educational Campus Master Plan.**

9 (b) *Applicability; Effect.*

10 A Campus Master Plan may be applied only to those properties owned by [the] AN  
11 educational facility.

12 **§ 12-504. Other applicable standards.**

13 (c) *Site development.*

14 On-site development standards[, such as permitted encroachments and exterior lighting  
15 regulations,] are set forth in Title 15 {"Site Development Standards"} of this Code.

16 (f) *Landscaping and screening.*

17 All landscaping and screening must comply with the [regulations] REQUIREMENTS of the  
18 Baltimore City Landscape Manual.

19 **§ 12-505. MINIMUM SIZE OF DISTRICT.**

20 AN EDUCATIONAL CAMPUS DISTRICT MUST ENCOMPASS AT LEAST THE SMALLER OF THE  
21 FOLLOWING:

22 (1) 2 ACRES OF LAND; OR

23 (2) THE ENTIRE CITY BLOCK ON WHICH IT IS SITUATED.

24 *Subtitle 6. Hospital Campus [District] DISTRICTS*

25 **§ 12-601. Use regulations.**

26 ~~—(a) Permitted uses:~~

27 ~~————— In a Hospital Campus District, the following uses are permitted:~~

28 ~~.....~~

29 ~~————— [(6) Medical support facilities.]~~

30 ~~.....~~



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1 [(a) Permitted uses.]

2 [In a Hospital Campus District, the following uses are permitted:

- 3 (1) Day-care centers: Adult or Child (See § 14-309 for use standards).  
4 (2) Educational facilities: Post-secondary, including ancillary dormitory and  
5 residential uses.  
6 (3) Health-care clinics.  
7 (4) Hospitals, including ancillary dormitory and residential uses.  
8 (5) {Reserved}  
9 (6) Medical support facilities.  
10 (7) Offices.  
11 (8) Parking garages (Principal use) (See §14-331 for use standards).  
12 (9) Parking lots (See § 14-331 for use standards).  
13 (10) Personal services establishments.  
14 (11) Places of Worship (See §14-332 for use standards).  
15 (12) Recreation - Indoor and outdoor.  
16 (13) Research and development.  
17 (14) Residential-care facilities (See § 14-334 for use standards).  
18 (15) Restaurants.  
19 (16) Retail goods establishments – no alcoholic beverage sales.  
20 (17) Telecommunications base stations – Stealth design (See § 14-338 for use  
21 standards).  
22 (18) Utilities (See § 14-340 for use standards).  
23 (19) Wireless communications services – as modification to, but without substantial  
24 change in physical dimensions of, an existing telecommunications facility (See  
25 § 14-338 for use standards).]

26 [(b) Conditional uses.]

27 [In a Hospital Campus District, the following uses are conditional uses, requiring  
28 approval by the Board of Municipal and Zoning Appeals:

- 29 (1) Helistop.  
30 (2) Hotels, motels, and rooming houses.  
31 (3) Telecommunications facilities not otherwise permitted (See § 14-338 for use  
32 standards).]

33 ONLY THOSE USES OF LAND LISTED IN TABLE 12-601: HOSPITAL CAMPUS DISTRICTS –  
34 PERMITTED AND CONDITIONAL USES ARE ALLOWED WITHIN A HOSPITAL CAMPUS ZONING  
35 DISTRICT.

36 § 12-602. Bulk and yard regulations.

37 (a) *In general.*

- 38 (2) Hospital buildings existing as of [the effective date of this Code] JUNE 5, 2017,  
39 regardless of height and yards, are deemed conforming.

40 § 12-603. Hospital General Development Plan.

41 (b) *Applicability; Effect.*

- 42 (1) A General Development Plan may be applied only to those properties owned by [the]  
43 A hospital facility at the time of the plan's approval.

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1 § 12-604. Other applicable standards.

2 (c) *Site development.*

3 On-site development standards[, such as permitted encroachments and exterior lighting  
4 regulations,] are set forth in Title 15 {"Site Development Standards"} of this Code.

5 (f) *Landscaping and screening.*

6 All landscaping and screening must comply with the [regulations] REQUIREMENTS of the  
7 Baltimore City Landscape Manual.

8 § 12-605. MINIMUM SIZE OF DISTRICT.

9 A HOSPITAL CAMPUS DISTRICT MUST ENCOMPASS AT LEAST 1 THE SMALLER OF THE  
10 FOLLOWING:

11 (1) 2 ACRES OF LAND; OR

12 (2) THE ENTIRE CITY BLOCK ON WHICH IT IS SITUATED.

13 *Subtitle 7. Transportation [District] DISTRICTS*

14 § 12-701. Use regulations.

15 In [the] A Transportation District, the following uses are permitted:

16 ...

17 *Subtitle 9. Waterfront Overlay Zoning [District] DISTRICTS*

18 § 12-901. Applicability.

19 (a) *In general.*

20 The [W-1 and W-2] Waterfront Overlay Districts apply to all waterfront lots as shown on  
21 the zoning map. Unless modified by this section, the underlying zoning district and  
22 critical area regulations apply (*see* Title 7, Subtitle 4).

23 (b) *Subdistricts.*

24 (1) [The] 2 subdistricts of [the] A Waterfront Overlay Zoning District apply, as provided  
25 in this subsection.

26 (2) The W-1 [Overlay Zoning District] SUBDISTRICT applies to land along the waterfront  
27 areas characterized by a hardscape boundary with the water, such as bulkheads, port  
28 facilities, or a hard-surface promenade.

29 (2) The W-2 [Overlay Zoning District] SUBDISTRICT applies to areas with a soft  
30 shoreline, such as wetlands, vegetation, or habitat areas that directly abut the water,  
31 most notably along the Middle Branch. To ensure a compatible development pattern

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1 along the shoreline, property owners are encouraged to cooperate as development  
2 proceeds in [the] A W-2 [Overlay Zoning District] SUBDISTRICT.

3 (c) *Industrial properties excluded.*

4 The [W-1 and W-2] Waterfront Overlay Districts do not apply to industrially zoned  
5 properties.

6 **§ 12-904. Protection of public right-of-way view corridors.**

7 (a) *W-1 Overlay Subdistrict.*

8 (1) No development may block the view of the waterfront from any public street that  
9 extends to the waterfront or that terminates before reaching the waterfront but adjoins  
10 the boundaries of this [district] SUBDISTRICT. These view corridors must be of the  
11 same width as the adjoining public street, and continue to the waterfront as a straight  
12 line extension of the adjoining street. This extension may be modified with approval  
13 of a view corridor modification by the Director of Planning.

14 **§ 12-905. Building requirements.**

15 (b) *W-1 Overlay Subdistrict.*

16 (4) Retail uses along the promenade are encouraged. Outdoor extension of these uses are  
17 restricted to a maximum of 8 feet into the required promenade easement and must be  
18 separated from the paved portion with planting beds, raised planters, or a minimum  
19 [a] 2-foot vertical separation. Where planting beds or raised planters are used to  
20 provide separation, landscape should be provided in accordance with the Baltimore  
21 City Landscape Manual. No extensions of residential structures are permitted.

22 (c) *W-2 Overlay Subdistrict.*

23 (1) The floor area ratio within this [district] SUBDISTRICT may not exceed a maximum of  
24 2.0. However, mixed-use developments with residential units that constitute 80% or  
25 more of the overall development plan are permitted a floor area ratio of 2.5 for the  
26 entire development area.

27 **§ 12-906. Waterfront public access promenade, open space, and required easements.**

28 (a) *W-1 Overlay Zoning District.*

29 (1) In addition to the uses allowed by the underlying zoning districts, on waterfront lots  
30 within the W-1 Overlay [Zoning District] SUBDISTRICT, a continuous public access  
31 waterfront promenade, accessible to the public but built and maintained by the  
32 owners of the underlying land, must be provided on lots, or development parcels  
33 consisting of lots, that adjoin the waterline of the Inner Harbor of the Chesapeake  
34 Bay and, where applicable, the Middle Branch of the Patapsco.

35 (3) These required easement improvements must be built and maintained by the property  
36 owner. Public access must be available 24 hours a day, 7 days a week unless

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1 OTHERWISE agreed to by the Director of Planning and stated in the easement. The  
2 completion of the promenade easement area must coincide with the completion of the  
3 adjacent development on the property.

4 (6) No mechanical or service equipment may be located adjacent to the promenade  
5 easement [without benefit of full permanent screening] UNLESS IT IS WITHIN AN  
6 ENCLOSED STRUCTURE OR OTHERWISE SCREENED FROM PUBLIC VIEW IN  
7 ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE  
8 MANUAL.

9 (b) *W-2 Overlay Subdistrict.*

10 (1) In addition to the uses allowed by the underlying zoning districts, on waterfront lots  
11 within the W-2 Overlay [Zoning District] SUBDISTRICT, a conservation easement,  
12 accessible to the public but built and maintained by the owners of the underlying  
13 land, must be provided on lots, or development parcels consisting of lots, that adjoin  
14 the waterline of Middle Branch of the Patapsco.

15 (3) (i) To allow flexibility for development while preserving and creating habitat, the  
16 Director of Planning may approve a reduction of the 100-foot wide buffer to NOT  
17 LESS THAN 50 feet (from the mean high water line) if:  
18 . . . .

19 (5) The hiking and biking trail, TOGETHER WITH A 12-FOOT HARD SURFACE AND A  
20 MEADOW OR MOWN STRIP A MAXIMUM OF 3 FEET WIDE ON EITHER SIDE, must be at  
21 least 50 feet from the mean high tide line[, with a 12-foot hard surface and a meadow  
22 or mown strip a maximum of 3 feet wide on either side]. Public access corridors to  
23 the trail must be provided and included in the easements for the property where they  
24 are located. The trail on any given property must connect to the trail on adjoining  
25 properties. The trail takes the place of the promenade and these hard surfaces are  
26 exempt from the Critical Area buffer requirement, but are not exempt from  
27 stormwater requirements.

28 (12) [Mechanical] NO MECHANICAL or service equipment may be located adjacent to the  
29 conservation easement [only when full permanent screening is installed] UNLESS IT IS  
30 WITHIN AN ENCLOSED STRUCTURE OR OTHERWISE SCREENED FROM PUBLIC VIEW IN  
31 ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE  
32 MANUAL.

33 *Subtitle 10. Rowhouse Mixed-Use Overlay [District] DISTRICTS*

34 § 12-1001. Applicability.

35 (a) *In general.*

36 [The] A Rowhouse Mixed-Use Overlay District may be applied to rowhouse dwellings in  
37 the R-5, R-6, R-7, R-8, R-9, R-10, and OR Districts. This Overlay District allows the  
38 rowhouse dwelling to be used for 1 of the non-residential uses listed in § 12-1003 {"Use  
39 regulations"} of this subtitle.

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1    **§ 12-1002. Minimum size of district.**

2        [The] AN R-MU Overlay District may only be applied to a minimum of:

3        ....

4    **§ 12-1003. Use regulations.**

5        (a) *Permitted non-residential uses.*

6        In [the] AN R-MU Overlay District, 1 (but no more than 1) of the following non-  
7        residential uses is permitted on the ground floor of a rowhouse structure:

8        ...

9            (7) Retail goods establishment – no [alcohol Sales] ALCOHOLIC BEVERAGE SALES.

10       (b) *Conditional uses.*

11        In [the] AN R-MU Overlay District, the following uses are conditional uses requiring  
12        approval by the Board of Municipal and Zoning Appeals:

13    **§ 12-1004. Bulk and yard regulations.**

14       (a) *In general.*

15        The bulk and yard regulations for rowhouses in the underlying zoning district apply to  
16        [the] A Rowhouse Mixed-Use Overlay District, except as provided in subsection (b) of  
17        this section.

18    **§ 12-1005. Design and performance standards.**

19       (a) *In general.*

20        The design standards for rowhouse dwellings in the underlying zoning district apply to  
21        [the] A Rowhouse Mixed-Use Overlay District.

22       (b) *Additional standards.*

23        (1) Conversion of [the Rowhouse] A ROWHOUSE to a use allowed by § 12-1003 {"Use  
24        regulations"} of this subtitle requires design review. This conversion is subject to the  
25        following design and performance standards.

26            ***Subtitle 11. Detached Dwelling Mixed-Use Overlay [District] DISTRICTS***

27    **§ 12-1101. Applicability.**

28       (a) *In general.*

29        [The] A Detached Dwelling Mixed-Use Overlay District may be applied to detached  
30        dwellings. This Overlay District allows the detached dwelling to be used for 1 of the  
31        non-residential uses listed in § 12-1103 {"Use regulations"}.

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1 § 12-1102. Minimum Size of District.

2 [The] A D-MU Overlay District may only be applied to a minimum of:  
3 . . . .

4 § 12-1103. Use regulations.

5 (a) *Permitted non-residential uses.*

6 In [the] A D-MU Overlay District, 1 (but no more than 1) of the following non-residential  
7 uses is permitted on the ground floor of a detached dwelling:  
8 . . . .

9 (b) *Conditional uses.*

10 In [the] A D-MU Overlay District, the following uses are conditional uses requiring  
11 approval by the Board of Municipal and Zoning Appeals:  
12 . . . .

13 § 12-1104. Bulk and yard regulations.

14 The bulk and yard regulations for detached dwellings in the underlying zoning district apply  
15 to [the Detached Dwelling Mixed-Use] A D-MU Overlay District.

16 § 12-1105. Design and performance standards.

17 (a) *In general.*

18 The design standards for detached dwellings in the underlying zoning district apply to  
19 [the] A Detached Dwelling Mixed-Use Overlay District.

20 *Subtitle 13. Port Covington Zoning District*

21 § 12-1301. Subdistricts.

22 4 Subdistricts are established to accommodate and encourage redevelopment of the Port  
23 Covington area, along the north shore of the Middle Branch of the Patapsco River, as  
24 follows:

25 (1) The PC-1 [Port Covington District] SUBDISTRICT is characterized by commercial use,  
26 entertainment, attractions, open-space, waterfront, and recreation amenities that  
27 create a focal point within the [PC] PORT COVINGTON Zoning District. The standards  
28 recognize that development within this subdistrict is to be ecologically sustainable,  
29 oriented to both the street edges and the Middle Branch Waterfront, and  
30 predominantly pedestrian-oriented. Development is generally mid-scale to promote  
31 connectivity between the waterfront and adjoining subdistricts.

32 (2) The PC-2 [Port Covington District] SUBDISTRICT is characterized by a wide mix of  
33 uses, including residential, commercial, office, open-space, recreation, and  
34 entertainment amenities, waterfront, and light industrial in a dense urban setting. The

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1 standards recognize that the development in this subdistrict is to accommodate a  
2 high-density, walkable, mixed-use environment.

3 (3) The PC-3 [Port Covington District] SUBDISTRICT is characterized by a wide mix of  
4 uses, including residential, commercial, office, open-space, recreation, and  
5 entertainment amenities, as well as industrial uses as part of a live-work-play  
6 community. The standards recognize that this subdistrict is designed to accommodate  
7 the transition from an historically industrial area to a medium-density, walkable,  
8 mixed-use environment.

9 (4) The PC-4 [Port Covington District] SUBDISTRICT is characterized as an office-  
10 industrial campus on the waterfront that can accommodate the international  
11 headquarters of a major corporation. The standards are intended for architecturally  
12 coordinated office and industrial structures built in a campus-like atmosphere, which  
13 includes a focus on recreation amenities. This subdistrict provides standards to  
14 promote ecologically sustainable design and accommodate a high-density, walkable  
15 environment for this waterfront campus.

16 **§ 12-1302. Use regulations.**

17 Only those uses listed in *Table 12-1302: Port Covington [Districts] DISTRICT – Permitted*  
18 *and Conditional Uses* are allowed within the PC [Zoning Districts] SUBDISTRICTS.

19 **§ 12-1303. Bulk and yard regulations.**

20 (a) *In general.*

21 *Table 12-1303: Port Covington [Districts] DISTRICT – Bulk and Yard Regulations* sets  
22 forth the applicable bulk and yard regulations for the PC [Zoning Districts]  
23 SUBDISTRICTS[, which is divided into 4 subdistricts for the purpose of bulk and yard  
24 regulations].

25 **§ 12-1304. Other applicable standards.**

26 (a) *In general.*

27 The PC [Zoning Districts] SUBDISTRICTS are also subject to the standards listed in this  
28 section.

29 (c) *Site development.*

30 On-site development standards[, such as permitted encroachments and exterior lighting  
31 regulations,] are set forth in Title 15 {"Site Development Standards"} of this Code.

32 (e) *Landscaping and screening.*

33 All landscaping and screening must comply with the [regulations] REQUIREMENTS of the  
34 Baltimore City Landscape Manual.

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**Title 13. Planned Unit Developments**

***Subtitle 1. Purpose; Transition Rules***

**§ 13-102. Transition rules.**

**(a) *In general.***

[Previously approved residential] RESIDENTIAL, office-residential, business, and industrial planned unit developments APPROVED BEFORE THE EFFECTIVE DATE OF THIS CODE (JUNE 5, 2017) remain valid [and must] AS LONG AS THEY continue to comply with all requirements and conditions of their [initial approval,] APPROVALS [including all] AND OF THE ZONING Code regulations in effect immediately preceding [the] THAT effective date [of this Code].

***Subtitle 2. Requirements; Approval Standards; Exceptions***

**§ 13-201. Authorization.**

**(a) *In general.***

Planned unit developments must be [introduced and enacted] ESTABLISHED by ordinance of the Mayor and City Council in accordance with [a development and public hearing process in which the Planning Commission and other City agencies must report their recommendations to City Council within 60 days of introduction as part of that legislative process. Once a Planned Unit Development is enacted, any major changes can be enacted only by Ordinance of the Mayor and City Council] THE PROVISIONS OF THIS TITLE.

**§ 13-202. General requirements.**

**(b) *Minimum areas.***

Planned unit developments must meet the following minimum areas:

- (1) at least 5 acres in the R-1A, R-1B, R-1C, R-1D, R-1E, R-1, R-2, R-3, R-4, [and] R-5, OIC, AND BSC Districts;
  - (2) at least 2 acres in the R-6, R-7, R-8, R-9, R-10, C-1, C-2, C-3, C-4, I-MU, TOD, OR, and PC Districts; AND
  - (3) at least 1½ acres in the C-5 District[; and].
- [(4) at least 5 acres in the OIC and BSC Districts.]



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*Subtitle 5. Enforcement*

**§ 13-501. Ordinance and development plan as binding agreement.**

The ordinance and approved final development plan constitute a binding agreement by the [applicant] PROPERTY OWNER AND THE DEVELOPER to proceed with the development in strict accordance with the approved final development plan, including the detailed time schedule.

**§ 13-503. Noncompliance.**

*(b) Notice.*

The Zoning Administrator must provide the [applicant] PROPERTY OWNER AND THE DEVELOPER at least 15 days notice to appear before the Zoning Administrator and answer to any charge of noncompliance.

**Title 14. Use Standards**

*Subtitle 3. Use Standards*

**§ 14-307. Community-managed open-space gardens and farms.**

*(b) Open-space gardens and farms – Structures.*

(2) Temporary greenhouses[, including high tunnels, hoop-houses, cold-frames, and similar structures] are permitted to extend the growing season.

**§ 14-309. Day-care centers: Adult or Child.**

*(a) In general.*

[Day] ADULT AND CHILD DAY-care centers must meet all federal, state, and local requirements, including licensing, health, safety, and building code requirements.

**§ 14-310. Day-care homes: Adult or Child.**

*(a) In general.*

[Day] ADULT AND CHILD DAY-care homes must meet all federal, state, and local requirements, including licensing, health, safety, and building code requirements.

**§ 14-311. Drive-through facilities.**

*(g) Screening.*

[(1)] All drive-through facilities must be [properly] screened FROM PUBLIC VIEW IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE MANUAL.

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1 [(2) Drive aisles of drive-through facilities must be effectively screened from  
2 view along the public right-of-way and at the edges of sites adjoining  
3 residential properties, in order to minimize the impact of exterior site  
4 lighting, headlight glare, and any menu intercom displays.]

5 [(3) Screening may be approved during the site plan review process and must  
6 consist of:

7 (i) an opaque masonry wall (stone, stucco, or brick);

8 (ii) a solid wood or simulated wood screen fence; or

9 (iii) landscaping in accordance with the Baltimore City Landscape  
10 Manual.]

11 **§ 14-313. Fraternity or sorority houses.**

12 (a) *Location.*

13 (2) (ii) [Within 2 years of the effective date of this Code] ON OR BEFORE JUNE 5, 2019,  
14 all fraternity or sorority houses must either secure a use permit or terminate the  
15 fraternity or sorority use.

16 **§ 14-316. Junk or scrap storage and yards.**

17 (b) *Screening.*

18 A junk or scrap storage and yard must be screened FROM PUBLIC VIEW in accordance with  
19 the requirements of the Baltimore City Landscape Manual.

20 **§ 14-318. Landfill: Industrial.**

21 (e) *Screening.*

22 An industrial landfill must be screened FROM PUBLIC VIEW in accordance with the  
23 requirements of the Baltimore City Landscape Manual.

24 **§ 14-324. Materials recovery facilities.**

25 (b) *Operations to be enclosed OR SCREENED.*

26 (1) All loading and unloading must be performed either within an enclosed [building]  
27 STRUCTURE or [within a screened area] OTHERWISE SCREENED FROM PUBLIC VIEW IN  
28 ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE  
29 MANUAL.

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1 § 14-325. Motor vehicle pr recreational vehicle dealerships or rental establishments.

2 (a) *Lot size.*

3 Motor VEHICLE or recreational vehicle dealerships or rental establishments must have a  
4 lot size of at least 20,000 square feet, except in a PC [District] SUBDISTRICT.

5 § 14-326. Motor vehicle service and repair: Major or minor.

6 (a) *Lot size.*

7 (1) Major motor vehicle service and repair shops must have a lot size of at least 20,000  
8 square feet, except in a PC [District] SUBDISTRICT.

9 (2) Minor motor vehicle service and repair shops must have a lot size of at least 10,000  
10 square feet, except in a PC [District] SUBDISTRICT.

11 (d) *Operations to be enclosed OR SCREENED.*

12 (2) Wrecked or junked vehicles must be KEPT WITHIN AN ENCLOSED STRUCTURE OR  
13 OTHERWISE screened from [the public right-of-way and any adjacent residential  
14 districts] PUBLIC VIEW IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE  
15 CITY LANDSCAPE MANUAL.

16 § 14-327. Multi-family dwellings – Accessory non-residential uses.

17 (c) *Aggregate area of uses.*

18 [Tthe] THE aggregate AREA of [all] these uses may not exceed the following:

19 . . . . .

20 § 14-331. Parking garages (principal use) and parking lots.

21 (a) *Parking garages (principal use).*

22 (2) In all other [cases] DISTRICTS, if a parking garage does not include active ground floor  
23 uses along at least 50% of the ground floor [or incorporate architectural treatments to  
24 screen views of parked cars at the ground level], the [parking structure] GROUND  
25 FLOOR must be screened [and landscaped] FROM PUBLIC VIEW in accordance with the  
26 REQUIREMENTS OF THE Baltimore City Landscape Manual.

27 (b) *Parking lots.*

28 (5) The parking [lots] LOT must be screened [and landscaped] FROM PUBLIC VIEW in  
29 accordance with the REQUIREMENTS OF THE Baltimore City Landscape Manual. [All  
30 landscape must be maintained in a healthy growing condition.]

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1 **§ 14-333. Recyclable materials recovery facilities.**

2 (b) *Operations to be enclosed OR SCREENED.*

3 (1) All loading and unloading must be performed either within an enclosed building or  
4 within [a screened] AN area SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE  
5 REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE MANUAL.

6 **§ 14-334. Residential-care facilities.**

7 (a) *Single-family dwelling.*

8 A residential-care facility may locate where single-family dwellings are allowed under  
9 this Code AS PERMITTED OR CONDITIONAL USES, if the facility:

10 . . .

11 (3) meets the general requirements, the bulk AND YARD regulations, and all other  
12 requirements of this Code applicable to dwellings in the zoning district within  
13 which the facility is located.

14 (b) *Multi-family dwelling.*

15 A residential-care facility may locate where multi-family dwellings are allowed AS  
16 PERMITTED OR CONDITIONAL USES under this Code, if the facility:

17 . . .

18 (2) meets the general requirements, the bulk AND YARD regulations, and all other  
19 requirements of this Code applicable to dwellings in the zoning district within  
20 which the facility is located.

21 **§ 14-338. Telecommunications facilities.**

22 (d) *Approval and application requirements.*

23 (2) *Application requirements.*

24 In addition to the general requirements for conditional-use applications, site plan  
25 review submissions, eligible facilities requests, or other documentation, all  
26 applications to erect, construct, or modify any part of a telecommunications facility  
27 must include the following items:

28 (i) a site plan showing:

29 (A) the location, size, screening, and design of all structures,  
30 including fences;

31 (B) the location and size of all outdoor equipment;

32 (C) elevations showing antenna height;

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1 (D) a landscape plan [showing all screening]; and

2 (E) if the site plan is for a new tower, indication of the fall zone  
3 (shaded circle);  
4

....

5 (k) *Stealth design.*

6 (3) To qualify as a permitted stealth design:

7 (i) the base station must be [enclosed, camouflaged, screened, obscured, or  
8 otherwise not readily apparent to a casual observer] WITHIN AN ENCLOSED  
9 STRUCTURE OR OTHERWISE SCREENED FROM PUBLIC VIEW IN ACCORDANCE  
10 WITH THE REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE MANUAL;  
11

....

12 § 14-339. Urban agriculture.

13 (b) *Greenhouses, etc.*

14 (1) Greenhouses (permanent or temporary)[, high tunnels, hoop-houses, cold-frames, and  
15 similar structures] used to extend the growing season are permitted.

16 § 14-340. Utilities AND ELECTRIC SUBSTATIONS.

17 (a) *Affect on traffic, adjacent properties, etc.*

18 [(1)] Utilities AND ELECTRIC SUBSTATIONS must be designed so that the location of  
19 entrances and exits, exterior lighting, service areas, and parking and loading facilities will  
20 minimize traffic congestion, pedestrian hazards, and adverse impacts on adjacent  
21 properties.

22 [(2) Additional landscaping and screening may be required.]

23 (b) *Aboveground structures.*

24 [Electric] EXCEPT AS OTHERWISE PROVIDED IN SUBSECTION (C) OF THIS SECTION,  
25 ELECTRIC substations and {any} aboveground utility structures [that are part of an  
26 underground utility system], such as pedestals for cable wire access or other access points  
27 for underground infrastructure (communications wiring, fiber optic, etc.):

28 (1) may not encroach into a required front yard; and

29 (2) must be screened from {any} public {right-of-way} VIEW IN ACCORDANCE WITH  
30 THE REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE MANUAL.

31 (C) *EXEMPTIONS FROM SETBACK AND SCREENING REQUIREMENTS.*

32 THE FOLLOWING ARE EXEMPT FROM THE SETBACK AND SCREENING REQUIREMENTS OF  
33 SUBSECTION (B) OF THIS SECTION:

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1 (1) AN ABOVE-GROUND, FULLY-ENCLOSED TRANSFORMER, SWITCHGEAR, REGULATOR,  
2 METER, OR CAPACITOR THAT IS LOCATED IN AN INDUSTRIAL ZONING DISTRICT; AND

3 (2) AN ABOVE-GROUND, FULLY-ENCLOSED TRANSFORMER, SWITCHGEAR, REGULATOR,  
4 METER, OR CAPACITOR THAT:

5 (I) IS LOCATED IN A RESIDENTIAL, OFFICE-RESIDENTIAL, COMMERCIAL, OR  
6 TOD ZONING DISTRICT; AND

7 (II) DOES NOT EXCEED 7 FEET IN WIDTH, 7 FEET IN LENGTH, OR 6 FEET IN  
8 HEIGHT.

9 (D) [(c)] *Modifications to electric substations.*

10 On a property where an electric substation has been approved as a conditional use, a  
11 modification of the electric substation is allowed without amendment of the conditional  
12 use, as long as:

13 (1) the modification conforms to the bulk and yard regulations of the underlying  
14 zoning district;

15 (2) the modification either:

16 (i) is located solely within the existing perimeter fence or wall; or

17 (ii) covers an area beyond the existing perimeter fence or wall that is not more  
18 than [20%] 10% of the area within the existing perimeter fence or wall;

19 (3) the modification is located solely on the property governed by the conditional use;  
20 and

21 (4) the electric substation, as so modified, complies with all conditions of the existing  
22 conditional use approval other than a condition that restricts the electric  
23 substation to the equipment configuration allowed under the existing conditional  
24 use approval.

25 ***Subtitle 4. Temporary-Use Standards***

26 **§ 14-401. Permits.**

27 (a) *APPLICATIONS.*

28 Any person [desiring] THAT DESIRES a temporary-use permit, as required by this Code,  
29 must file with the Zoning Administrator a written application, [on a] IN THE form  
30 [provided by] THAT the [City] ZONING ADMINISTRATOR REQUIRES.

31 (b) *AUTHORIZATION.*

32 (1) The Zoning Administrator may grant temporary-use permits for [those] TEMPORARY  
33 uses, WHETHER THE PROPOSED USE IS SPECIFICALLY listed in this subtitle OR, EXCEPT

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1 FOR A USE THAT INVOLVES ALCOHOLIC BEVERAGE SALES, NOT SPECIFICALLY LISTED IN  
2 THIS SUBTITLE, as long as the Zoning Administrator determines that the proposed use  
3 complies with [the] ALL APPLICABLE requirements [of this] of this subtitle and this  
4 Code.

5 [(c) (1) Temporary uses not specifically listed in this subtitle, except those with  
6 alcoholic beverage sales, require the specific approval of the Zoning  
7 Administrator.]

8 (2) [(c)(2)] Unless otherwise limited, temporary uses may be allowed in any zoning  
9 district[,] as long as that use is consistent with the purpose and intent of this Code and  
10 the zoning district in which it is located.

11 (C) *CONDITIONS, RESTRICTIONS, ETC.*

12 (1) [(d)(2)] No temporary use is [permitted] ALLOWED in any district if it would have a  
13 significant negative impact on any adjacent property or on the area as a whole.

14 (2) [(b)(2)] Unless expressly provided in this subtitle, every temporary use or structure  
15 must comply with the bulk [requirements] AND YARD REGULATIONS applicable [in]  
16 TO the district in which it is located.

17 (3) [(d)(1)] As part of the temporary-use permit approval, the Zoning Administrator [or  
18 Board of Municipal and Zoning Appeals] may impose other conditions,  
19 RESTRICTIONS, OR LIMITATIONS as necessary to achieve the purposes of this Code and  
20 to protect the public health, safety, and welfare.

21 (D) [(e)] *ENFORCEMENT.*

22 (3) All notices must be served by [either first class mail or by personal service by an  
23 authorized representative of the City. If service by either of those methods fails,  
24 notice must be given by posting of the property] BY 1 OF THE METHODS SPECIFIED IN  
25 ~~§ 9-207~~ § 19-207 {"VIOLATION NOTICE: SERVICE"} OF THIS CODE.

26 (4) The notice of the proposed revocation must be sent to:

27 ...

28 (ii) the persons to whom the temporary-use [approval] PERMIT was granted or  
29 the current operator; and

30 ....

31 (5) The notice must specify the nature of the violation and warn the recipient that, unless  
32 the violation is corrected within the time specified in the notice, the [temporary use]  
33 ZONING ADMINISTRATOR will [be] either:

34 (i) [revoked] REVOKE THE PERMIT;

35 (ii) [suspended] SUSPEND THE PERMIT subject to completion of corrective action  
36 or other condition; or

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1 (iii) [affirmed] subject to a schedule for corrective action, with provision for  
2 automatic termination if the schedule is not met.

3 **Title 15. Site Development Standards**

4 ***Subtitle 2. Applicability of Development Standards***

5 **§ 15-201. Compliance required.**

6 (a) *Bulk and yard regulations – New construction.*

7 No structure may be erected except in accordance with the bulk AND YARD regulations  
8 prescribed for the district in which the structure is located or proposed to be located.

9 ***Subtitle 3. Measurement Methodologies***

10 **§ 15-301. Measurement of building height.**

11 (b) *Exclusions from height regulations.*

12 The height regulations of this Code do not apply to the following:

13 . . .

14 (5) parapet walls used to screen mechanical equipment, as long as these walls do not  
15 exceed the height necessary to screen the mechanical equipment listed in  
16 [paragraph] ITEM (3) of this subsection;

17 . . . .

18 ***Subtitle 4. Exceptions and Requirements***

19 **§ 15-401. Street, public transit, and open-space dedications.**

20 (a) *Dedicated area added to area used to compute maximum dwelling units.*

21 Subject to the requirements and limitations of this section, if the owner of a lot gives or  
22 dedicates to the Mayor and City Council of Baltimore any land on or adjacent to the lot  
23 for the purpose of establishing or improving a public street, for the purpose of  
24 establishing or improving public transit, or for the purpose of establishing open space, the  
25 area of the land so given or dedicated may be added to the lot area used to compute the  
26 maximum number of dwelling units that, under the bulk AND YARD regulations of this  
27 Code, are permitted on that lot.

28 **§ 15-403. Rear yard reduction.**

29 (c) *Compliance with other regulations.*

30 A reduction may [only] be taken under this section ONLY if all other bulk AND YARD  
31 regulations are complied with.



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1 *Subtitle 5. Accessory Structures and Uses*

2 **§ 15-502. Amateur (ham) radio equipment.**

3 (c) ?????

4 (1) Certain additional types of antenna systems that are not freestanding towers are  
5 permitted in any yard if they implement stealth design and receive design review  
6 approval.

7 (2) To qualify as a stealth design, antennas must be [enclosed, camouflaged, screened,  
8 obscured, or otherwise not readily apparent to a casual observer] WITHIN AN  
9 ENCLOSED STRUCTURE OR OTHERWISE SCREENED FROM PUBLIC VIEW IN ACCORDANCE  
10 WITH THE REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE MANUAL.

11 **§ 15-503. Automobile charging station (electric and solar).**

12 Parking spaces within parking lots or parking garages, whether the parking is a principal use  
13 or accessory to a principal use, may include [public] electric automobile charging stations,  
14 including models that charge by solar energy.

15 **§ 15-504. Carriage house.**

16 An accessory carriage house EXISTING ON JUNE 5, 2017, in [all] A residential [districts]  
17 DISTRICT [and the] OR IN AN OR District[, existing on the effective date of this Code,] may be  
18 subdivided and converted into a detached dwelling, if:

19 . . . .

20 **§ 15-506. Greenhouses [and hoop-houses].**

21 Any lighting used to illuminate a greenhouse [or hoop-house] must be directed and shielded  
22 so as to minimize illumination of any adjacent lots. All exterior lighting must comply with  
23 the requirements of § 15-505 {"Exterior Lighting"} of this subtitle.

24 **§ 15-508. Mechanical equipment.**

25 (b) ?????

26 If ground-based mechanical equipment is located in a non-residential district adjoining a  
27 residential, office-residential, or industrial mixed-use district, the equipment must be  
28 [completely screened if visible from the public right-of-way, excluding alleys, or from  
29 the adjoining residential, office-residential, or industrial mixed-use district. Screening  
30 materials may be masonry, wood, landscape, or other opaque material, and must  
31 effectively screen mechanical equipment so no portion is visible from a street or adjacent  
32 lot. Where landscape is used to screen mechanical equipment, it must be provided in  
33 accordance with the Baltimore City Landscape Manual. Color and texture of a masonry  
34 screen wall must be compatible with the color and texture of the principal building on the  
35 site. If a principal or accessory structure or landscape blocks the view of ground-based  
36 mechanical equipment, the equipment is considered screened] SCREENED FROM PUBLIC

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1 VIEW IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE  
2 MANUAL.

3 **§ 15-509. Outdoor sales and displays by retail goods establishments.**

4 (f) *Screening area abutting residential district.*

5 If the rear or interior-side yard of an outdoor sales and display area abuts a residential  
6 district, the area must be [effectively screened from view by an opaque masonry wall  
7 (stone, stucco, or brick), a solid wood or simulated wood screen fence, or landscaping]  
8 SCREENED FROM PUBLIC VIEW in accordance with the REQUIREMENTS OF THE Baltimore  
9 City Landscape Manual.

10 (g) *Screening vehicle display.*

11 [Motor] IF AN OUTDOOR SALES AND DISPLAY LOT OF A MOTOR vehicle OR RECREATIONAL  
12 VEHICLE dealership or rental [establishments] ESTABLISHMENT [with outdoor sales and  
13 display lots must be designed with permanent screening of the outdoor sales and display  
14 area if abutting the] ABUTS A public right-of-way, [excluding alleys] OTHER THAN AN  
15 ALLEY, THE LOT MUST BE[, The screening may consist of landscape screening] SCREENED  
16 in accordance with the REQUIREMENTS OF THE Baltimore City Landscape Manual [or a  
17 low pedestrian wall at least 3 feet high].

18 **§ 15-510. Outdoor storage.**

19 (b) *Standards.*

20 Permitted outdoor storage uses must comply with the following provisions:

21 . . . .  
22 (4) except in the I-2 and MI Districts, where no screening is required, all outdoor  
23 storage must [comply with the following screening requirements:] MUST BE  
24 SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE REQUIREMENTS OF THE  
25 BALTIMORE CITY LANDSCAPE MANUAL.

26 [(i) no materials stored or displayed outdoors may be of a greater  
27 height than that of the screening provided;

28 (ii) all outdoor storage areas must be completely screened by an  
29 opaque masonry wall (stone, stucco, or brick) or a solid wood or  
30 simulated wood screen fence that is at least 6 feet high; and

31 (iii) if feasible, plant materials must be installed along the fence or  
32 wall located along the public right-of-way in accordance with the  
33 Baltimore City Landscape Manual to provide a softening effect.]

34 **§ 15-511. Parking garages (residential).**

35 (b) *Front-loaded attached garages.*

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1 (3) [Attached front-loaded] FRONT-LOADED ATTACHED garages must be located at least  
2 5 feet behind the main front facade of the dwelling. This measurement must be taken  
3 from the part of the front facade that adjoins the garage, except that the measurement  
4 may be taken from the part of the house closest to the street if all of the following  
5 conditions are met:

6 . . . .

7 (4) Windows, doors, and roof treatments of that part of [the] A FRONT-LOADED  
8 ATTACHED garage facing the street must incorporate architectural detail expressive of  
9 a residence.

10 (5) Upper level dormers and pitched roof elements must be used to de-emphasize [the] A  
11 FRONT-LOADED ATTACHED garage. Garage openings, windows, columns, trims,  
12 decorative paneling, and color must de-emphasize the visual impact of the garage in  
13 relation to the building as a whole.

14 [(6) No garage may be used for commercial body repair, painting, or engine rebuilding.]

15 (D) [(c)(3)] *All residential garages.*

16 No RESIDENTIAL garage may be used for commercial body repair, painting, or engine  
17 rebuilding.

18 **§ 15-514. Recycling collection stations.**

19 (b) *Standards.*

20 Recycling collection stations are conditional uses, subject to the following standards:

21 [(1) recycling collection stations are allowed as a conditional use in the C-4, I-1, and  
22 I-2 Districts;]

23 . . . .

24 **§ 15-515. Refuse disposal containers and refuse storage areas.**

25 (c) ?????

26 (1) All refuse disposal containers must be fully enclosed on 3 sides by a 6-FEET HIGH OR  
27 HIGHER:

28 (I) solid wood or simulated wood screen fence[.];

29 (II) [an] opaque masonry wall (stone, stucco, or brick)[.]; or

30 (III) [a] principal structure wall [6 feet high].

31 [The enclosure must be gated.]

32 (2) The materials used for [screening, including] the enclosure[,] must complement the  
33 architecture of the principal structure.

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1 (3) THE ENCLOSURE MUST BE GATED.

2 (d) ?????

3 An extension of an exterior principal structure wall may be used as one of the [screening]  
4 3 walls for ENCLOSING a refuse disposal container[,] as long as the [wall] EXTENSION  
5 meets the minimum [6-foot height] 6- FEET HIGH requirement and is of the same building  
6 materials as the principal structure. [This wall may not be the gated enclosure.]

7 (e) ?????

8 (1) [If] THIS SECTION DOES NOT APPLY TO A refuse disposal [containers are] CONTAINER  
9 used as part of on-site construction [this section does not apply. However,] AS LONG  
10 AS:

11 (I) the container [must be kept] IS MAINTAINED on the [site of the] construction  
12 SITE[,]; OR

13 (II) [unless] a minor privilege permit is obtained to allow the container on the  
14 public right-of-way.

15 (2) The container must be removed once construction is complete.

16 **§ 15-516. Satellite dish antennas.**

17 (c) *Large satellite dish antennas.*

18 (2) *Residential districts.*

19 (iii) A large dish antenna must be [located and] screened FROM PUBLIC VIEW [so that  
20 it cannot be readily seen from public streets or adjacent properties. Screening  
21 includes fences, landscaping, or earth berms located to conceal the sides and rear  
22 of the antenna and its support structure. Landscape screening must be] in  
23 accordance with the REQUIREMENTS OF THE Baltimore City Landscape Manual.

24 (3) *Non-residential districts.*

25 (iii) A ground-mounted large dish antenna must [provide screening, which includes  
26 fencing, berming, or landscaping] BE SCREENED FROM PUBLIC VIEW in accordance  
27 with the REQUIREMENTS OF THE Baltimore City Landscape Manual [so that all  
28 ground-mounted accessory equipment and the lower part of the support structure  
29 are completely screened].

30 **§ 15-517. Alternative energy systems: Solar.**

31 (d) *Screening and safety – Ground-mounted.*

32 All ground-mounted systems must:

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1 (1) be [visually] screened [with fencing or landscape screening] FROM PUBLIC VIEW  
2 IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE  
3 MANUAL; and

4 (2) display warning signs indicating voltage and dangers.

5 **§ 15-518. Alternative energy systems: Wind.**

6 (c) *Yard and setback limitations.*

7 (2) No part of the wind system structure, including guy wire anchors, may extend closer  
8 than 10 feet to any lot line [of the installation site]. The system tower must be  
9 setback from all lot lines equal to the height of the system.

10 *Subtitle 7. Performance Standards*

11 **§ 15-701. Purpose.**

12 The performance standards in this [title] SUBTITLE are designed to promote and protect  
13 commercial districts, business areas, and the I-MU and I-1 Districts, as light industrial areas,  
14 thereby promoting and maintaining the most appropriate and beneficial use of these areas.  
15 The application of these standards protect business and residential areas in or adjacent to a  
16 commercial district or an I-MU or I-1 District from adverse [characteristics] EFFECTS that  
17 might otherwise result from the operation of the uses allowed in those districts.

18 **§ 15-702. Applicability of standards.**

19 (a) ?????

20 Except as specified in subsection (b) of this section, the performance standards in this  
21 [title] SUBTITLE apply to:

22 . . . .

23 **Title 16. Off-Street Parking and Loading**

24 *Subtitle 2. General Applicability*

25 **§ 16-201. Existing off-street parking facilities.**

26 (b) ?????

27 If a building permit was lawfully issued before [the effective date of this Code] JUNE 5,  
28 2017, and if construction began within 180 days of the permit's issuance, [the number of]  
29 off-street parking and loading spaces must be provided in the amount required for the  
30 issuance of that building permit, regardless of the requirements of this title.

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1 § 16-203. Additions or expansions to existing structures.

2 (b) ?????

3 However, a non-residential use that was lawfully established before [the effective date of  
4 this Code] JUNE 5, 2017, does not need to provide additional off-street parking for that  
5 increase until the aggregate increase in units of measurement equals 10% or more of the  
6 units of measurement existing on [the effective date of this Code] JUNE 5, 2017. Once  
7 that level of increase has been reached, however, off-street parking facilities must be  
8 provided, as required by this title, for the total increase.

9 *Subtitle 4. Design of Off-street Parking Facilities*

10 § 16-401. Location of off-street parking.

11 (e) PC [Districts] Subdistricts.

12 In a PC [District] SUBDISTRICT, off-street parking may be located off-site as long as the  
13 required parking facilities are located in that or any other PC [District] SUBDISTRICT.

14 § 16-402. Minimum dimensions of off-street parking spaces.

15 (b) Vertical clearance.

16 (1) All parking spaces must have a minimum vertical clearance of 7 feet 6 inches.

17 (2) [Handicap van accessible floors] FLOORS ACCESSIBLE TO ADA-COMPLIANT VANS  
18 must have a minimum VERTICAL clearance of 8 feet 2 inches.

19 § 16-404. Driveways.

20 (a) Conformance to DoT Book of Standards.

21 [All] THE DESIGN OF EVERY driveway [designs] with access onto A City-owned  
22 [roadways] ROADWAY must conform to the City Department of Transportation's Book of  
23 Standards.

24 (c) Parking spaces.

25 (1) Single-family detached and semi-detached dwellings and rowhouse dwellings are  
26 allowed a paved parking [pad] SPACE. This parking [pad] SPACE may not be located  
27 in the required front or corner-side yard. In addition, no parking [pads] SPACE may be  
28 located forward of the front building line.

29 (2) [Parking pads] NO PARKING SPACE may [not] exceed 18 feet in depth, as measured  
30 from the property line or right-of-way.

31 [(3) Any driveway must comply with the requirements of this section.]