

Council Bill 17-0021

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

CATEGORIES	SPECIFICATIONS (PER DISTRICT)	
	EC-1	EC-2
MAXIMUM BLDG HEIGHT		
All Uses	35 feet	65 feet
MAXIMUM FLOOR AREA RATIO		
All uses	0.8	None
MINIMUM FRONT YARD		
All Uses	None ¹	None ²
MINIMUM INTERIOR-SIDE YARD		
All Uses	None ⁺²	None ⁺²
MINIMUM CORNER-SIDE YARD		
All Uses	None ⁵	None ⁶
MINIMUM REAR YARD		
All Uses	None ⁺²	None ⁺⁸

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

² However, if the front lot line abuts any other zoning district (including another EC District), a minimum front yard of 20 feet is required.

⁺² However, if the interior-side lot line abuts a Residential Zoning District, a minimum interior-side yard of 20 feet is required.

⁺² However, if the interior-side lot line abuts a Residential Zoning District, a minimum interior-side yard of 10 feet is required.

⁵ 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.

⁶ 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.

⁺² However, if the rear lot line abuts a Residential Zoning District, a minimum rear yard of 40 feet is required.

⁺⁸ However, if the rear lot line abuts a Residential Zoning District, a minimum rear yard of 15 feet is required.

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**TABLE 12-601: HOSPITAL CAMPUS DISTRICTS –
PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS	USE STANDARDS
	H	
RESIDENTIAL		
Dormitory (Ancillary to Hospital or Educational Facility: Post-Secondary)	P	
Dwelling (Ancillary to Hospital or Educational Facility: Post-Secondary)	P	
Residential-Care Facility	P	Per §14-334
Rooming House	CB	
INSTITUTIONAL		
Community Center (Ancillary to Educational Facility: Post-Secondary)	CB	
Cultural Facility (Ancillary to Educational Facility: Post-Secondary)	CB	Per § 14-308
Educational Facility: Post-Secondary	P	
Hospital	P	
Place of Worship	P	Per §14-332
COMMERCIAL		
Carry-Out Food Shop	P	
Day-Care Center: Adult or Child	P	Per §14-309
Health-Care Clinic	P	
Health Center	P	
Helistop	CB	
Hotel or Motel	CB	
Office	P	
Personal Services Establishment	P	

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<i>Commercial (cont'd)</i>	<i>H</i>	
Recreation: Indoor and Outdoor (Ancillary to Hospital or Educational Facility: Post-Secondary)	P	Per §14-312
Restaurant	P	
Retail Goods Establishment (No Alcoholic Beverages Sales)	P	
INDUSTRIAL		
Research and Development Facility	P	
OTHER		
Electric Substation: Enclosed, Indoor, or Outdoor	CB	Per § 14-340
Parking Garage (Principal Use)	P	Per § 14-331
Parking Lot (Principal Use)	P	Per § 14-331
Telecommunications Facility ¹	CB, P	Per § 14-338
Utilities	CB	Per § 14-340
Wireless Communications Services ²	CB, P	Per § 14-338

¹ Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

² Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.

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**TABLE 12-602: HOSPITAL CAMPUS DISTRICTS –
BULK AND YARD REGULATIONS**

CATEGORIES	SPECIFICATIONS (FOR ALL HC DISTRICTS)
MAXIMUM BUILDING HEIGHT	
Adjacent to a Residential Zoning District (other than R-9 and R-10)	40 feet ¹
Adjacent to an R-9, R-10, or a C-1 to C-4 Zoning District	65 feet ¹
Adjacent to any other Zoning District	150 feet or, if higher, up to the height of the tallest structure existing on the campus as of June 5, 2017.
MINIMUM FRONT YARD	
All Uses	None
MINIMUM INTERIOR-SIDE YARD	
All Uses	None ²
MINIMUM CORNER-SIDE YARD	
All Uses	None
MINIMUM REAR YARD	
All Uses	None ³

¹ The structure may then rise at an angle of 45 degrees to a maximum of 150 feet.

² However, if the interior-side lot line abuts a Residential Zoning District, a minimum interior-side yard of ~~20 feet~~ 10 feet is required.

³ However, if the rear lot line abuts a Residential Zoning District, a minimum rear yard of ~~10 feet~~ 15 feet is required.

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Height Limitations - The height of structures along the waterfront ~~shall not~~ may not exceed 35 feet, except in Areas 1 through 4. Height controls are provided in Areas 1 through 4 to minimize the impact of building heights on adjacent neighborhoods. Specific locations for higher buildings are provided, as well as guidelines for building setbacks and stepbacks. The maximum building height shall be defined as the vertical distance measured, in the case of flat roofs, from the mean curb level of the highest point of the roof adjacent to the street wall, and in the case of pitched roofs, from the mean curb level to the mean height level of the roof. Where the walls of a building are not adjacent to a street curb, the height of a building shall be measured from the average elevation of the ground adjoining the walls.

AREA	HEIGHT LIMITATIONS
1	<p>Average height of the built area may not exceed 45 feet.</p> <p>Maximum building height may be <u>shall be</u> 50 feet.</p> <p>Maximum building height along Aliceanna Street, Chester Street, and the water's edge may <u>shall</u> be 40 feet. Additional height above 40 feet up to the maximum of 50 feet may <u>shall</u> be constructed so that it is not visible from that portion of the promenade adjacent to the area or may <u>shall</u> step up at an angle of no more than 45 degrees. The building may <u>shall</u> be setback a minimum of 20 feet from the Chester Street right-of-way.</p>
2	<p>Average height of the built area may not exceed 65 feet.</p> <p>Maximum height, excluding HVAC or other mechanical systems, is 75 feet. Maximum height for the HVAC and other mechanical systems may not exceed 90 feet.</p> <p>The maximum building height on Boston Street, the northwest and the water's edge may <u>shall</u> be 60 feet. Additional height above 60 feet up to the maximum of 75 feet may <u>shall</u> be constructed so it is not visible from that portion of the promenade adjacent to the area and from the sidewalk on the north side of Boston Street adjacent to the area or may <u>shall</u> step up at an angle of no more than 45 degrees.</p>
3	<p>The water's edge may <u>shall</u> have a maximum height of 40 feet.</p> <p>Additional height above 40 feet up to a maximum height no higher than the existing properties at 2351- 2439 Boston Street may <u>shall</u> be constructed so that it is not visible from that portion of the promenade adjacent to the area or may <u>shall</u> step up at an angle of no more than 45 degrees.</p>
4	<p>Average height of the built area may not exceed 50 feet.</p> <p>Maximum height is 79 feet.</p> <p>The water's edge may <u>shall</u> have a maximum height of 40 feet. Additional height above 40 feet may <u>shall</u> be setback at an angle of no more than 45 degrees up to 79 feet.</p>

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1 **Public Access Corridors** - Minimum width of the corridors may shall be 50 feet, unless otherwise noted below.
 2 Landscaping, trees, lights, benches, tables, and other public amenities that will enhance, not impede, public view
 3 of the water may shall be permitted. All access corridors should connect sidewalk and promenade and be
 4 physically and visually uninterrupted. In cases where a public access corridor is to be located between 2
 5 properties, the center of the corridor may shall be on the property line and the width of the corridor may shall be
 6 evenly divided between the 2 properties.

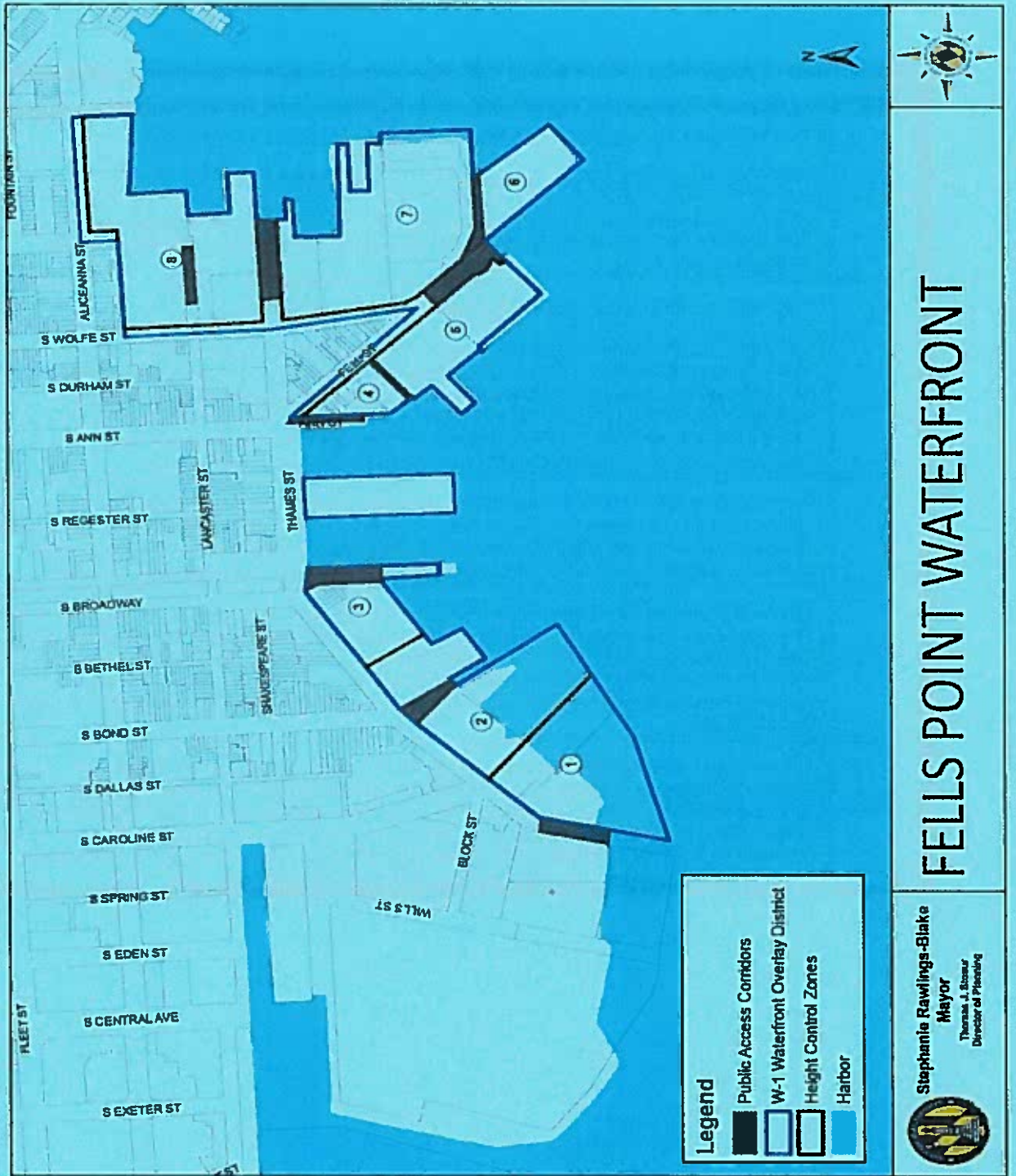
CORRIDOR	LOCATION
1	From a point at the approximate intersection of Boston and Aliceanna Streets south to the water between 2201 and 2121 Boston Street.
2	A 30 foot wide public access corridor <u>may shall</u> be designated between 2301 Boston Street (North shore) and 2351 Boston Street (Anchorage Townhomes), consisting of a 15 foot wide public access corridor each on 2301 Boston Street and 2351 Boston Street.
3	A 15-foot wide public access corridor <u>may shall</u> be designated between 2369 and 2371, between 2389 and 2401, and between 2419 and 2421 Boston Street.
4	A 30-foot wide public access corridor <u>may shall</u> be designated between 2439 and 2449 Boston Street.
5	From a point at the approximate intersection of Luzerne Avenue and Hudson Street due south along the axis of Luzerne Avenue to the waterfront park. In the Luzerne Avenue corridor, if financially necessary and subject to the review and approval of the Commissioner of Housing and Community Development, a second level pedestrian bridge may be allowed.
6	From a point at the approximate intersection of Lakewood Avenue and Boston Street due south along the axis of Lakewood Avenue through to the water.
7	From a point at the approximate intersection of Kenwood Avenue and Boston Street along the axis of the existing 2809 Boston Street approximately southwest to the water.
8	From a point at the approximate intersection of Linwood Avenue and Boston Street along the axis of the existing 2809 Boston Street approximately southwest to the water.
9	This public access corridor <u>may shall</u> be described by a set of parallel lines. The northern line <u>may shall</u> extend west from the intersection of Elliott Street and Kenwood Avenue along the north axis of Elliott Street to the water; the southern will be parallel and 50 feet south of the above line.

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TABLE 12-903(2): FELLS POINT WATERFRONT AREA



FELLS POINT WATERFRONT

Stephanie Rawlings-Blake
Mayor
Thomas J. Seneor
Director of Planning



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Height Limitations - The maximum building height ~~may~~ shall be defined as the vertical distance measured, in the case of flat roofs, from the mean curb level of the highest point of the roof adjacent to the street wall, and in the case of pitched roofs, from the mean curb level to the mean height level of the roof. Where the walls of a building are not adjacent to a street curb, the height of a building ~~may~~ shall be measured from the average elevation of the ground adjoining the walls.

AREA	HEIGHT LIMITATIONS
1	The maximum building heights may <u>shall</u> be as set forth in the Constellation PUD.
2	The maximum building heights may <u>shall</u> be as set forth in the Constellation PUD.
3	Thames Street elevations may be no higher than 40 feet. A building addition up to a maximum of 53 feet will be permitted if it is set back and designed so that it is not visible from the street frontage opposite this area.
4	Maximum building height may not exceed 40 feet.
5	Maximum building height may not exceed 60 feet, except on the property known as 1000 Fell Street where rehabilitation of the roof structure to accommodate a seventh story is permitted, provided that this seventh story is recessed so as not to be Subject to <u>seen</u> from the street frontage of the subject property, and a further exception is provided for the property known as 932-944 Fell Street (Belt's Wharf Condominium Property) for a building addition up to a maximum of 74 feet if recessed 40 feet from the street frontage of the property.
6	The average height of built area may be no more than 50 feet, with a maximum height of 60 feet. The maximum height along the water's edge is 40 feet. Additional height over 40 feet up to the maximum of 60 feet may <u>shall</u> be constructed so that it is not visible from that portion of the promenade adjacent to the area or may <u>shall</u> step up at an angle of no more than 45 degrees.
7	The average height of built area may be no more than 75 feet, with a maximum height of 90 feet. The maximum height along Wolfe Street and the water's edge is 40 feet. The maximum height along Thames Street is 60 feet. Additional height over the 40 feet and 60 feet up to the maximum of 90 feet may <u>shall</u> be constructed so that it is not visible from that portion of the promenade adjacent to the area, Wolfe Street or Thames Street or may <u>shall</u> step up at an angle of no more than 45 degrees.
8	The average height of built area may <u>shall</u> be 45 feet, with a maximum height of 65 feet. The maximum height on Aliceanna Street, Chester Street and the water side may <u>shall</u> be 40 feet for a minimum of 40 feet depth. The building may <u>shall</u> be set back a minimum of 20 feet from the Chester Street right-of-way. Additions to the existing building at 705 S. Wolfe Street are permitted up to 65 feet. These additions may <u>shall</u> be set back so as not to be Subject to <u>seen</u> from Wolfe Street, Aliceanna Street and the promenade adjacent to the area.

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Public Access Corridors - In order to assure public access to the Pedestrian Promenade and to preserve and enhance views of the water, the following public access corridors may shall be designated. The minimum width of the corridors may shall be 50 feet. Landscaping, trees, lights, benches, tables, and other public amenities that will enhance, not impede, public view of the water may shall be permitted. Off-street parking is not permitted within these corridors, except following review and approval of the Commissioner of the Department of Housing and Community Development. All access corridors should connect sidewalk and promenade and be physically and visually uninterrupted, and they must be accessible 24 hours daily. The general location of the following public access corridors are shown on the accompanying exhibit.

CORRIDOR	LOCATION
1	From a point at the approximated intersection of Thames, Philpot, and Caroline Streets extended south to the water.
2	From a point at the approximate intersection of Thames and existing Caroline Street southeast to the water.
3	From the eastern right-of-way of Bond and Thames Streets, 50 feet west to a point, southeast to the water's edge to a point, 100 feet east on the water's edge to the point of the existing right-of-way of Bond Street north to the intersection of Bond and Thames Streets.
4	From the end of Broadway south to the water.
5	From the end of Ann Street south to the water.
6	From a point approximately in front of 929 Fell Street southwest to the water.
7	From a point at the end of Fell Street east to the water along the property line between 1001 Fell Street and 935 S. Wolfe Street. The corridor <u>may shall</u> extend 25 feet on either side of the property line.
8	From a point at the intersection of Washington Street extended and Thames Street south to the water.
9	From point at the approximate intersection of Fell and Wolfe Streets southeast to the water.
10	From the end of Thames Street east to the water.
11	From the end of Lancaster Street east to the water.
12	From a point at the approximate intersection of Aliceanna and Chester Streets south to the water.
13	The following public streets – Broadway, Ann, and Chester Streets – <u>may shall</u> be designated as long view corridors. New obstructions, such as balconies, bridges or structures may be permitted only with prior approval of the Commissioner of the Department of Housing and Community Development.
14	From a point at the approximate intersection of the realigned Wills Street and Philpot Street south to the water.

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AREA	HEIGHT LIMITATIONS
1	<p>Building height may not exceed 290 feet above Mean Low Tide. Building coverage in this area may not exceed the following percentages of the existing aggregate of those areas:</p> <p>(a) Grade to El. 58 feet: 65%. (b) El. 58 feet to El. 150 feet: 30%. (c) El. 150 feet to El. 390 feet: 16%.</p> <p>Maximum height of El. 58 feet in the area north of the eastward extension of Grindall Street and Key Highway.</p> <p>No structure located between El. 150 feet and El. 390 feet shall exceed 14,000 square feet in area nor be located less than 100 feet from any structure located between El. 150 feet and El. 390 feet. Rooftop mechanical equipment may exceed such a maximum permitted elevations, as approved by DHGD.</p>
2	<p>Minimum Building Height along Key Highway – 35 feet. Maximum Base Building Height – 60 feet.</p> <p>15 foot stepback for building above 40 feet along Key Highway. All new buildings shall be setback a minimum of 18' from the existing curb line of Key Highway.</p> <p>Towers (building above 60 feet base building height) subject to the following:</p> <p>Maximum Floor-plates above 60 feet – 11,000 Gross Square Feet (GSF). Spaced no less than 100 feet from another tower. Maximum Total Building Height – 140 feet.</p> <p>Priority Open Space Bonus: additional height and density above 140 feet may be earned for the development of priority open space in Areas A, B, and C as labeled on the Table 12-903(3) Key Highway Waterfront Area, at a rate of 10 GSF building/ 1.0 GSF of priority open space provided. Only bonus density may be used above 140 feet. Maximum building height with bonuses shall not <u>may not</u> exceed 290 feet. Priority Open Space created to calculate bonus density may not exceed 37,500 total square feet in Area A and may not exceed 28,000 total square feet in Areas B and C combined. Priority open space does not include the required Promenade and is to be built and maintained by the landowner for credit. Open spaces shall be established by public easements granted to the City.</p>

AREA	PUBLIC-ACCESS AND PUBLIC-VIEW CORRIDORS
1	Public-Access Corridors must be provided from Key Highway to the water's edge from the five locations shown and connect the public sidewalk along Key Highway to the Public Promenade.
2	Public-Access Corridors must be a minimum of 20 feet in width of permanently constructed hard scape within a Public-View Corridor. The associated Public-View Corridor must be a minimum of 60 feet wide that connects the public sidewalk along Key Highway to the Public Promenade.

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{TO BE DETERMINED}

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TABLE 12-1302: PORT COVINGTON DISTRICT – PERMITTED AND CONDITIONAL USES

USES	SUBDISTRICTS				USE STANDARDS
	PC-1	PC-2	PC-3	PC-4	
RESIDENTIAL					
Day-Care Home: Adult or Child	P	P	P		Per § 14-310
Dwelling (Above Non-Residential Ground Floor)	P	P	P		
Dwelling: Multi-Family	P	P	P		Per § 14-327
Dwelling: Rowhouse			P		
Dwelling: Live-Work	P	P	P		
Fraternity or Sorority House		P	P		
Residential-Care Facility (16 or Fewer Residents)	P	P	P		Per § 14-334
Residential-Care Facility (17 or More Residents)	P	CB	P		Per § 14-334
INSTITUTIONAL					
Community Center	P	P	P	P	
Cultural Facility	P	P	P	P	Per § 14-308
Educational Facility: Commercial-Vocational		P	P	P	
Educational Facility: Post-Secondary		P	P	P	
Educational Facility: Primary and Secondary		P	P	P	
Government Facility	P	P	P	P	
Homeless Shelter		CB	CB		
Hospital		P	P		
Place of Worship	P	P	P		Per § 14-332
OPEN-SPACE					
Community-Managed Open-Space Farm	P	P	P	P	Per § 14-307
Community-Managed Open-Space Garden	P	P	P	P	Per § 14-307
Fishing Pier	P	P	P	P	

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<i>Open-Space (cont'd)</i>	<i>PC-1</i>	<i>PC-2</i>	<i>PC-3</i>	<i>PC-4</i>	
Forest and Nature Preserve	P	P	P	P	
Horse Stable	P	P	P		
Marina: Recreational	P ¹	P ¹	P ¹	P ¹	Per § 14-323
Park or Playground	P	P	P	P	
Recreational Boat Launch	P	P	P	P	
Urban Agriculture	P	P	P	P	Per § 14-339
Zoo	CB	CB	CB		
COMMERCIAL					
Animal Clinic		P	P		Per § 14-317
Art Gallery	P	P	P	P	
Arts Studio	P	P	P		
Arts Studio: Industrial	P	P	P		
Banquet Hall	P	P	P	P	Per § 14-302
Body Art Establishment	P	P	P	P	
Broadcasting Station (TV or Radio)	P	P	P	P	
Car Wash (Fully Enclosed Structure)		P	P	P	Per § 14-304
Car Wash (Outdoor)		CB	CB	P	Per § 14-304
Carry-Out Food Shop	P	P	P	P	
Check-Cashing Establishment	CB	CB	GB	CB	
Convention Center		P	P	P	
Country Club		P	P	P	
Day-Care Center: Adult or Child		P	P	P	Per § 14-309
Drive-Through Facility	P	P	P		Per § 14-311
Driving Range		P	P	P	
Entertainment: Indoor	P	P	P	P	Per § 14-312

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	<i>PC-1</i>	<i>PC-2</i>	<i>PC-3</i>	<i>PC-4</i>	
1 Commercial (cont'd)					
2 Entertainment: Live	P	P	P	P	Per § 14-319
3 Fairground		P	P		
4 Financial Institution	P	P	P	P	
5 Funeral Home	P	P	P	P	
6 Gas Station		P	P		Per § 14-314
7 Greenhouse or Nursery	P	P	P	P	Per § 14-339
8 Health-Care Clinic		P	P	P	
9 Health Center		P	P	P	
10 Heavy Sales, Rental, or Service		CB	P		
11 Hotel or Motel	P	P	P	P	
12 Kennel		P	P		Per § 14-317
13 Lodge or Social Club	P	P	P	P	Per § 14-320
14 Motor Vehicle Dealership (Fully Enclosed 15 Structure)		P	P		Per § 14-325
16 Motor Vehicle Dealership (Outdoor Vehicle 17 Display)		P	P		Per § 14-325
18 Motor Vehicle Rental Establishment (Fully 19 Enclosed Structure)		P	P	P	Per § 14-325
20 Motor Vehicle Rental Establishment (Outdoor 21 Vehicle Display)		P	P		Per § 14-325
22 Motor Vehicle Service and Repair: Major		P	P		Per § 14-326
23 Motor Vehicle Service and Repair: Minor (Fully 24 Enclosed Structure)		P	P	P	Per § 14-326
25 Motor Vehicle Service and Repair: Minor 26 (Outdoor Vehicle Storage)		P	P		Per § 14-326
27 Nursery (See "Greenhouse or Nursery")	-	-	-	-	-
28 Office	P	P	P	P	
29 Outdoor Dining	P	P	P	P	Per § 14-329
30 Pawn Shop		CB	CB		

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<i>Commercial (cont'd)</i>	<i>PC-1</i>	<i>PC-2</i>	<i>PC-3</i>	<i>PC-4</i>	
Personal Services Establishment	P	P	P	P	
Racetrack		P	P		
Recreation: Indoor	P	P	P	P	Per § 14-312
Recreation: Outdoor	P	P	P	P	Per § 14-312
Recreational Vehicle Dealership			P		
Restaurant	P	P	P	P	
Retail Goods Establishment (No Alcoholic Beverages Sales)	P	P	P	P	
Retail Goods Establishment (With Alcoholic Beverages Sales)	P	P	P	P	Per § 14-336
Stadium	P	P	P	P	
Tavern	P	P	P	P	Per § 14-337
Video Lottery Facility		P	P		
INDUSTRIAL					
Alternative Energy System: Commercial	P	P	P	P	
Boat Manufacturing, Repair, and Sales					Per § 14-303
Commercial composting facility		CB	P		Per § 14-305
Food Processing: Light	P	P	P	P	
Contractor Storage Yard		CB	P		Per § 14-330
Freight Terminal		CB	P		
Heliport	P	P	P	P	
Helistop	P	P	P	P	
Industrial Boat Repair Facility		P	P		Per § 14-323
Industrial: General		P	P	P	Per § 14-315
Industrial: Light		P	P	P	
Industrial: Maritime-Dependent	P	P	P	P	
Marina: Dry Storage		P	P		Per § 14-323

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	<i>PC-1</i>	<i>PC-2</i>	<i>PC-3</i>	<i>PC-4</i>	
<i>Industrial (cont'd)</i>					
Marine Terminal		CB	CB		
Materials Recovery Facility		GB	P		Per § 14-324
Mini-Warehouse		P	P		
Motor Vehicle Operations Facility		P	P		
Movie Studio		P	P		
Outdoor Storage Yard		CB	P	P	Per § 14-330
Passenger Terminal	P	P	P	P	
Printing Establishment		P	P		
Recyclable Materials Recovery Facility		GB	P		Per § 14-333
Research and Development Facility	P	P	P	P	
Resource Recovery Facility		CB	CB		Per § 14-335
Shipyards		P	P		
Truck Stop		CB	CB		
Truck Terminal		CB	CB		
Warehouse		P	P	P	
Waterfreight Terminal		CB	CB		
Wholesale Goods Establishment		P	P	P	
OTHER					
Alternative Energy System: Community-Based	P	P	P	P	Per § 14-306
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	GB	GB	Per § 14-340
Parking Lot (Principal Use)		P	P	P	Per § 14-331
Parking Garage (Principal Use)		P	P	P	Per § 14-331
Telecommunications Facility ²	CB, P	CB, P	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services ³	CB, P	CB, P	CB, P	CB, P	Per § 14-338

¹ Subject to conformance with the Marina Master Plan.

² Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

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1 ³ Only Wireless Communication Services that are modifications to – and do not substantially change the physical
2 dimension of – an existing telecommunications facility, are considered permitted uses.

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TABLE 12-1303: PORT COVINGTON DISTRICT – BULK AND YARD REGULATIONS

CATEGORIES	SPECIFICATIONS (PER SUBDISTRICT)			
	FOD-1 PC-1	FOD-2 PC-2	FOD-3 PC-3	FOD-4 PC-4
MINIMUM LOT AREA				
All Uses	None	None	None	None
MAXIMUM BUILDING HEIGHT				
All Uses	100 feet	None	200 feet	None
MINIMUM BUILDING HEIGHT				
All Uses	None	20 feet ¹	20 feet ¹	None
MINIMUM FRONT YARD				
All Uses	None	None	None	None
MINIMUM INTERIOR-SIDE YARD				
All Uses	None	None	None	None
MINIMUM CORNER-SIDE YARD				
All Uses	None	None	None	None
MAXIMUM REAR YARD				
All Uses	None	None	None	None

¹ However, a structure used for one or more of the following purposes has no minimum height requirement: open-space uses, alternative energy systems, utilities, or government facilities .

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TABLE 15-601: PERMITTED ENCROACHMENTS INTO REQUIRED YARDS

PERMITTED ENCROACHMENTS	FRONT YARD/ CORNER-SIDE YARD	INTERIOR- SIDE YARD	REAR YARD
Accessibility ramp	x	x	x
Alternative energy system, solar, ground-mounted – As in § 15-517	x	x	x
Alternative energy system, wind – As in § 15-518			x
Amateur (ham) radio equipment (§ 15-202) – Not incl. tower	x	x	x
Amateur (ham) radio equipment (§ 15-202) – Tower			x
Arbor or trellis – Attached to principal structure	x	x	x
Arbor or trellis – Freestanding			x
Awning, sun shade, or canopy extending from a window, porch, or door – No more than 3' into a required yard	x	x	x
Balcony – At least 5' from front lot line or corner-side lot line	x		x
Chimney – No more than 2' into a required yard	x	x	x
Compost pile – Must be (i) within a bin (no open air composting); and (ii) at least 3' from any lot line			x
Cornice, eave, belt course, sill, 1-story bay window, or similar architectural feature – No more than 2' into a required yard	x	x	x
Deck			x
Exterior stairwell – No more than 4' into a required yard			x
Fence or wall (Front or corner-side yard) – No more than 3.5' high	x		
Fence or wall (Rear or interior-side yard) – No more than 6' high		x	x
Fire escape	x Corner-side yard only	x	x
Fireplace			x
Flagpole	x	x	x
Garage (Residential, detached) (§ 15-511)			x
Greenhouse or hoop-house (§ 15-506)			x
Laundry-drying equipment			x

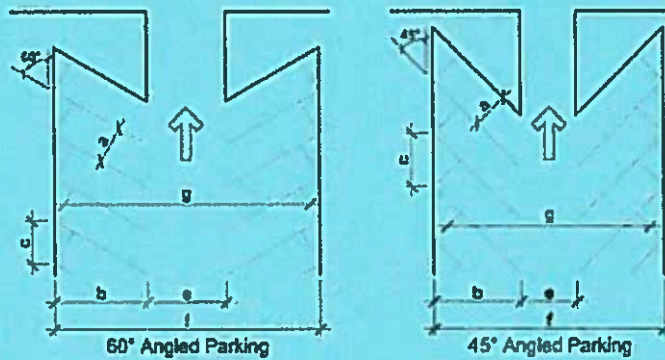
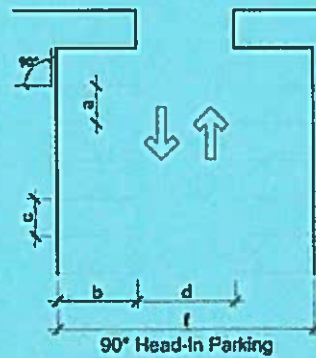
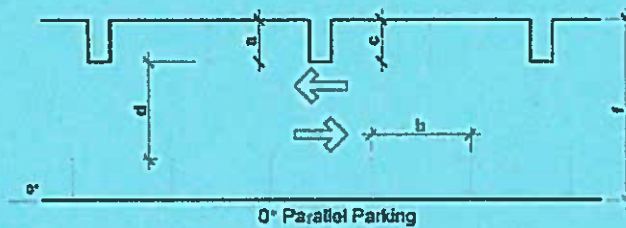
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<i>PERMITTED ENCROACHMENTS</i>	<i>FRONT YARD/ CORNER-SIDE YARD</i>	<i>INTERIOR- SIDE YARD</i>	<i>REAR YARD</i>
Lawn furniture (benches, bird baths, sundials, etc.)	x	x	x
Lighting, exterior	x	x	x
Mechanical equipment (§ 15-508)	x	x	x
Patio or terrace, open	x	x	x
Playground equipment and playhouses	x Corner-side yard only	x	x
Porch (§ 15-512), unenclosed, with or without roof – No more than 1 story high; No more than 8' into a required yard.	x	x	x
Rain barrel or above-ground cistern	x	x	x
Recycling collection station (§ 15-514)			x
Refuse disposal container or storage area (§ 15-515)		x	x
Satellite dish antenna (§ 15-516) – 1 meter or less in diameter	x	x	x
Satellite dish antenna (§ 15-516) – More than 1 meter in diameter		x Non-res'l districts only	x
Shed, tool house, or similar storage structure	x	x	x
Steps, open	x	x	x
Stormwater management facilities	x	x	x
Swimming pool			x
Tennis court			x
Terrace (<i>See</i> "Patio or terrace")	–	–	–
Tool house (<i>See</i> "Shed...")	–	–	–
Walls (<i>See</i> "Fence or wall")	–	–	–

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TABLE 16-402: OFF-STREET PARKING DIMENSIONS

PARKING ANGLE x°	MINIMUM DIMENSIONS						
	Stall Width (a)	Stall Depth (b)	Skew Width (c)	Aisle Width (Two-Way) (d)	Aisle Width (One-Way) (e)	Overall Module (f)	Wheel Stop (g)
0° (Parallel)	9 feet	18 feet	9 feet	22 feet	11 feet	41 feet	—
90° (Head-In)	9 feet	18 feet	9 feet	22 feet	20 feet	58 feet	—
60°	9 feet	21 feet	9.8 feet	—	18 feet	60 feet	55.75 feet
45°	9 feet	19.8 feet	12 feet	—	12.5 feet	52 feet	46 feet



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TABLE 16-406: REQUIRED OFF-STREET PARKING

USES	PARKING SPACES REQUIRED
Adult Use	3 per 1,000 sq. ft. of GFA
Alternative Energy System	2 per 1,000 sq. ft. of office area
Animal Clinic	1 per examination room
Art Gallery	1 per 1,000 sq. ft. of GFA
Arts Studio	1 per 2,000 sq. ft. of studio area
Arts Studio: Industrial	1 per 2,000 sq. ft. of studio area
Bail Bond Establishment	2 per 1,000 sq. ft. of GFA
Banquet Hall	1 per 10 persons of fire-rated capacity
Boat Manufacturing, Repair, and Sales	1 per 4 employees on peak shift + 1 per company vehicle maintained on the premises
Body Art Establishment	1 per 1,000 sq. ft. of GFA
Broadcasting Station (TV or Radio)	1 per 2 employees on peak shift + 1 per company vehicle maintained on the premises
Garry-Out Food Shop	2 per 1,000 sq. ft. of GFA + 3 stacking spaces per drive-through lane
Car Wash	2 per service bay
Cemetery	2 per 1,000 sq. ft. of office area + 1 per 4 persons of fire-rated capacity in chapel
Check-cashing Establishment	2 per 1,000 sq. ft. of GFA
Commercial composting facility	1 per employee on peak shift
Community Center	1 per 10 persons of fire-rated capacity
Contractor Storage Yard	2 per 1,000 sq. ft. of office and public-use areas
Convention Center	1 per 10 persons of fire-rated capacity
Country Club	Cumulative of various uses within the development (golf course, restaurant, etc.)
Cultural Facility	1 per 4,000 sq. ft. of GFA
Day-Care Center: Adult or Child	1 per 4 employees on peak shift
Driving Range	1.5 per tee stand

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Dwelling: All unless otherwise specified	1 per dwelling unit
Dwelling: Live-Work	1 per dwelling unit
Dwelling: Multi-Family – Age-Restricted Housing	1 per 2 dwelling units
Educational Facility: Commercial-Vocational	1 per 4 employees on peak shift + 1 per 25 students, based on maximum student capacity + 1 per facility vehicle if outdoor component (e.g., driving track) is present
Educational Facility: Post-Secondary	1 per 4 employees on peak shift + 1 per 25 students based on the maximum student capacity
Educational Facility: Primary and Secondary	1 per 4 employees on peak shift + 1 per 50 students, based on maximum student capacity
Entertainment: Indoor – Generally	1 per 10 persons of fire-rated capacity
Entertainment: Indoor – Movie Theater	1 per 4 seats for first 400 seats + 1 per 6 seats after first 400
Entertainment: Live (Principal Use)	1 per 10 persons of fire-rated capacity
Financial Institution	2 per 1,000 sq. ft. of GFA + 2 stacking spaces per drive-through lane
Food Processing: Light	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
Fraternity or Sorority House	1 per 2 rooming units
Freight Terminal	3 per 20,000 sq. ft. of warehousing area + 3 per 1,000 sq. ft. of office area
Funeral Home	2 per 1,000 sq. ft. of office area + 1 per 4 persons of fire-rated capacity in chapel + 1 per company vehicle maintained on the premises
Gas Station	2 per 1,000 sq. ft. of accessory retail area
Golf Course	3 per hole
Government Facility	1 per 1,000 sq. ft. of office and public-use areas + 1 per government vehicle maintained on the premises
Greenhouse or Nursery	2 per 1,000 sq. ft. of GFA (including outdoor sales or display area)
Health-Care Clinic	3 per 1,000 sq. ft. of GFA
Health Center	2 per 1,000 sq. ft. of public use area
Heavy Sales, Rental, or Service	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
Horse Stable	1 per 5 stalls
Hospital	1 per 10 hospital beds + 1 per 4 employees (including staff doctors) on peak shift + 1 per 2 examination rooms in medical offices

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1	Hotel or Motel	1 per 4 rooms
2	Industrial Boat Repair Facility	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
3	Industrial: General	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
4	Industrial: Light	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
5	Industrial: Maritime-Dependent	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
6	Kennel	2 per 1,000 sq. ft. of public waiting area
7	Landfill: Industrial	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area
8	Lodge or social club	1 per 10 persons of fire-rated capacity
9	Marina: Dry Storage	1 per 4 slips (Note: During the off-season, September 15 to May 14, the parking area may be used for the storage of boats, trailers, or other related materials, as long as at least 10% of required parking remains)
10	Marina: Recreational	1 per 2 slips
11	Marine Terminal	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
12	Materials Recovery Facility	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area
13	Mini-Warehouse	1 per 50 storage units
14	Motor Vehicle Dealership	1 per 1,000 sq. ft. of GFA
15	Motor Vehicle Operations Facility	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area
16	Motor Vehicle Rental Establishment	2 per 1,000 sq. ft. of office and public-use areas + 1 per company vehicle maintained on the premises
17	Motor Vehicle Service and Repair, Major	2 per service bay
18	or Minor	
19	Movie Studio	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area
20	Nursery (See "Greenhouse or Nursery")	
21	Office	1 per 800 sq. ft. of GFA
22	Outdoor Storage Yard	1 per 1,000 sq. ft. of office and public-use areas
23	Passenger Terminal	3 per 1,000 sq. ft. of GFA
24	Pawn Shop	2 per 1,000 sq. ft. of GFA
25	Personal Services Establishment	2 per 1,000 sq. ft. of GFA
26	Place of Worship	1 per 4 persons of fire-rated capacity; or, for places of worship whose worshipers are required to walk to worship because of religious tenet, 1 per 8 persons of fire-rated capacity + 1 or more additional spaces as required by this Code for other uses on the site

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1	Printing Establishment	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
2	Racetrack	1 per 10 persons of fire-rated capacity
3	Recreation: Indoor	1 per 2,000 sq. ft. of GFA
4	Recreation: Outdoor	2 per 1,000 sq. ft. of public-use area (not including actual playing field or pool)
5	Recreational Vehicle Dealership	1 per 1,000 sq. ft. of GFA
6	Recyclable Materials Recovery Facility	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area
7	Recycling and Refuse Collection Facility	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area
8	Research and Development Facility	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
9	Residential-Care Facility	1 per 4 employees on peak shift + 1 per 6 residents; however, if the facility does not permit residents to have vehicles at the facility, the facility need not provide off-street parking spaces for residents
10	Resource Recovery Facility	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area
11	Restaurant	1 per 1,000 sq. ft. of indoor public seating area + 3 stacking spaces per drive-through lane
12	Retail: Big Box Establishment	2 per 1,000 sq. ft. of GFA
13	Retail Goods Establishment	2 per 1,000 sq. ft. of GFA
14	Rooming House	1 per 2 rooming units
15	Shipyards	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
16	Stadium	1 per 10 persons of fire-rated capacity
17	Tavern	1 per 1,000 sq. ft. of indoor public seating area
18	Truck Repair	2 truck-sized parking spaces per service bay + 1 per 4 employees on peak shift
19	Truck Stop	1 truck-sized space per 5,000 sq. ft. of site area + 1 per 4 employees on peak shift
20	Truck Terminal	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 truck-sized space per 5,000 sq. ft. of site area
21	Urban Agriculture	1 per company vehicle maintained on the premises
22	Video Lottery Facility	1 per 10 persons of fire-rated capacity
23	Warehouse	1 per 20,000 sq. ft. of warehousing area + 3 per 1,000 sq. ft. of office area
24	Waterfreight Terminal	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
25	Wholesale Goods Establishment	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA

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TABLE 16-501: COLLECTIVE PARKING CALCULATION

LAND USE	WEEKDAYS			WEEKENDS		
	Mid – 7am	7am – 6pm	6pm – Mid	Mid – 7am	7am – 6pm	6pm – Mid
RESIDENTIAL	100%	55%	85%	100%	65%	75%
COMMERCIAL						
Hotel or Motel	100%	50%	90%	100%	65%	80%
Movie Theater	0%	70%	100%	5%	70%	100%
Office	5%	100%	5%	0%	40%	10%
Restaurant	50%	70%	100%	45%	70%	100%
All Other Comm'l	0%	100%	80%	0%	100%	60%
INDUSTRIAL	5%	100%	5%	0%	60%	10%

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TABLE 16-705: REQUIRED BICYCLE SPACES

CAUTION: THE REQUIREMENTS OF THIS TABLE ARE SUBJECT TO VARIOUS STATUTORY QUALIFICATIONS, EXEMPTIONS, STANDARDS, MINIMUM REQUIREMENTS, AND ADJUSTMENTS. FOR SPECIFICS, CONSULT § 16-705 OF THIS CODE.

USES	LONG-TERM SPACES REQ'D	SHORT-TERM SPACES REQ'D
Art Gallery	1 per 10,000 sq. ft. of GFA	1 per 5,000 sq. ft. of GFA
Arts Studio	1 per 10,000 sq. ft. of GFA	1 per 5,000 sq. ft. of GFA
Banquet Hall	1 per 200 persons of fire-rated capacity	None
Cemetery	1 per 10,000 sq. ft. of office and chapel areas	1 per 7,500 sq. ft. of office and chapel areas
Convention Center	1 per 20,000 sq. ft. of GFA	1 per 40,000 sq. ft. of GFA
Cultural Facility	1 per 10,000 sq. ft. of GFA	1 per 10,000 sq. ft. of GFA
Day-Care Center: Adult or Child	1 per 10,000 sq. ft. of GFA	None
Dwelling: Multi-Family – Generally	1 per 4 dwelling units	1 per 12 dwelling units
Dwelling: Multi-Family – Age-Restricted Housing	75% of general multi-family requirement	75% of general multi-family req't
Educational Facility: Commercial-Vocational or Post-Secondary	1 per 20 employees on peak shift + 1 per 25 students based on maximum student capacity	None
Educational Facility: Primary and Secondary	1 per 20 employees on peak shift + 1 per 50 students based on maximum student capacity	None
Entertainment: Indoor – Generally	1 per 150 persons of fire-rated capacity	None
Entertainment: Indoor – Movie Theater	1 per 10,000 sq. ft. of GFA	1 per 5,000 sq. ft. of GFA
Entertainment: Outdoor	1 per 15,000 sq. ft. of public-use area	1 per 5,000 sq. ft. of public-use area
Financial Institution	1 per 10,000 sq. ft. of GFA	1 per 25,000 sq. ft. of GFA
Government Facility	1 per 8,000 sq. ft. of GFA	1 per 15,000 sq. ft. of GFA
Health-Care Clinic	1 per 50,000 sq. ft. of GFA	1 per 30,000 sq. ft. of GFA
Hospital	1 per 50,000 sq. ft. of GFA	1 per 30,000 sq. ft. of GFA

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<i>USES</i>	<i>LONG-TERM SPACES</i>	<i>SHORT-TERM SPACES</i>
Hotel or Motel	1 per 8 guest units	None
Industrial: General	1 per 30,000 sq. ft. of GFA	None
Office	1 per 10,000 sq. ft. of GFA	1 per 25,000 sq. ft. of GFA
Parking Lot or Garage (Principal Use)	1 per 20 vehicle parking spaces	None
Park or Playground	None	None
Passenger Terminal	None	None
Personal Services Establishment	1 per 10,000 sq. ft. of GFA	1 per 5,000 sq. ft. of GFA
Place of Worship	1 per 15,000 sq. ft. of GFA	1 per 7,500 sq. ft. of GFA
Recreation: Indoor	1 per 150 persons of fire-rated capacity	None
Recreation: Outdoor	1 per 15,000 sq. ft. of public-use area	1 per 5,000 sq. ft. of public-use area
Residential-Care Facility	1 per 8 residents; however, if the facility does not permit residents to have bicycles at the facility, the facility need not provide bicycle parking spaces for them	1 per 16 residents; however, if the facility does not permit residents to have bicycles at the facility, the facility need not provide bicycle parking spaces for them
Restaurant	1 per 4,000 sq. ft. of GFA	1 per 4,000 sq. ft. of GFA
Retail Goods Establishment	1 per 10,000 sq. ft. of GFA	1 per 5,000 sq. ft. of GFA
Stadium	1 per 200 seats	None
Tavern	1 per 4,000 sq. ft. of GFA	1 per 4,000 sq. ft. of GFA

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TABLE 16-902: OFF-STREET LOADING REQUIREMENTS

USES	LOADING SPACES REQUIRED
COMMERCIAL AND INSTITUTIONAL USES	
20,000 – 100,000 sq. ft. of GFA	1 loading space
Over 100,000 sq. ft. of GFA	2 loading spaces
INDUSTRIAL USES	
5,000 – 10,000 sq. ft. of GFA	1 loading space
10,001 – 40,000 sq. ft. of GFA	2 loading spaces
40,001 – 100,000 sq. ft. of GFA	3 loading spaces
Plus, for each additional 100,000 sq. ft. of GFA	1 additional loading space

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TABLE 17-804: FREESTANDING SIGN REGULATIONS

DISTRICTS	MONUMENT SIGN		POLE SIGN	
	MAXIMUM AREA	MAXIMUM HEIGHT	MAXIMUM AREA	MAXIMUM HEIGHT
RESIDENTIAL				
R-1A through R-10	32 sq. ft.	6'	Prohibited	Prohibited
COMMERCIAL				
C-1	32 sq. ft.	6'	Prohibited	Prohibited
C-1-E	32 sq. ft.	6'	Prohibited	Prohibited
C-1-VC	32 sq. ft.	6'	Prohibited	Prohibited
C-2	32 sq. ft.	6'	14 sq. ft.	16'
C-3	50 sq. ft.	8'	32 sq. ft.	20'
C-4	50 sq. ft.	8'	32 sq. ft.	20'
C-5	50 sq. ft.	8'	Prohibited	Prohibited
INDUSTRIAL				
OIC	50 sq. ft.	8'	50 sq. ft.	24'
BSC	50 sq. ft.	8'	50 sq. ft.	24'
I-MU	50 sq. ft.	8'	50 sq. ft.	24'
I-1 and I-2	50 sq. ft.	8'	50 sq. ft.	24'
MI	50 sq. ft.	8'	50 sq. ft.	24'
SPECIAL PURPOSE				
OR	32 sq. ft.	6'	Prohibited	Prohibited
EC-1 and EC-2	50 sq. ft.	8'	32 sq. ft.	20'
H	50 sq. ft.	8'	32 sq. ft.	20'
TOD-1, -2, -3, and -4	32 sq. ft.	6'	Prohibited	Prohibited
OPEN SPACE AND ENVIRONMENTAL				
OS: See § 17-809 {"Open-Space directional signs"} and § 17-810 {"Open-Space identification signs"}				

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TABLE 17-812: PROJECTING SIGN REGULATIONS

DISTRICTS	MAXIMUM SIGN AREA	
	GROUND FLOOR	2 ND FLOOR
RESIDENTIAL		
R-1A through R-10	Prohibited	Prohibited
COMMERCIAL		
C-1	12 sq. ft.	6 sq. ft.
C-1-E	12 sq. ft.	6 sq. ft.
C-1-VC	12 sq. ft.	6 sq. ft.
C-2	16 sq. ft.	8 sq. ft.
C-3	24 sq. ft.	12 sq. ft.
C-4	24 sq. ft.	12 sq. ft.
C-5	36 sq. ft.	12 sq. ft.
INDUSTRIAL		
OIC	48 sq. ft.	Prohibited
BSC	48 sq. ft.	Prohibited
I-MU	48 sq. ft.	Prohibited
I-1 and I-2	48 sq. ft.	Prohibited
MI	48 sq. ft.	Prohibited
SPECIAL PURPOSE		
OR	Prohibited	Prohibited
EC-1	Prohibited	Prohibited
EC-2	36 sq. ft.	12 sq. ft.
H	36 sq. ft.	12 sq. ft.
TOD-1, -2, -3, and -4	16 sq. ft.	8 sq. ft.
OPEN SPACE AND ENVIRONMENTAL		
OS: See § 17-809 {"Open-Space directional signs"} & § 17-810 {"Open-Space identification signs"}		

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1 **SECTION 4. AND BE IT FURTHER ORDAINED,** That if a section, subsection, paragraph, subparagraph,
2 tabulated item or subitem, or other statutory unit is added to or repealed from City Code Article 32
3 {"Zoning"} by this or any subsequent Ordinance, the Department of Legislative Reference, in codifying
4 the amendatory Ordinance, is authorized to renumber or reletter related statutory units as appropriate to
5 reflect the added or repealed unit and is further authorized to conform cross-references to the
6 renumbered or relettered statutory units.

7 **SECTION 5. AND BE IT FURTHER ORDAINED,** That the Department of Legislative Reference is further
8 authorized to edit Code Article 32 {"Zoning"}, as enacted by Ordinance 16-581 and amended by this
9 Ordinance, to substitute, one for another, terms that are expressly defined as synonyms (e.g., "Finance
10 Director" for "Director of Finance") as appropriate for contextual locution and improved readability.
11

12 **SECTION 6. AND BE IT FURTHER ORDAINED,** That the catchlines contained in this Ordinance are not
13 law and may not be considered to have been enacted as a part of this or any prior Ordinance.

14 **SECTION 7. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on (i) the date on
15 which Ordinance 16-581 becomes effective or (ii) if later, the date on which this Ordinance is enacted.

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

2
3 _____
President, Baltimore City Council

4 Certified as duly delivered to Her Honor, the Mayor,
5 this _____ day of _____, 20____

6
7 _____
Chief Clerk

8 Approved this _____ day of _____, 20____

9
10 _____
Mayor, Baltimore City