

**CITY OF BALTIMORE
COUNCIL BILL 23-0446
(First Reader)**

Introduced by: Councilmember Costello and President Mosby

At the request of: MCB HP Baltimore, LLC

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Introduced and read first time: October 30, 2023

Assigned to: Economic and Community Development Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – C-5-IH Inner Harbor Subdistrict – Amendment**

3 FOR the purpose of amending the description C-5-IH Inner Harbor Subdistrict; and amending the
4 bulk and yard regulations for the Subdistrict.

5 BY repealing and re-ordaining, with amendments

6 Article 32 - Zoning

7 Section 10-207(c)(3) and Table 10-401: Commercial Districts (C-5)

8 Baltimore City Code

9 (Edition 2000)

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

12 **Baltimore City Code**

13 **Article 32. Zoning**

14 **Title 10. Commercial Districts**

15 ***Subtitle 2. District Descriptions***

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

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§ 10-207. C-5 Downtown District.

(c) *Subdistricts.*

(3) *C-5-IH Inner Harbor Subdistrict.*

- (i) The purpose of the C-5-IH Inner Harbor Subdistrict is to establish these standards for structures located adjacent to and facing the Inner Harbor.
- (ii) The standards recognize that development within this subdistrict is to be oriented to the Inner Harbor waterfront and be predominantly pedestrian-oriented AND MIXED-USE. [Development is relatively low-scaled to accommodate the view of the harbor from adjoining subdistricts.]

Zoning Tables

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

CATEGORIES	SPECIFICATIONS (PER SUBDISTRICT)						
	C-5-DC	C-5-IH	C-5-DE	C-5-HT	C-5-TO	C-5-HS	C-5-G
MAXIMUM BLDG HEIGHT							
All Uses	None	[100 feet] NONE	125 feet	80 feet	175 feet	175 feet	80 feet
MINIMUM BLDG HEIGHT							
All Uses	36 feet	None	36 feet	36 feet	36 feet	36 feet	36 feet
MINIMUM FRONT YARD							
All Uses	None	None	None	None	None	None	None
MINIMUM INTERIOR-SIDE YARD							
All Uses	None	None	None	None	None	None	None
MINIMUM CORNER-SIDE YARD							
All Uses	None	None	None	None	None	None	None

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2
3

MINIMUM REAR YARD							
All Uses	None						

4
5

SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.