

**CITY OF BALTIMORE  
COUNCIL BILL 24-0555  
(First Reader)**

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Introduced by: Councilmember Ramos  
Introduced and read first time: June 24, 2024  
Assigned to: Ways and Means Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Housing and Community Development, Planning Commission, Department of Transportation, Board of Municipal and Zoning Appeals

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Educational Campus Districts –**  
3 **Bulk and Yard Regulations – Amendment**

4 FOR the purpose of increasing the minimum yard requirements in the EC-2 District; and  
5 providing for a special effective date.

6 BY repealing and re-ordaining, with amendments

7 Article 32 - Zoning  
8 Table 12-502  
9 Baltimore City Code  
10 (Edition 2000)

11 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
12 Laws of Baltimore City read as follows:

13 **Baltimore City Code**

14 **Article 32. Zoning**

15 **Zoning Tables**

16 ***TABLE 12-502: EDUCATIONAL CAMPUS DISTRICTS –***  
17 ***BULK AND YARD REGULATIONS***

CATEGORIES	SPECIFICATIONS (PER DISTRICT)	
	EC-1	EC-2
MAXIMUM BLDG HEIGHT		
All Uses	35 feet	65 feet

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

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CATEGORIES	SPECIFICATIONS (PER DISTRICT)	
	EC-1	EC-2
<b>MAXIMUM FLOOR AREA RATIO</b>		
All uses	0.8	None
<b>MINIMUM FRONT YARD</b>		
All Uses	None <sup>1</sup>	None <sup>2</sup>
<b>MINIMUM INTERIOR-SIDE YARD</b>		
All Uses	None <sup>3</sup>	None <sup>4</sup>
<b>MINIMUM CORNER-SIDE YARD</b>		
All Uses	None <sup>5</sup>	None <sup>6</sup>
<b>MINIMUM REAR YARD</b>		
All Uses	None <sup>7</sup>	None <sup>8</sup>

<sup>1</sup> However, if the front lot line abuts any other zoning district (including another EC District), a minimum front yard of 40 feet is required.

<sup>2</sup> However, if the front lot line abuts any other zoning district (including another EC District), a minimum front yard of **[20 feet] 40 FEET** is required.

<sup>3</sup> However, if the interior-side lot line abuts a Residential Zoning District, a minimum interior-side yard of 20 feet is required.

<sup>4</sup> However, if the interior-side lot line abuts a Residential Zoning District, a minimum interior-side yard of **[10 feet] 20 FEET** is required.

<sup>5</sup> However, if the corner-side lot line abuts any other zoning district (including another EC District), a minimum corner-side yard of 20 feet is required.

<sup>6</sup> However, if the corner-side lot line abuts any other zoning district (including another EC District), a minimum corner-side yard of 20 feet is required.

<sup>7</sup> However, if the rear lot line abuts a Residential Zoning District, a minimum rear yard of 40 feet is required.

<sup>8</sup> However, if the rear lot line abuts a Residential Zoning District, a minimum rear yard of **[15 feet] 30 FEET** is required.

**SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is enacted.