

**CITY OF BALTIMORE  
COUNCIL BILL 06-0338  
(First Reader)**

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Introduced by: The Council President  
At the request of: The Administration (Department of Planning)  
Introduced and read first time: February 6, 2006  
Assigned to: Land Use and Transportation Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Hotels and Motels**

3 FOR the purpose of excepting hotels and motels of a certain capacity from the minimum lot area  
4 requirements imposed for the B-2 through B-4 Zoning Districts; correcting an error in  
5 punctuation; and generally relating to the application of bulk regulations to hotels and  
6 motels.

7 BY repealing and reordaining, with amendments

8 Article - Zoning  
9 Section(s) 6-311(a), 6-411(a), and 6-511(a)  
10 Baltimore City Revised Code  
11 (Edition 2000)

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

14 **Baltimore City Revised Code**

15 **Article – Zoning**

16 **§ 6-311. Lot area.**

17 (a) *In general.*

18 (1) THIS SECTION DOES NOT APPLY TO HOTELS OR MOTELS THAT CONTAIN 20 OR MORE  
19 RENTAL UNITS.

20 (2) For each dwelling, efficiency, or rooming unit located in a B-2 District, OTHER THAN  
21 AS PROVIDED IN PARAGRAPH (1) OF THIS SUBSECTION, the minimum lot area is as  
22 specified in this section.

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

1     **§ 6-411. Lot area.**

2             (a) *In general.*

3                     (1) THIS SECTION DOES NOT APPLY TO HOTELS OR MOTELS THAT CONTAIN 20 OR MORE  
4                             RENTAL UNITS.

5                     (2) For each dwelling, efficiency, or rooming unit located in a B-3 District, OTHER THAN  
6                             AS PROVIDED IN PARAGRAPH (1) OF THIS SUBSECTION, the minimum lot area is as  
7                             specified in this section[:].

8     **§ 6-511. Lot area.**

9             (a) *In general.*

10                    (1) THIS SECTION DOES NOT APPLY TO HOTELS OR MOTELS THAT CONTAIN 20 OR MORE  
11                            RENTAL UNITS.

12                    (2) For each dwelling, efficiency, or rooming unit located in a B-4 District, OTHER THAN  
13                            AS PROVIDED IN PARAGRAPH (1) OF THIS SUBSECTION, the minimum lot area is as  
14                            specified in this section.

15             **SECTION 2. AND BE IT FURTHER ORDAINED,** That the catchlines contained in this Ordinance  
16             are not law and may not be considered to have been enacted as a part of this or any prior  
17             Ordinance.

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