

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 25-0114**

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Introduced by: Councilmember Blanchard  
Cosponsored by: Councilmembers Parker, Dorsey, Conway, Gray, Bullock, Jones, Glover,  
Ramos, and President Cohen  
Introduced and read first time: October 27, 2025  
Assigned to: Land Use and Transportation Committee  
Committee Report: Favorable, with amendments  
Council action: Adopted  
Read second time: April 27, 2026

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**AN ORDINANCE CONCERNING**

**Zoning – Uses – Smoke Shop**

- 1
- 2 FOR the purpose of making smoke shops a conditional use by approval of the Board of Municipal  
3 and Zoning Appeals in all commercial zoning and mixed-use districts; setting use standards  
4 for smoke shops; clarifying a certain measurement methodology; making conforming  
5 changes; and defining certain terms.
- 6 BY renumbering
- 7 Article 32 - Zoning
- 8 Sections 1-313(m) to ~~(w)~~ (w), and 14-337 to 14-340, and 18-702, respectively
- 9 to be
- 10 Section 1-313(n) to ~~(x)~~ (x), and 14-338 to 14-341, and 18-703, respectively
- 11 Baltimore City Code
- 12 (Edition 2000)
- 13 BY adding
- 14 Article 32 - Zoning
- 15 Sections 1-313(m), 14-337, ~~and 15-305~~ 15-305, and 18-702
- 16 Baltimore City Code
- 17 (Edition 2000)
- 18 BY repealing and re-ordaining
- 19 Article 32 - Zoning
- 20 Tables 7-202, 8-301, 9-301, 10-301, 11-301, 12-301, 12-402, 12-501, 12-601, 12-1302, and
- 21 12-1403
- 22 Baltimore City Code
- 23 (Edition 2000)

**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.

RULE 12-2 \*\* THIRD READER  
PREPARED AND REVIEWED  
DEPARTMENT OF  
LEGISLATIVE REFERENCE



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1 ~~(H) ELECTRONIC SMOKING DEVICES, AS DEFINED BY § 16.7-201 {"LICENSE~~  
2 ~~REQUIRED"} OF THE STATE BUSINESS REGULATION ARTICLE.~~

3 (1) "SMOKE SHOP" MEANS A RETAIL GOODS ESTABLISHMENT THAT:

4 (I) IS ENGAGED IN THE RETAIL SALE OR ON-SITE CONSUMPTION OF TOBACCO  
5 PRODUCTS, TOBACCO SMOKING ACCESSORIES, ANY DEVICE OR  
6 PARAPHERNALIA THAT CAN BE USED TO DELIVER NICOTINE OR OTHER  
7 SUBSTANCES TO THE INDIVIDUAL INHALING FROM THE DEVICE, OR ANY  
8 CARTRIDGE, COMPONENT, OR ACCESSORY OF THE DEVICE; AND

9 (II) OPERATES UNDER 1 OR MORE OF THE FOLLOWING LICENSES ESTABLISHED  
10 BY THE STATE BUSINESS REGULATION ARTICLE:

11 (A) OTHER TOBACCO PRODUCTS (OTP) RETAILER, AS ESTABLISHED  
12 BY § 16.5-201 {"LICENSES REQUIRED RELATING TO TOBACCO  
13 PRODUCTS"};

14 (B) ELECTRONIC SMOKING DEVICES RETAILER, AS ESTABLISHED BY  
15 § 16.7-201 {"LICENSE REQUIRED"};

16 (C) VAPE SHOP VENDOR, AS ESTABLISHED BY § 16.7-201 {"LICENSE  
17 REQUIRED"};

18 (D) A CIGARETTE RETAILER, AS ESTABLISHED BY SUBTITLE 2 OF  
19 TITLE 16 {"CIGARETTE BUSINESS LICENSES"}; OR

20 (E) A TOBACCONIST LICENSE, AS ESTABLISHED BY § 16.5-201  
21 {"LICENSES REQUIRED RELATING TO TOBACCO PRODUCTS"} OF  
22 THE STATE BUSINESS REGULATION ARTICLE; AND

23 (III) DEVOTES MORE THAN 10 LINEAR FEET OF DISPLAY AREA, MEASURED  
24 BY SHELF SPACE, COUNTER SPACE, AND WALL-MOUNTED DISPLAYS,  
25 WHETHER VERTICAL OR HORIZONTAL, TO:

26 (A) OTHER TOBACCO PRODUCTS, AS DEFINED BY § 16.5-101(J) OF  
27 THE STATE BUSINESS REGULATION ARTICLE;

28 (B) ELECTRONIC SMOKING DEVICES, AS DEFINED BY § 16.7-101(C) OF  
29 THE STATE BUSINESS REGULATION ARTICLE; OR

30 (C) A COMBINATION OF BOTH TOBACCO PRODUCTS AND ELECTRONIC  
31 SMOKING DEVICES.

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1           (2) EXCLUSIONS.

2           “SMOKE SHOP” DOES NOT INCLUDE A RETAIL GOODS ESTABLISHMENT:

3                   (1) THAT PRIMARILY DERIVES ITS REVENUE FROM THE SALE OF PREMIUM  
4                   CIGARS, PIPE TOBACCO, MEMBERSHIP FEES, OR LOCKER RENTALS; OR

5                   (II) WHERE THE SALE OF TOBACCO PRODUCTS IS SECONDARY TO THE  
6                   ESTABLISHMENT’S PRIMARY RETAIL FUNCTION AND LESS THAN 25% OF  
7                   THE ESTABLISHMENT’S REVENUE IS DERIVED FROM THE SALE OF  
8                   TOBACCO PRODUCTS.

9                                   **Title 14. Use Standards**

10                                   **Subtitle 3. Use Standards**

11       **§ 14-337. SMOKE SHOPS.**

12           A SMOKE SHOP MAY NOT BE LOCATED:

13                   (1) WITHIN ~~500~~ 750 FEET OF ANY SCHOOL, RECREATION CENTER, OR PARK; ~~AND~~ OR

14                   (2) WITHIN ~~1,500~~ 750 FEET FROM ANOTHER SMOKE SHOP.

15                                   **Title 15. Site Development Standards**

16                                   **Subtitle 3. Measurement Methodologies**

17       **§ 15-305. MEASUREMENT OF DISTANCE BETWEEN PROPERTIES.**

18           IN DETERMINING THE DISTANCE BETWEEN PROPERTIES, THE MEASUREMENT SHALL BE  
19           CALCULATED USING THE SHORTEST SEPARATION BETWEEN THE PROPERTY BOUNDARY LINES.

20                                   **Title 18. Nonconformities**

21                                   **Subtitle 7. Mandatory Termination of Certain Uses**

22       **§ 18-702. SMOKE SHOPS.**

23           (A) IN GENERAL.

24                   EXCEPT AS PROVIDED IN SUBSECTION (B) OF THIS SECTION, SMOKE SHOPS LOCATED  
25                   WITHIN 750 FEET OF ANY SCHOOL, RECREATION CENTER, OR PARK SHALL BE  
26                   TERMINATED NO LATER THAN 2 YEARS AFTER THE DATE ON WHICH THE USE BECAME  
27                   NONCONFORMING.

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1        (B) WAIVER FOR HARDSHIP.

2            (1) BOARD AUTHORITY.

3            THE BOARD OF MUNICIPAL AND ZONING APPEALS MAY EXTEND BY AN  
4            ADDITIONAL 1 YEAR THE TIME BY WHICH A SMOKE SHOP MUST TERMINATE THE  
5            NONCONFORMING USE.

6            (2) TIMELY APPLICATION.

7            TO OBTAIN AN EXTENSION, THE PROPERTY OWNER OR LESSEE SHALL APPLY TO  
8            THE BOARD, IN WRITING, WITHIN 1 YEAR AFTER THE PROPERTY BECOMES  
9            NONCONFORMING.

10          (3) FACTORS FOR EXTENSION.

11          THE PROPERTY OWNER OR LESSEE SEEKING AN EXTENSION UNDER PARAGRAPH  
12          (2) OF THIS SUBSECTION SHALL ESTABLISH THE EXISTENCE OF 1 OF THE  
13          FOLLOWING FACTORS THAT WOULD RENDER TERMINATION WITHIN THE TIME  
14          REQUIRED BY SUBSECTION (A) OF THIS SECTION A HARDSHIP:

15            (i) PURCHASE OF THE PROPERTY WITHIN THE 3 YEARS IMMEDIATELY  
16            PRECEDING THE NONCONFORMITY;

17            (ii) INVESTMENT IN CAPITAL IMPROVEMENTS TO THE PROPERTY IN EXCESS OF  
18            \$100,000 BEFORE JUNE 30, 2025, AND AFTER APRIL 1, 2021; OR

19            (iii) A LEASE THAT WAS ENTERED INTO BEFORE APRIL 1, 2021, HAS A  
20            TERM REMAINING IN EXCESS OF 10 YEARS, AND IS NOT TERMINABLE BY  
21            THE LESSEE BECAUSE OF ZONING CHANGES PROHIBITING THE USE.

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**Zoning Tables**

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***Table 7-202: Open-Space Districts – Permitted and Conditional Uses***

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<i>Uses</i>	<i>Districts</i>	<i>Use Standards</i>
	OS	
<b>Open-Space</b>		
...		
Park or Playground	P	
Urban Agriculture	CB	Per § [14-339] 14-340
Zoo	CB	
...		
<b>Other</b>		
...		
Parking Lot (Accessory Use)	CO	Per § 14-331
Telecommunications Facility	CB	Per § [14-338] 14-339
Utilities	CB	Per § [14-340] 14-341
Wireless Communications Services <sup>1</sup>	CB, P	Per § [14-338] 14-339

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<sup>1</sup> 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 8-301: Detached and Semi-Detached Residential Districts – Permitted and Conditional Uses***

<i>Uses</i>	<i>Districts</i>									<i>Use Standards</i>
	R-1A	R-1B	R-1C	R-1D	R-1E	R-1	R-2	R-3	R-4	
<b>Open Space</b>										
...										
Park or Playground	P	P	P	P	P	P	P	P	P	
Urban Agriculture	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per § [14-339] 14-340
...										
<b>Other</b>										
...										
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per § [14-340] 14-341
Telecommunications Facility	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per § [14-338] 14-339
Utilities	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per § [14-340] 14-341
Wireless Communications Services <sup>2</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § [14-338] 14-339

<sup>1</sup> A Community-Based Alternative Energy System: (i) if on a lot less than 0.5 acre in lot area, requires conditional-use approval by the Zoning Board, and (ii) if on a lot 0.5 acres or more in lot area, is a permitted use.

<sup>2</sup> 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 9-301: Rowhouse and Multi-Family Residential  
Districts – Permitted and Conditional Uses**

<i>Uses</i>	<i>Districts</i>						<i>Use Standards</i>
	<b>R-5</b>	<b>R-6</b>	<b>R-7</b>	<b>R-8</b>	<b>R-9</b>	<b>R-10</b>	
<b>Open-Space</b>							
...							
Park or Playground	P	P	P	P	P	P	
Urban Agriculture	CB	CB	CB	CB	CB	CB	Per § [14-339] 14-340
...							
<b>Other</b>							
Alternative Energy System: Community-Based <sup>1</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-306
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	CB	CB	CB	CB	Per § [14-340] 14-341
Parking Garage (Principal Use)	CO	CO	CO	CO	CO	CO	Per § 14-331
Parking Lot (Principal Use)	CO	CO	CO	CO	CO	CO	Per § 14-331
Telecommunications Facility	CB	CB	CB	CB	CB	CB	Per § [14-338] 14-339
Utilities	CB	CB	CB	CB	CB	CB	Per § [14-340] 14-341
Wireless Communications Services <sup>2</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § [14-338] 14-339

<sup>1</sup> A Community-Based Alternative Energy System: (i) if on a lot less than 0.5 acre in lot area, requires conditional-use approval by the Zoning Board, and (ii) if on a lot 0.5 acres or more in lot area, is a permitted use.

<sup>2</sup> 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 10-301: Commercial Districts – Permitted and Conditional Uses**

<i>Uses</i>	<i>Districts</i>							<i>Use Standards</i>
	C-1	C-1-VC	C-1-E	C-2	C-3	C-4	C-5	
<b>Open-Space</b>								
...								
Marina: Recreational				CB	CB	P	P	Per § 14-323
Urban Agriculture	CB	CB	CB	CB	CB	CB	CB	Per § [14-339] 14-340
<b>Commercial</b>								
...								
Greenhouse or Nursery	P	P	P	P	P	P	P	Per § [14-339] 14-340
...								
Retail Goods Establishment (With Alcoholic Beverages Sales)	CO	CO	CO	CO	CO	P	P	Per § 14-336
SMOKE SHOP	CB	CB	CB	CB	CB	CB	CB	PER § 14-337
Stadium						CB	CB	
Tavern	CB	CB	P	P	P	P	P	Per § [14-337] 14-338
...								
<b>Other</b>								
Alternative Energy System: Community-Based	P	P	P	P	P	P	P	Per § 14-306
Electric Substation: Enclosed	CB	CB	CB	CB	CB	CB	CB	Per § [14-340] 14-341
Electric Substation: Indoor	P	P	P	P	P	P	P	Per § [14-340] 14-341

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	<i>Uses</i>	<i>Districts</i>						<i>Use Standards</i>	
		<b>C-1</b>	<b>C-1-VC</b>	<b>C-1-E</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>		<b>C-5</b>
1 2 3	Electric Substation: Outdoor	CB	CB	CB	CB	CB	CB	CB	Per § [14-340] 14-341
4 5	Parking Garage (Principal Use)				CB	P	P	CB <sup>2</sup>	Per § 14-331
6 7	Parking Lot (Principal Use)	CB	CB	CB	CB	P	P	CO	Per § 14-331
8 9 10	Telecommunications Facility <sup>3</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § [14-338] 14-339
11 12 13	Utilities	CB	CB	CB	CB	CB	CB	CB	Per § [14-340] 14-341
14 15 16	Wireless Communications Services <sup>4</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § [14-338] 14-339

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18 <sup>1</sup> Allowed only in a structure lawfully existing as of June 5, 2017.

19 <sup>2</sup> However, along Pratt Street in the C-5 District, principal-use parking garages are prohibited. See § 10-503(c)(1).

20 <sup>3</sup> Only telecommunications base stations that comply with the stealth design standards of § [14-338] 14-339 are  
21 considered permitted uses.

22 <sup>4</sup> Only Wireless Communication Services that are modifications to – and do not substantially change the physical  
23 dimension of – an existing telecommunications facility, are considered permitted uses.

24 <sup>5</sup> Under § 14-329(a)(1) and (a)(2), both outdoor dining and rooftop dining, respectively, require approval as a  
25 conditional use by the Board of Municipal and Zoning Appeals if located in a C-1, C-1-E, C-1-VC, or C-2 zoning  
26 district.

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**Table 11-301: Industrial Districts – Permitted and Conditional Uses**

<i>Uses</i>	<i>Districts</i>							<i>Use Standards</i>
	<b>OIC</b>	<b>BSC</b>	<b>IMU-1</b>	<b>IMU-2</b>	<b>I-1</b>	<b>I-2</b>	<b>MI</b>	
<b>Open-Space</b>								
...								
Park or Playground	P	P	P					
Urban Agriculture	P	P	P	P	P			Per § [14-339] 14-340
<b>Commercial</b>								
...								
Greenhouse		P	P	P	P			Per § [14-339] 14-340
...								
Nursery		P	P	P	P			Per § [14-339] 14-340
...								
Retail Goods Establishment (With Alcoholic Beverages Sales)		P	CO	P <sup>2</sup>	CB			Per § 14-336
Tavern				P	P	P		Per § [14-337] 14-338
...								
<b>Other</b>								
...								
Electric Substation: Enclosed or Indoor	P	P	P	P	P	P	P	Per § [14-340] 14-341
Electric Substation: Outdoor	CB	CB	CB	CB	CB	P	P	Per § [14-340] 14-341
Parking Garage (Principal Use)	P	P	CO	CB	P	P	P	Per § 14-331

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	<i>Uses</i>	<i>Districts</i>						<i>Use Standards</i>	
		<b>OIC</b>	<b>BSC</b>	<b>IMU-1</b>	<b>IMU-2</b>	<b>I-1</b>	<b>I-2</b>		<b>MI</b>
1 2	Parking Lot (Principal Use)	P	P	CO	CB	P	P	P	Per § 14-331
3 4 5	Telecommunications Facility <sup>4</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § [14-338] 14-339
6 7 8	Utilities	CB	CB	CB	CB	CB	CB	CB	Per § [14-340] 14-341
9 10 11	Wireless Communications Services <sup>5</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § [14-338] 14-339

<sup>1</sup> Allowed only when (i) accessory to an office structure, research and development facility, or industrial use, and (ii) integrated into that structure, facility, or use to serve its employees.

<sup>2</sup> Allowed only when secondary to a primary industrial use.

<sup>3</sup> Office uses legally established as of the effective date of this Code are deemed conforming and are not required to be secondary to a primary industrial use.

<sup>4</sup> Only telecommunications base stations that comply with the stealth design standards of § [14-338] 14-339 are considered permitted uses.

<sup>5</sup> 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 12-301: Office-Residential Districts – Permitted and Conditional Uses**

<i>Uses</i>	<i>Districts</i>	<i>Use Standards</i>
	<b>OR</b>	
<b>Open-Space</b>		
...		
Park or Playground	P	
Urban Agriculture	CB	Per § [14-339] 14-340
...		
<b>Other</b>		
Electric Substation: Enclosed, Indoor, or Outdoor	CB	Per § [14-340] 14-341
Parking Garage (Principal Use)	CB	Per § 14-331
Parking Lot (Principal Use)	CB	Per § 14-331
Telecommunications Facility <sup>2</sup>	CB, P	Per § [14-338] 14-339
Utilities	CB	Per § [14-340] 14-341
Wireless Communications Services <sup>3</sup>	CB, P	Per § [14-338] 14-339

<sup>1</sup> [Thes] THESE are permitted uses only if: (i) the structure has 50 or more dwelling units; and (ii) non-residential uses are limited to 10% of the structure's gross floor area.

<sup>2</sup> Only telecommunications base stations that comply with the stealth design standards of § [14-338] 14-339 are considered permitted uses.

<sup>3</sup> 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 12-402: Transit-Oriented Development – Permitted and Conditional Uses***

<i>Uses</i>	<i>Districts</i>				<i>Use Standards</i>
	<b>TOD-1</b>	<b>TOD-2</b>	<b>TOD-3</b>	<b>TOD-4</b>	
...					
<b>Commercial</b>					
...					
Retail Goods Establishment (With Alcoholic Beverages Sales)		P		P	Per § 14-336
Tavern	CB	P	CB	P	Per § [14-337] 14-338
<b>Other</b>					
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	CB	CB	Per § [14-340] 14-341
Parking Garage (Principal Use)	CB	CB	CB	CB	Per § 14-331
Parking Lot (Principal Use)	CB	CB	CB	CB	Per § 14-331
Telecommunications Facility <sup>3</sup>	CB, P	CB, P	CB, P	CB, P	Per § [14-338] 14-339
Utilities	CB	CB	CB	CB	Per § [14-340] 14-341
Wireless Communications Services <sup>4</sup>	CB, P	CB, P	CB, P	CB, P	Per § [14-338] 14-339

<sup>1</sup>No recreation facilities are allowed, except for standard playground equipment and outdoor furniture.

<sup>2</sup>Not to exceed 5,000 sq. ft. of the structure's gross floor area.

<sup>3</sup>Only telecommunications base stations that comply with the stealth design standards of § [14-338] 14-339 are considered permitted uses.

<sup>4</sup>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 12-501: Educational Campus Districts – Permitted and Conditional Uses***

<i>Uses</i>	<i>Districts</i>		<i>Use Standards</i>
	<b>EC-1</b>	<b>EC-2</b>	
...			
<b>Open-Space</b>			
...			
Park or Playground	P	P	
Urban Agriculture	P	P	Per § [14-339] 14-340
...			
<b>Other</b>			
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	Per § 14-340
Parking Garage (Principal Use)	P	P	Per § 14-331
Parking Lot (Principal Use)	P	P	Per § 14-331
Telecommunications Facility <sup>1</sup>	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	Per § 14-340
Wireless Communications Services <sup>2</sup>	CB, P	CB, P	Per § 14-338

<sup>1</sup> Only telecommunications base stations that comply with the stealth design standards of § [14-338] 14-339 are considered permitted uses.

<sup>2</sup> 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 12-601: Hospital Campus Districts – Permitted and Conditional Uses***

<i>Uses</i>	<i>Districts</i>	<i>Use Standards</i>
	<b>H</b>	
...		
<b>Other</b>		
Electric Substation: Enclosed, Indoor, or Outdoor	CB	Per § [14-340] 14-341
Parking Garage (Principal Use)	P	Per § 14-331
Parking Lot (Principal Use)	P	Per § 14-331
Telecommunications Facility <sup>1</sup>	CB, P	Per § [14-338] 14-339
Utilities	CB	Per § [14-340] 14-341
Wireless Communications Services <sup>2</sup>	CB, P	Per § [14-338] 14-339

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

<sup>2</sup> 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 12-1302: Port Covington District – Permitted and Conditional Uses***

<i>Uses</i>	<i>Districts</i>				<i>Use Standards</i>
	<b>PC-1</b>	<b>PC-2</b>	<b>PC-3</b>	<b>PC-4</b>	
...					
<b>Open-Space</b>					
...					
Recreational Boat Launch	P	P	P	P	
Urban Agriculture	P	P	P	P	Per § [14-339] 14-340
Zoo	CB	CB	CB		
<b>Commercial</b>					
Funeral Home	P	P	P	P	
Greenhouse or Nursery	P	P	P	P	Per § [14-339] 14-340
Health-Care Clinic		P	P	P	
...					
Stadium	P	P	P	P	
Tavern	P	P	P	P	Per § [14-337] 14-338
Video Lottery Facility		P	P		
...					
<b>Other</b>					
Alternative Energy System: Community-Based	P	P	P	P	Per § 14-306
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	CB	CB	Per § [14-340] 14-341
Parking Garage (Principal Use)		P	P	P	Per § 14-331
Parking Lot (Principal Use)		P	P	P	Per § 14-331

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<i>Uses</i>	<i>Districts</i>				<i>Use Standards</i>
	<b>PC-1</b>	<b>PC-2</b>	<b>PC-3</b>	<b>PC-4</b>	
1 2 Telecommunications Facility <sup>2</sup>	CB, P	CB, P	CB, P	CB, P	Per § [14-338] 14-339
3 Utilities	CB	CB	CB	CB	Per § [14-340] 14-341
4 5 6 Wireless Communications Services <sup>3</sup>	CB, P	CB, P	CB, P	CB, P	Per § [14-338] 14-339

<sup>1</sup> Subject to conformance with the Marina Master Plan.

<sup>2</sup> Only telecommunications base stations that comply with the stealth design standards of § [14-338] 14-339 are considered permitted uses.

<sup>3</sup> 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.

**Table 12-1403: Harford Road Overlay District – Office, Commercial, and Industrial Districts – Permitted and Conditional Uses**

<i>Uses</i>	<i>Districts</i>					<i>Use Standards</i>
	<b>OR-1</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>IMU-1</b>	
16 17 ...						
18 <b>Open-Space</b>						
19 ...						
20 Park or Playground	P	P	P	P		
21 22 Urban Agriculture	CB	CB	CB	CB	P	Per § [14-339] 14-340
23 <b>Commercial</b>						
24 ...						
25 Financial Institution		P	P	P	P	
26 27 Greenhouse or Nursery		P	P	P	P	Per § [14-339] 14-340

**Council Bill 25-0114**

	<i>Uses</i>	<i>Districts</i>					<i>Use Standards</i>
		<b>OR-1</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>IMU-1</b>	
1	Health-Care Clinic	P		P	P	P	
2	...						
3	Retail Goods		P	P	P	P	Per § 14-336
4	Establishment (With						
5	Alcoholic Beverages						
6	Sales)						
7	Tavern	P	P	P	P	P	Per § [14-337] 14-338
8	...						
9	<b>Other</b>						
10	Alternative Energy		P	P	P	P	Per § 14-306
11	System:						
12	Community-Based						
13	Electric Substation:	CB	CB	CB	CB	CB	Per § [14-340] 14-341
14	Enclosed, Indoor, or						
15	Outdoor						
16	Telecommunications	CB, P	CB, P	CB, P	CB, P	CB, P	Per § [14-338] 14-339
17	Facility <sup>1</sup>						
18	Utilities	CB	CB	CB	CB	CB	Per § [14-340] 14-341
19							
20	Wireless	CB, P	CB, P	CB, P	CB, P	CB, P	Per § [14-338] 14-339
21	Communications						
22	Services <sup>2</sup>						

<sup>1</sup> Only telecommunications base stations that comply with the stealth design standards of § [14-338] 14-339 are considered permitted uses.

<sup>2</sup> 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.

**SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.

**Council Bill 25-0114**

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