

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 26-0177

Introduced by: Councilmember Bullock
At the request of: Gibbons Commons, LLC
Address: c/o Caroline Hecker
25 S Charles Street
21st floor
Baltimore, MD 21201
Telephone: (410) 727-6600

Introduced and read first time: April 27, 2026
Assigned to: Land Use and Transportation Committee

Committee Report: Favorable
Council action: Adopted
Read second time: July 13, 2026

AN ORDINANCE CONCERNING

Rezoning – 901 S Caton Avenue

FOR the purpose of changing the zoning for the property known as 901 S Caton Avenue (Block 2108C, Lot 001), as outlined in red on the accompanying plat, from the OR-2 Zoning District to the C-2 Zoning District; and providing for a special effective date.

BY amending
Article - Zoning
Zoning District Maps
Sheet 63
Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That Sheet 63 of the Zoning District Maps is amended by changing from the OR-2 Zoning District to the C-2 Zoning District the property known as 901 S Caton Avenue (Block 2108C, Lot 001), as outlined in red on the plat accompanying this Ordinance.

SECTION 2. AND BE IT FURTHER ORDAINED, That as evidence of the authenticity of the accompanying plat and in order to give notice to the agencies that administer the City Zoning Ordinance: (i) when the City Council passes this Ordinance, the President of the City Council shall sign the plat; (ii) when the Mayor approves this Ordinance, the Mayor shall sign the plat; and (iii) the Director of Finance then shall transmit a copy of this Ordinance and the plat to the Board of Municipal and Zoning Appeals, the Planning Commission, the Commissioner of Housing and Community Development, the Supervisor of Assessments for Baltimore City, and the Zoning Administrator.

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 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is
2 enacted.

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Certified as duly passed this _____ day of _____, 20____

President, Baltimore City Council

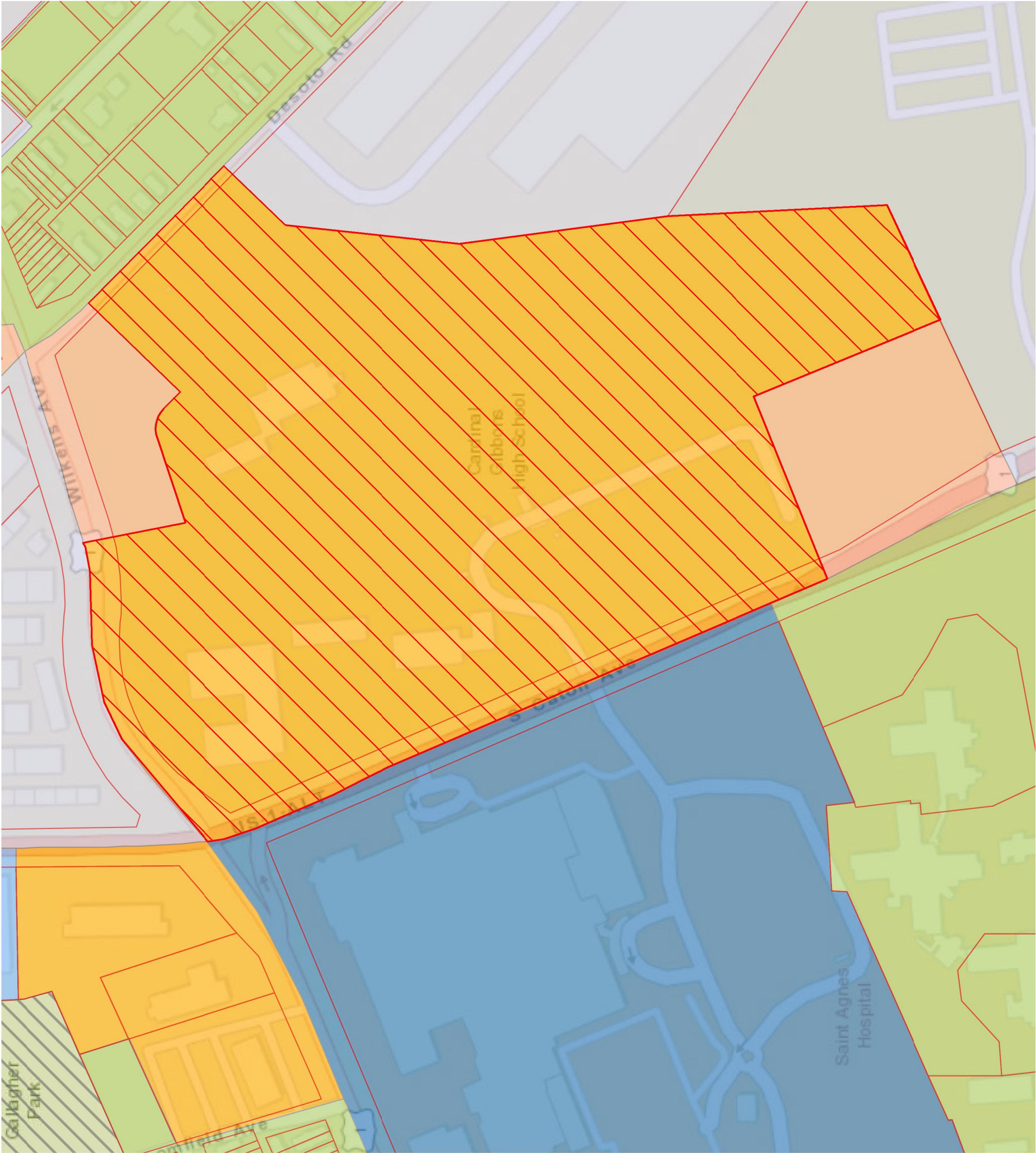
Certified as duly delivered to His Honor, the Mayor,

this _____ day of _____, 20____

Chief Clerk

Approved this _____ day of _____, 20____

Mayor, Baltimore City



SHEET NO. 63 OF THE ZONING DISTRICT MAP OF
THE BALTIMORE CITY ZONING CODE

IN CONNECTION WITH PROPERTIES KNOWN AS Nos. 901 S CATON AVE THE
APPLICANT WISHES TO REQUEST THE ZONING CHANGE OF THE
AFOREMENTIONED PROPERTIES FROM OR-2 ZONING TO **C-2 ZONING**, AS
OUTLINED IN RED ABOVE

WARD - 25 SECTION - 02 BLOCK - 2108C LOTS - 001

MAYOR

PRESIDENT CITY COUNCIL

LEGEND

AREA REZONED
TO **C-2**

C-2

H

I-1

I-2

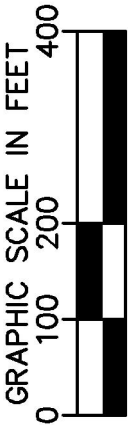
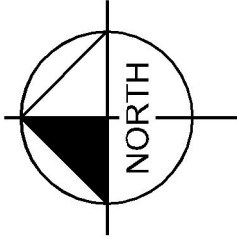
OR-1

OR-2

OS

R-5

R-6



1" = 200'

PLAN PREPARED BY: OMK
APPLICANT: GIBBONS COMMONS, LLC
DATE: 03/26/2026