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1 **§ 14-325. Motor vehicle pr recreational vehicle dealerships or rental establishments.**

2 (a) *Lot size.*

3 Motor VEHICLE or recreational vehicle dealerships or rental establishments must have a
4 lot size of at least 20,000 square feet, except in a PC [District] SUBDISTRICT.

5 **§ 14-326. Motor vehicle service and repair: Major or minor.**

6 (a) *Lot size.*

7 (1) Major motor vehicle service and repair shops must have a lot size of at least 20,000
8 square feet, except in a PC [District] SUBDISTRICT.

9 (2) Minor motor vehicle service and repair shops must have a lot size of at least 10,000
10 square feet, except in a PC [District] SUBDISTRICT.

11 (d) *Operations to be enclosed OR SCREENED.*

12 (2) Wrecked or junked vehicles must be KEPT WITHIN AN ENCLOSED STRUCTURE OR
13 OTHERWISE screened from [the public right-of-way and any adjacent residential
14 districts] PUBLIC VIEW IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE
15 CITY LANDSCAPE MANUAL.

16 **§ 14-327. Multi-family dwellings – Accessory non-residential uses.**

17 (c) *Aggregate area of uses.*

18 [Tthe] THE aggregate AREA of [all] these uses may not exceed the following:

19

20 **§ 14-331. Parking garages (principal use) and parking lots.**

21 (a) *Parking garages (principal use).*

22 (2) In all other [cases] DISTRICTS, if a parking garage does not include active ground floor
23 uses along at least 50% of the ground floor [or incorporate architectural treatments to
24 screen views of parked cars at the ground level], the [parking structure] GROUND
25 FLOOR must be screened [and landscaped] FROM PUBLIC VIEW in accordance with the
26 REQUIREMENTS OF THE Baltimore City Landscape Manual.

27 (b) *Parking lots.*

28 (5) The parking [lots] LOT must be screened [and landscaped] FROM PUBLIC VIEW in
29 accordance with the REQUIREMENTS OF THE Baltimore City Landscape Manual. [All
30 landscape must be maintained in a healthy growing condition.]

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1 **§ 14-333. Recyclable materials recovery facilities.**

2 **(b) Operations to be enclosed OR SCREENED.**

3 (1) All loading and unloading must be performed either within an enclosed building or
4 within [a screened] AN area SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE
5 REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE MANUAL.

6 **§ 14-334. Residential-care facilities.**

7 **(a) Single-family dwelling.**

8 A residential-care facility may locate where single-family dwellings are allowed under
9 this Code AS PERMITTED OR CONDITIONAL USES, if the facility:

10 ...

11 (3) meets the general requirements, the bulk AND YARD regulations, and all other
12 requirements of this Code applicable to dwellings in the zoning district within
13 which the facility is located.

14 **(b) Multi-family dwelling.**

15 A residential-care facility may locate where multi-family dwellings are allowed AS
16 PERMITTED OR CONDITIONAL USES under this Code, if the facility:

17 ...

18 (2) meets the general requirements, the bulk AND YARD regulations, and all other
19 requirements of this Code applicable to dwellings in the zoning district within
20 which the facility is located.

21 **§ 14-338. Telecommunications facilities.**

22 **(d) Approval and application requirements.**

23 **(2) Application requirements.**

24 In addition to the general requirements for conditional-use applications, site plan
25 review submissions, eligible facilities requests, or other documentation, all
26 applications to erect, construct, or modify any part of a telecommunications facility
27 must include the following items:

28 (i) a site plan showing:

29 (A) the location, size, screening, and design of all structures,
30 including fences;

31 (B) the location and size of all outdoor equipment;

32 (C) elevations showing antenna height;

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- 1 (D) a landscape plan [showing all screening]; and
2 (E) if the site plan is for a new tower, indication of the fall zone
3 (shaded circle);
4

5 (k) *Stealth design.*

6 (3) To qualify as a permitted stealth design:

- 7 (i) the base station must be [enclosed, camouflaged, screened, obscured, or
8 otherwise not readily apparent to a casual observer] WITHIN AN ENCLOSED
9 STRUCTURE OR OTHERWISE SCREENED FROM PUBLIC VIEW IN ACCORDANCE
10 WITH THE REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE MANUAL;
11

12 **§ 14-339. Urban agriculture.**

13 (b) *Greenhouses, etc.*

14 (1) Greenhouses (permanent or temporary)[, high tunnels, hoop-houses, cold-frames, and
15 similar structures] used to extend the growing season are permitted.

16 **§ 14-340. Utilities AND ELECTRIC SUBSTATIONS.**

17 (a) *Affect on traffic, adjacent properties, etc.*

18 [(1)] Utilities AND ELECTRIC SUBSTATIONS must be designed so that the location of
19 entrances and exits, exterior lighting, service areas, and parking and loading facilities will
20 minimize traffic congestion, pedestrian hazards, and adverse impacts on adjacent
21 properties.

22 [(2) Additional landscaping and screening may be required.]

23 (b) *Aboveground structures.*

24 [Electric] EXCEPT AS OTHERWISE PROVIDED IN SUBSECTION (C) OF THIS SECTION,
25 ELECTRIC substations and {any} aboveground utility structures [that are part of an
26 underground utility system], such as pedestals for cable wire access or other access points
27 for underground infrastructure (communications wiring, fiber optic, etc.):

28 (1) may not encroach into a required front yard; and

29 (2) must be screened from {any} public {right-of-way} VIEW IN ACCORDANCE WITH
30 THE REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE MANUAL.

31 (c) *EXEMPTIONS FROM SETBACK AND SCREENING REQUIREMENTS.*

32 THE FOLLOWING ARE EXEMPT FROM THE SETBACK AND SCREENING REQUIREMENTS OF
33 SUBSECTION (B) OF THIS SECTION:

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1 (1) AN ABOVE-GROUND, FULLY-ENCLOSED TRANSFORMER, SWITCHGEAR, REGULATOR,
2 METER, OR CAPACITOR THAT IS LOCATED IN AN INDUSTRIAL ZONING DISTRICT; AND

3 (2) AN ABOVE-GROUND, FULLY-ENCLOSED TRANSFORMER, SWITCHGEAR, REGULATOR,
4 METER, OR CAPACITOR THAT:

5 (I) IS LOCATED IN A RESIDENTIAL, OFFICE-RESIDENTIAL, COMMERCIAL, OR
6 TOD ZONING DISTRICT; AND

7 (II) DOES NOT EXCEED 7 FEET IN WIDTH, 7 FEET IN LENGTH, OR 6 FEET IN
8 HEIGHT.

9 (D) [(c)] *Modifications to electric substations.*

10 On a property where an electric substation has been approved as a conditional use, a
11 modification of the electric substation is allowed without amendment of the conditional
12 use, as long as:

13 (1) the modification conforms to the bulk and yard regulations of the underlying
14 zoning district;

15 (2) the modification either:

16 (i) is located solely within the existing perimeter fence or wall; or

17 (ii) covers an area beyond the existing perimeter fence or wall that is not more
18 than [20%] 10% of the area within the existing perimeter fence or wall;

19 (3) the modification is located solely on the property governed by the conditional use;
20 and

21 (4) the electric substation, as so modified, complies with all conditions of the existing
22 conditional use approval other than a condition that restricts the electric
23 substation to the equipment configuration allowed under the existing conditional
24 use approval.

25 ***Subtitle 4. Temporary-Use Standards***

26 **§ 14-401. Permits.**

27 (a) *APPLICATIONS.*

28 Any person [desiring] THAT DESIRES a temporary-use permit, as required by this Code,
29 must file with the Zoning Administrator a written application, [on a] IN THE form
30 [provided by] THAT the [City] ZONING ADMINISTRATOR REQUIRES.

31 (b) *AUTHORIZATION.*

32 (1) The Zoning Administrator may grant temporary-use permits for [those] TEMPORARY
33 uses, WHETHER THE PROPOSED USE IS SPECIFICALLY listed in this subtitle OR, EXCEPT

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1 FOR A USE THAT INVOLVES ALCOHOLIC BEVERAGE SALES, NOT SPECIFICALLY LISTED IN
2 THIS SUBTITLE, as long as the Zoning Administrator determines that the proposed use
3 complies with [the] ALL APPLICABLE requirements [of this] of this subtitle and this
4 Code.

5 [(c) (1) Temporary uses not specifically listed in this subtitle, except those with
6 alcoholic beverage sales, require the specific approval of the Zoning
7 Administrator.]

8 (2) [(c)(2)] Unless otherwise limited, temporary uses may be allowed in any zoning
9 district[,] as long as that use is consistent with the purpose and intent of this Code and
10 the zoning district in which it is located.

11 (C) *CONDITIONS, RESTRICTIONS, ETC.*

12 (1) [(d)(2)] No temporary use is [permitted] ALLOWED in any district if it would have a
13 significant negative impact on any adjacent property or on the area as a whole.

14 (2) [(b)(2)] Unless expressly provided in this subtitle, every temporary use or structure
15 must comply with the bulk [requirements] AND YARD REGULATIONS applicable [in]
16 TO the district in which it is located.

17 (3) [(d)(1)] As part of the temporary-use permit approval, the Zoning Administrator [or
18 Board of Municipal and Zoning Appeals] may impose other conditions,
19 RESTRICTIONS, OR LIMITATIONS as necessary to achieve the purposes of this Code and
20 to protect the public health, safety, and welfare.

21 (D) [(e)] *ENFORCEMENT.*

22 (3) All notices must be served by [either first class mail or by personal service by an
23 authorized representative of the City. If service by either of those methods fails,
24 notice must be given by posting of the property] BY 1 OF THE METHODS SPECIFIED IN
25 ~~§ 9-207~~ § 19-207 {"VIOLATION NOTICE: SERVICE"} OF THIS CODE.

26 (4) The notice of the proposed revocation must be sent to:

27 ...

28 (ii) the persons to whom the temporary-use [approval] PERMIT was granted or
29 the current operator; and

30

31 (5) The notice must specify the nature of the violation and warn the recipient that, unless
32 the violation is corrected within the time specified in the notice, the [temporary use]
33 ZONING ADMINISTRATOR will [be] either:

34 (i) [revoked] REVOKE THE PERMIT;

35 (ii) [suspended] SUSPEND THE PERMIT subject to completion of corrective action
36 or other condition; or

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1 (iii) [affirmed] subject to a schedule for corrective action, with provision for
2 automatic termination if the schedule is not met.

3 **Title 15. Site Development Standards**

4 *Subtitle 2. Applicability of Development Standards*

5 **§ 15-201. Compliance required.**

6 (a) *Bulk and yard regulations – New construction.*

7 No structure may be erected except in accordance with the bulk AND YARD regulations
8 prescribed for the district in which the structure is located or proposed to be located.

9 *Subtitle 3. Measurement Methodologies*

10 **§ 15-301. Measurement of building height.**

11 (b) *Exclusions from height regulations.*

12 The height regulations of this Code do not apply to the following:

13 . . .

14 (5) parapet walls used to screen mechanical equipment, as long as these walls do not
15 exceed the height necessary to screen the mechanical equipment listed in
16 [paragraph] ITEM (3) of this subsection;

17

18 *Subtitle 4. Exceptions and Requirements*

19 **§ 15-401. Street, public transit, and open-space dedications.**

20 (a) *Dedicated area added to area used to compute maximum dwelling units.*

21 Subject to the requirements and limitations of this section, if the owner of a lot gives or
22 dedicates to the Mayor and City Council of Baltimore any land on or adjacent to the lot
23 for the purpose of establishing or improving a public street, for the purpose of
24 establishing or improving public transit, or for the purpose of establishing open space, the
25 area of the land so given or dedicated may be added to the lot area used to compute the
26 maximum number of dwelling units that, under the bulk AND YARD regulations of this
27 Code, are permitted on that lot.

28 **§ 15-403. Rear yard reduction.**

29 (c) *Compliance with other regulations.*

30 A reduction may [only] be taken under this section ONLY if all other bulk AND YARD
31 regulations are complied with.

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Subtitle 5. Accessory Structures and Uses

§ 15-502. Amateur (ham) radio equipment.

(c) ?????

(1) Certain additional types of antenna systems that are not freestanding towers are permitted in any yard if they implement stealth design and receive design review approval.

(2) To qualify as a stealth design, antennas must be [enclosed, camouflaged, screened, obscured, or otherwise not readily apparent to a casual observer] WITHIN AN ENCLOSED STRUCTURE OR OTHERWISE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE MANUAL.

§ 15-503. Automobile charging station (electric and solar).

Parking spaces within parking lots or parking garages, whether the parking is a principal use or accessory to a principal use, may include [public] electric automobile charging stations, including models that charge by solar energy.

§ 15-504. Carriage house.

An accessory carriage house EXISTING ON JUNE 5, 2017, in [all] A residential [districts] DISTRICT [and the] OR IN AN OR District[, existing on the effective date of this Code,] may be subdivided and converted into a detached dwelling, if:

.....

§ 15-506. Greenhouses [and hoop-houses].

Any lighting used to illuminate a greenhouse [or hoop-house] must be directed and shielded so as to minimize illumination of any adjacent lots. All exterior lighting must comply with the requirements of § 15-505 {"Exterior Lighting"} of this subtitle.

§ 15-508. Mechanical equipment.

(b) ?????

If ground-based mechanical equipment is located in a non-residential district adjoining a residential, office-residential, or industrial mixed-use district, the equipment must be [completely screened if visible from the public right-of-way, excluding alleys, or from the adjoining residential, office-residential, or industrial mixed-use district. Screening materials may be masonry, wood, landscape, or other opaque material, and must effectively screen mechanical equipment so no portion is visible from a street or adjacent lot. Where landscape is used to screen mechanical equipment, it must be provided in accordance with the Baltimore City Landscape Manual. Color and texture of a masonry screen wall must be compatible with the color and texture of the principal building on the site. If a principal or accessory structure or landscape blocks the view of ground-based mechanical equipment, the equipment is considered screened] SCREENED FROM PUBLIC

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1 VIEW IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE
2 MANUAL.

3 **§ 15-509. Outdoor sales and displays by retail goods establishments.**

4 (f) *Screening area abutting residential district.*

5 If the rear or interior-side yard of an outdoor sales and display area abuts a residential
6 district, the area must be [effectively screened from view by an opaque masonry wall
7 (stone, stucco, or brick), a solid wood or simulated wood screen fence, or landscaping]
8 SCREENED FROM PUBLIC VIEW in accordance with the REQUIREMENTS OF THE Baltimore
9 City Landscape Manual.

10 (g) *Screening vehicle display.*

11 [Motor] IF AN OUTDOOR SALES AND DISPLAY LOT OF A MOTOR vehicle OR RECREATIONAL
12 VEHICLE dealership or rental [establishments] ESTABLISHMENT [with outdoor sales and
13 display lots must be designed with permanent screening of the outdoor sales and display
14 area if abutting the] ABUTS A public right-of-way, [excluding alleys] OTHER THAN AN
15 ALLEY, THE LOT MUST BE[, The screening may consist of landscape screening] SCREENED
16 in accordance with the REQUIREMENTS OF THE Baltimore City Landscape Manual [or a
17 low pedestrian wall at least 3 feet high].

18 **§ 15-510. Outdoor storage.**

19 (b) *Standards.*

20 Permitted outdoor storage uses must comply with the following provisions:

21

22 (4) except in the I-2 and MI Districts, where no screening is required, all outdoor
23 storage must [comply with the following screening requirements:] MUST BE
24 SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE REQUIREMENTS OF THE
25 BALTIMORE CITY LANDSCAPE MANUAL.

26 [(i) no materials stored or displayed outdoors may be of a greater
27 height than that of the screening provided;

28 (ii) all outdoor storage areas must be completely screened by an
29 opaque masonry wall (stone, stucco, or brick) or a solid wood or
30 simulated wood screen fence that is at least 6 feet high; and

31 (iii) if feasible, plant materials must be installed along the fence or
32 wall located along the public right-of-way in accordance with the
33 Baltimore City Landscape Manual to provide a softening effect.]

34 **§ 15-511. Parking garages (residential).**

35 (b) *Front-loaded attached garages.*

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1 (3) [Attached front-loaded] FRONT-LOADED ATTACHED garages must be located at least
2 5 feet behind the main front facade of the dwelling. This measurement must be taken
3 from the part of the front facade that adjoins the garage, except that the measurement
4 may be taken from the part of the house closest to the street if all of the following
5 conditions are met:

6

7 (4) Windows, doors, and roof treatments of that part of [the] A FRONT-LOADED
8 ATTACHED garage facing the street must incorporate architectural detail expressive of
9 a residence.

10 (5) Upper level dormers and pitched roof elements must be used to de-emphasize [the] A
11 FRONT-LOADED ATTACHED garage. Garage openings, windows, columns, trims,
12 decorative paneling, and color must de-emphasize the visual impact of the garage in
13 relation to the building as a whole.

14 [(6) No garage may be used for commercial body repair, painting, or engine rebuilding.]

15 (D) [(c)(3)] *All residential garages.*

16 No RESIDENTIAL garage may be used for commercial body repair, painting, or engine
17 rebuilding.

18 **§ 15-514. Recycling collection stations.**

19 (b) *Standards.*

20 Recycling collection stations are conditional uses, subject to the following standards:

21 [(1) recycling collection stations are allowed as a conditional use in the C-4, I-1, and
22 I-2 Districts;]

23

24 **§ 15-515. Refuse disposal containers and refuse storage areas.**

25 (c) ?????

26 (1) All refuse disposal containers must be fully enclosed on 3 sides by a 6-FEET HIGH OR
27 HIGHER:

28 (i) solid wood or simulated wood screen fence[,];

29 (ii) [an] opaque masonry wall (stone, stucco, or brick)[,]; or

30 (iii) [a] principal structure wall [6 feet high].

31 [The enclosure must be gated.]

32 (2) The materials used for [screening, including] the enclosure[,] must complement the
33 architecture of the principal structure.

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1 (3) THE ENCLOSURE MUST BE GATED.

2 (d) ?????

3 An extension of an exterior principal structure wall may be used as one of the [screening]
4 3 walls for ENCLOSING a refuse disposal container[,] as long as the [wall] EXTENSION
5 meets the minimum [6-foot height] 6-FEET HIGH requirement and is of the same building
6 materials as the principal structure. [This wall may not be the gated enclosure.]

7 (e) ?????

8 (I) [If] THIS SECTION DOES NOT APPLY TO A refuse disposal [containers are] CONTAINER
9 used as part of on-site construction [this section does not apply. However,] AS LONG
10 AS:

11 (I) the container [must be kept] IS MAINTAINED on the [site of the] construction
12 SITE[.]; OR

13 (II) [unless] a minor privilege permit is obtained to allow the container on the
14 public right-of-way.

15 (2) The container must be removed once construction is complete.

16 § 15-516. Satellite dish antennas.

17 (c) *Large satellite dish antennas.*

18 (2) *Residential districts.*

19 (iii) A large dish antenna must be [located and] screened FROM PUBLIC VIEW [so that
20 it cannot be readily seen from public streets or adjacent properties. Screening
21 includes fences, landscaping, or earth berms located to conceal the sides and rear
22 of the antenna and its support structure. Landscape screening must be] in
23 accordance with the REQUIREMENTS OF THE Baltimore City Landscape Manual.

24 (3) *Non-residential districts.*

25 (iii) A ground-mounted large dish antenna must [provide screening, which includes
26 fencing, berming, or landscaping] BE SCREENED FROM PUBLIC VIEW in accordance
27 with the REQUIREMENTS OF THE Baltimore City Landscape Manual [so that all
28 ground-mounted accessory equipment and the lower part of the support structure
29 are completely screened].

30 § 15-517. Alternative energy systems: Solar.

31 (d) *Screening and safety – Ground-mounted.*

32 All ground-mounted systems must:

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1 (1) be [visually] screened [with fencing or landscape screening] FROM PUBLIC VIEW
2 IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE
3 MANUAL; and

4 (2) display warning signs indicating voltage and dangers.

5 **§ 15-518. Alternative energy systems: Wind.**

6 (c) *Yard and setback limitations.*

7 (2) No part of the wind system structure, including guy wire anchors, may extend closer
8 than 10 feet to any lot line [of the installation site]. The system tower must be
9 setback from all lot lines equal to the height of the system.

10 *Subtitle 7. Performance Standards*

11 **§ 15-701. Purpose.**

12 The performance standards in this [title] SUBTITLE are designed to promote and protect
13 commercial districts, business areas, and the I-MU and I-1 Districts, as light industrial areas,
14 thereby promoting and maintaining the most appropriate and beneficial use of these areas.
15 The application of these standards protect business and residential areas in or adjacent to a
16 commercial district or an I-MU or I-1 District from adverse [characteristics] EFFECTS that
17 might otherwise result from the operation of the uses allowed in those districts.

18 **§ 15-702. Applicability of standards.**

19 (a) ?????

20 Except as specified in subsection (b) of this section, the performance standards in this
21 [title] SUBTITLE apply to:

22

23 **Title 16. Off-Street Parking and Loading**

24 *Subtitle 2. General Applicability*

25 **§ 16-201. Existing off-street parking facilities.**

26 (b) ?????

27 If a building permit was lawfully issued before [the effective date of this Code] JUNE 5,
28 2017, and if construction began within 180 days of the permit's issuance, [the number of]
29 off-street parking and loading spaces must be provided in the amount required for the
30 issuance of that building permit, regardless of the requirements of this title.

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1 **§ 16-203. Additions or expansions to existing structures.**

2 (b) ?????

3 However, a non-residential use that was lawfully established before [the effective date of
4 this Code] JUNE 5, 2017, does not need to provide additional off-street parking for that
5 increase until the aggregate increase in units of measurement equals 10% or more of the
6 units of measurement existing on [the effective date of this Code] JUNE 5, 2017. Once
7 that level of increase has been reached, however, off-street parking facilities must be
8 provided, as required by this title, for the total increase.

9 *Subtitle 4. Design of Off-street Parking Facilities*

10 **§ 16-401. Location of off-street parking.**

11 (e) *PC [Districts] Subdistricts.*

12 In a PC [District] SUBDISTRICT, off-street parking may be located off-site as long as the
13 required parking facilities are located in that or any other PC [District] SUBDISTRICT.

14 **§ 16-402. Minimum dimensions of off-street parking spaces.**

15 (b) *Vertical clearance.*

16 (1) All parking spaces must have a minimum vertical clearance of 7 feet 6 inches.

17 (2) [Handicap van accessible floors] FLOORS ACCESSIBLE TO ADA-COMPLIANT VANS
18 must have a minimum VERTICAL clearance of 8 feet 2 inches.

19 **§ 16-404. Driveways.**

20 (a) *Conformance to DoT Book of Standards.*

21 [All] THE DESIGN OF EVERY driveway [designs] with access onto A City-owned
22 [roadways] ROADWAY must conform to the City Department of Transportation's Book of
23 Standards.

24 (c) *Parking spaces.*

25 (1) Single-family detached and semi-detached dwellings and rowhouse dwellings are
26 allowed a paved parking [pad] SPACE. This parking [pad] SPACE may not be located
27 in the required front or corner-side yard. In addition, no parking [pads] SPACE may be
28 located forward of the front building line.

29 (2) [Parking pads] NO PARKING SPACE may [not] exceed 18 feet in depth, as measured
30 from the property line or right-of-way.

31 [(3) Any driveway must comply with the requirements of this section.]

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1 (3) [(4)] The maximum impervious surface requirement for [the] A lot may not be
2 exceeded to accommodate a parking [pad] SPACE.

3 **§ 16-405. Curb cuts.**

4 (a) *Permit required.*

5 (1) Curb cuts for driveways require a curb-cut permit from the Department of [General
6 Services] TRANSPORTATION, [with] SUBJECT TO review [and approval] by [the
7 Department of Transportation and] the Department of Planning.

8 (2) No person may construct, widen, remove, or alter any driveway or curb cut without a
9 permit issued by the Department of [General Services] TRANSPORTATION.

10 (b) *Considerations.*

11 (1) For residential-, commercial-, and industrial-zoned properties, curb cuts will be
12 considered [under the following conditions] FOR THE FOLLOWING SITUATIONS:

13 (i) for access to parking garages (principal use);

14 (ii) for access to parking lots with more than 5 PARKING spaces;

15 (iii) for dwelling units without rear or side access, where no on-street
16 parking is allowed along the front lot line;

17 (iv) for dwelling units that are capable of securing side street access
18 to A garage or [pad] PARKING SPACE; and

19 (v) in cases where the proposed private parking will provide a net gain
20 over the displaced amount of on-street parking.

21 **[§ 16-411. Landscaping and screening.]**

22 [All parking lots must be landscaped in accordance with the Baltimore City Landscape
23 Manual.]

24 ***Subtitle 6. Required Off-street Parking***

25 **§ 16-601. Exemptions from off-street parking requirements.**

26 (b) *Zoning districts exempt.*

27 (2) (i) In the PC [Districts] SUBDISTRICTS, the following uses are exempt from the off-
28 street parking requirements of *Table 16-406: Required Off-Street Parking*:

29

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1 (f) *Structures over 50 years old, etc.*

2 Structures over 50 years old or structures that have received an historic tax credit are
3 exempt from the parking requirements, subject to review and approval by the Director of
4 Planning, if they have not historically provided parking and they lack sufficient space on
5 the lot to accommodate parking. However, any conversions of rowhouse dwellings
6 (Title 9, Subtitle 7) existing as of [the effective date of this Code] JUNE 5, 2017, must
7 provide additional parking spaces for the additional dwelling units required by this Code.

8 **§ 16-602. Required off-street parking.**

9 (b) ?????

10 No more than 1 parking space need be provided for every 2 dwelling units in dwellings
11 that are erected or rehabilitated subject to a restriction that the units be leased to residents
12 with incomes at or below 60% of the Area Median Income, with that restriction being for
13 a term of not less than 15 years from the date of the issuance of a use permit and recorded
14 in the Land Records of Baltimore City. The HOUSING Commissioner [of the Department
15 of] Housing and Community Development] must verify, by letter to the PLANNING
16 Director [of Planning] AND THE ZONING ADMINISTRATOR, the recordation, term, and
17 tenor of the restriction.

18 (e) ?????

19 Compact spaces may be substituted for required parking spaces, subject to site plan
20 review and approval. The use of compact spaces [may] DOES not reduce or increase the
21 amount of parking required by *Table 16-406* and this Code.

22 ***Subtitle 7. Required Bicycle Parking***

23 **§ 16-701. Design standards for all bicycle parking.**

24 (h) *Lockers,*

25 [Where] IF required bicycle parking is provided in lockers, the lockers must be:
26 ...

27 (4) constructed from a strong, weather-resistant, and [low-to-no] LOW- TO NO-
28 MAINTENANCE material;
29 ...

30 (8) if THE lockers are stacked on top of each other, [provided] EQUIPPED with a wheel
31 guide tray or other mechanism to assist the user with lifting the bicycle.

32 (i) *Floor racks.*

33 (1) Required bicycle parking may be provided in floor racks.

34 (2) Wall and ceiling rack designs are subject to the approval of the Director of Planning
35 as part of site plan review.

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1 (3) [Where] IF required bicycle parking is provided in racks, the racks must meet the
2 following standards:

3 (i) [(1)] the bicycle frame and 1 wheel must be lockable to the rack with a high
4 security, U-shaped shackle lock if both wheels are left on the bicycle;

5 (ii) [(2)] a bicycle 6-feet long can be securely held with its frame supported, so
6 that the bicycle cannot be pushed or fall in a manner that will damage the
7 bicycle in any way;

8 (iii) [(3)] THE racks must support [the] A bicycle in at least 2 places, preventing it
9 from falling over; and

10 (iv) [(4)] THE racks must be [anchored so that they cannot be easily removed,]
11 solidly constructed, resistant to rust and corrosion, [and] resistant to hammers
12 and saws, AND ANCHORED SO THAT THEY CANNOT BE EASILY REMOVED.

13 (j) *Parking and maneuvering areas.*

14 [Parking] BICYCLE PARKING and maneuvering areas for bicycling parking must meet the
15 following standards:

16 ...

17 (3) [where] IF the [bicycle] PARKING AREA adjoins a sidewalk, the maneuvering area
18 may extend into the right-of-way.

19 (k) *Covered parking.*

20 (1) Covered bicycle parking [can] MAY be provided inside buildings, under roof
21 overhangs or awnings, in bicycle lockers, or within or under other structures.

22 (2) [Where] IF required [covered] bicycle parking IS TO BE COVERED AND is not within a
23 building or locker, the cover must be:

24 (i) [(1)] permanent;

25 (ii) [(2)] designed to protect the bicycle from rainfall; and

26 (iii) [(3)] at least 7 feet and 6 inches above the floor or ground.

27 § 16-705. Required number of bicycle spaces.

28 (a) *In general.*

29 [Where off-street parking facilities are provided for motor vehicles, the number of
30 bicycle] BICYCLE parking spaces must be provided as indicated in *Table 16-705:*
31 *Required Bicycle Spaces.* No bicycle parking is required for uses not listed in *Table*
32 *16-705.* Structures under 2,500 square feet in gross floor area are exempt from bicycle
33 parking requirements.

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1 (b) *Minimum spaces.*

2 In all cases where ONLY 1 OF EITHER OR BOTH A LONG-TERM OR SHORT-TERM bicycle
3 parking SPACE [is] WOULD BE required BY A *TABLE 16-705* CALCULATION, a minimum of
4 2 LONG-TERM OR SHORT-TERM spaces, AS THE CASE MAY BE, must be provided.

5 [(c) Where bicycle parking is required, it must be provided even if vehicle parking is
6 exempted.]

7 (c) [(d)] ?????

8 After the first 50 bicycle parking spaces are provided, additional bicycle parking spaces
9 required are at one-half OF THE space-per-unit listed.

10 *Subtitle 9. Off-Street Loading Requirements*

11 **§ 16-901. Design of off-street loading spaces.**

12 (b) *Dimensions*

13 (2) All structures that, on [the effective date of this Code] JUNE 5, 2017, maintain loading
14 spaces that do not comply with the dimensions required by this section are considered
15 to be legally conforming in terms of loading space dimensions. If new loading spaces
16 are constructed, those spaces must match the dimensions of the existing loading
17 spaces rather than those of this section.

18 (g) *Landscaping and screening.*

19 All loading facilities must be landscaped AND SCREENED FROM PUBLIC VIEW in
20 accordance with the REQUIREMENTS OF THE Baltimore City Landscape Manual.

21 **§ 16-902. Required off-street loading spaces.**

22 (a) ?????

23 (1) Off-street loading spaces must be provided IN ACCORDANCE WITH *TABLE 16-902:*
24 *OFF-STREET LOADING REQUIREMENTS* for a building, structure, or use that requires the
25 receipt or distribution of materials or merchandise by trucks or other vehicles [in
26 accordance with *Table 16-902: Off-Street Loading Requirements*].

27 (c) ?????

28 All structures that were constructed before [the effective date of this Code] JUNE 5, 2017,
29 without on-site loading spaces are considered to be legally conforming in terms of
30 loading space requirements. No new loading spaces are required to be constructed.

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Title 18. Nonconformities

Subtitle 2. Definitions; General Provisions

§ 18-201. Definitions.

(b) *Nonconforming lot.*

“Nonconforming lot” means [any] A lawfully existing lot that, AS OF THE EFFECTIVE DATE OF THIS CODE (JUNE 5, 2017) OR THE EFFECTIVE DATE OF AN AMENDMENT TO THIS CODE, does not [meet] COMPLY WITH the lot area or lot width [requirements of] REGULATIONS APPLICABLE TO the district in which it is located.

(c) *Nonconforming structure.*

“Nonconforming structure” means [any] A lawfully existing structure that, AS OF THE EFFECTIVE DATE OF THIS CODE (JUNE 5, 2017) OR THE EFFECTIVE DATE OF AN AMENDMENT TO THIS CODE, does not comply with the [applicable] bulk, [or] yard, OR OTHER regulations [of] APPLICABLE TO the district in which it is located [or with other applicable regulations of this Code].

(d) *Nonconforming use.*

“Nonconforming use” means [any] A lawfully existing use of a structure or of land that, AS OF THE EFFECTIVE DATE OF THIS CODE (JUNE 5, 2017) OR THE EFFECTIVE DATE OF AN AMENDMENT TO THIS CODE, does not conform to the [applicable] use regulations [of] APPLICABLE TO the district in which it is located.

§ 18-202. Authority to continue.

(a) *Legal use, structure, or lot.*

Except as otherwise specified in this title, any use, structure, or lot that existed as a lawful nonconforming use, structure, or lot as of [the effective date of this Code] JUNE 5, 2017, and any use, structure, or lot that has been made nonconforming because of the terms of this Code or any subsequent amendment to this Code, may continue subject to the provisions of this title so long as it remains otherwise lawful.

(b) *Unlawful use or structure.*

A use or structure that was [illegal] UNLAWFUL as of [the effective date of this Code] JUNE 5, 2017, remains [illegal] UNLAWFUL [if it does not conform] TO THE EXTENT THAT THE USE OR STRUCTURE CONFLICTS WITH [each and every requirement] ANY OF THE REQUIREMENTS of this Code OR OF THE BALTIMORE CITY BUILDING, FIRE, AND RELATED CODES ARTICLE, INCLUDING THE REQUIREMENTS TO OBTAIN A USE PERMIT AND AN OCCUPANCY PERMIT.

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1 § 18-206. Determination of nonconformity.

2 (b) *By Administrator.*

3 The Zoning Administrator may issue a use permit, without referring the matter to the
4 Board of Municipal and Zoning Appeals, if:

5 (1) permits, ordinances, the Police Survey of 1931, or other records on file with the
6 Zoning Administrator:

7 (i) document the existence of a [bona fide] LAWFUL nonconforming use,
8 nonconforming density, or other nonconformance; and

9 ...
10

11 *Subtitle 3. Nonconforming Uses*

12 [§ 18-301. In general.]

13 [A nonconforming use is a lawfully existing use of land or structure that, as of the effective
14 date of this Code or an amendment to this Code, is no longer allowed in the zoning district in
15 which they are located.]

16 § 18-311. Junk or scrap storage and yards; Vehicle dismantling facilities; Landfills.

17 (a) *Status.*

18 A junk or scrap storage and yard, a vehicle dismantling facility, or a landfill lawfully
19 existing as of [the effective date of this Code] JUNE 5, 2017, is considered a lawful
20 nonconforming conditional use, subject to the conditions and restrictions previously
21 imposed.

22 *Subtitle 4. Nonconforming Structures*

23 § 18-401. [In general] APPLICATION OF SUBTITLE.

24 (a) [Applicable only to nonconformance with bulk regulations.] SUBTITLE INAPPLICABLE TO
25 NONCONFORMING SIGNS.

26 [(1) A nonconforming structure is a structure that, as of the effective date of this
27 Code or an amendment to this Code, does not comply with the bulk regulations of
28 the district in which the structure is located.]

29 [(2)] THIS SUBTITLE DOES NOT APPLY TO NONCONFORMING SIGNS. Nonconforming signs
30 are INSTEAD regulated by Subtitle 5 of this title.

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§ 18-406. Relocation.

A nonconforming structure may not be moved, in whole or in part, to any other location on the lot, unless the structure or the moved part of the structure is made to comply with the bulk AND YARD regulations of the district in which the structure is located.

§ 18-411. Exceptions – Administrative bulk adjustments.

(e) Final decision.

(2) When issued, the Director’s decision constitutes a recommendation to the Zoning Administrator. The Zoning Administrator’s decision is a final decision for purposes of administrative appeal under Title 19, [Subtitle 2 {“Appeals”}] SUBTITLE 3 {“ADMINISTRATIVE AND JUDICIAL REVIEW”} of this Code.

§ 18-412. Exceptions – Multi-family structures.

(a) Scope.

(2) This section does not apply to any nonconforming structure that:

(i) in compliance with THIS CODE or before [the effective date of this Code] JUNE 5, 2017, was originally designed and built as a multi-family dwelling for 4 or more dwelling units, as evidenced by permits or records of the City; and
....

§ 18-413. Structures in Hospital Campus and Educational Campus Districts.

All lawfully existing structures that, as of [the effective date of this Code] JUNE 5, 2017, are located in a Hospital Campus Zoning District or an Educational Campus Zoning District are considered to be conforming structures.

Subtitle 6. Nonconforming Lots

§ 18-601. Construction of single-family dwelling.

(b) When allowed.

On a nonconforming lot that was established before [April 20, 1971] JUNE 5, 2017, a single-family dwelling may be erected regardless of the minimum lot area requirements imposed by this Code[,] as long as:
...

Subtitle 7. Mandatory Termination of Certain Uses

§ 18-701. Retail goods establishment – with alcoholic beverage sales.

(a) In general.

Except as provided in subsection (b) of this section, retail goods establishments with alcoholic beverage sales in a residential district must be terminated as follows:

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1 (1) for an establishment with alcoholic beverage sales that existed as a lawful
2 nonconforming use [prior to the effective date of this Code] BEFORE JUNE 5,
3 2017, no later than [2 years after the effective date of this Code] JUNE 4, 2019,
4 notwithstanding the issuance of any prior use permit as a nonconforming
5 package goods liquor store; and

6 (2) for an establishment that becomes nonconforming on or after [the effective date of
7 this Code] JUNE 5, 2017, whether by the enactment of this Code, by the enactment
8 of an amendment to this Code, or by the reclassification of the property, no later
9 than 3 years after the date on which the use became nonconforming.

10 (b) *Waiver for hardship.*

11 (2) *Timely application.*

12 To obtain an extension, the property owner or lessee must apply to the Board, in
13 writing, within 1 year after the effective date of this Code (JUNE 5, 2017), of the
14 amendment to this Code, or of the property reclassification, as the case may be.

15 (3) *General considerations.*

16 (i) For nonconforming uses existing [prior to the effective date of this Code] BEFORE
17 JUNE 5, 2017, the property owner or lessee seeking an extension must establish
18 the existence of one of the following factors that would render termination within
19 the time required by subsection (a) of this section a hardship:
20

....

21 **Title 19. PROHIBITED CONDUCT; Enforcement;**
22 **[Appeals] ADMINISTRATIVE AND JUDICIAL REVIEW**

23 ***SUBTITLE 1. PROHIBITED CONDUCT***

24 **§ 19-101. [§ 19-104.] Prohibited conduct.**

25 No person may:

26 (1) violate any provision of this Code, of any rule, regulation, or manual adopted under
27 this Code, or of any permit, notice, or order issued under this Code;

28 (2) refuse, neglect, omit, or otherwise fail to comply with any provision of this Code, of
29 any rule, regulation, or manual adopted under this Code, or of any permit, notice, or
30 order issued under this Code;

31 (3) resist the enforcement of any provision of this Code, of any rule, regulation, or
32 manual adopted under this Code, or of any notice or order issued under this Code; or

33 (4) cause any of these acts or omissions to be done.

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1 **§ 19-102. EACH DAY A SEPARATE OFFENSE.**

2 EACH DAY THAT A VIOLATION CONTINUES AFTER WRITTEN NOTICE FROM THE ZONING
3 ADMINISTRATOR CONSTITUTES A SEPARATE OFFENSE.

4 ***SUBTITLE 2. ENFORCEMENT***
5 ***[Subtitle 1. Enforcement]***

6 ***PART I. DEFINITIONS***

7 **§ 19-201. "PERSON RESPONSIBLE" DEFINED.**

8 IN THIS SUBTITLE, "PERSON RESPONSIBLE" MEANS ANY OWNER, OPERATOR, MANAGER, OR
9 TENANT OF A PROPERTY OR USE SUBJECT TO THIS CODE, OR ANY OTHER PERSON RESPONSIBLE
10 FOR OR HAVING THE CARE, CONTROL, OR POSSESSION OF THAT PROPERTY OR USE, WHETHER
11 AS A PRINCIPAL OR AS AN AGENT, PERSONAL REPRESENTATIVE, TRUSTEE, GUARDIAN, OR
12 OTHERWISE, AND WHETHER ALONE OR JOINTLY WITH ANY OTHER PERSON.

13 **§§ 9-202 TO 9-205. {RESERVED}**

14 ***PART II. VIOLATION NOTICE***

15 **§ 19-206. [§ 19-101. Notice of violation] ISSUANCE.**

16 (a) *In general.*

17 [(1)] Whenever the Zoning Administrator learns of a violation of § 19-101 {"PROHIBITED
18 CONDUCT"} OF this Code, [of any rule, regulation, or manual adopted under this Code, or
19 of any notice or order issued under this Code,] the Zoning Administrator [must] MAY
20 issue a [notice of violation] VIOLATION NOTICE to:

- 21 (1) [(i)] the owner of record of the property, as shown on the tax records of Baltimore
22 City; and
- 23 (2) [(ii)] any other person [against whom] WHO the Zoning Administrator [intends
24 to proceed for the violation] HAS REASON TO BELIEVE IS A PERSON RESPONSIBLE
25 FOR THE VIOLATION.

26 (B) [(2)] *CONTENTS OF NOTICE.*

27 The notice must:

- 28 (1) [(i)] specify the LOCATION AND nature of the violation;
- 29 (2) [(ii)] cite the provisions of this Code or of the rules, regulations, manual, PERMIT,
30 notice, or order that have been violated; [and]

31 [(iii)] served by:

- 32 (A) first class mail; or

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1 (B) personal service by an authorized representative of the City,
2 which service must be certified on the records of the Zoning
3 Administrator.]

4 (3) STATE THE REQUIREMENTS THAT MUST BE COMPLIED WITH TO RECTIFY THE
5 VIOLATION AND THE TIME WITHIN WHICH THE VIOLATION MUST BE RECTIFIED; AND

6 (4) ADVISE THE RECIPIENT OF THE RIGHT TO REQUEST A HEARING WITHIN 10 DAYS OF
7 THE DATE ON WHICH THE NOTICE WAS SERVED.

8 [(b) *Reported violations in certain districts.*]

9 [The Zoning Administrator may issue a notice of violation under this section
10 on receipt of 2 or more separate statements that:

11 (1) describe an unauthorized activity or use in a C-1, C-1-E, C-1VC, C-2,
12 or C-3 District;

13 (2) give the date, time, and location at which the violation occurred; and

14 (3) are signed by owners or lessees of different properties.]

15 (c) *Compliance required.*

16 On receipt of a VIOLATION notice from the Zoning Administrator, the recipient must
17 immediately take appropriate steps to correct the violation.

18 **§ 19-207. SERVICE.**

19 (A) *IN GENERAL.*

20 EXCEPT AS OTHERWISE SPECIFIED IN THIS CODE, ALL NOTICES ISSUED BY THE ZONING
21 ADMINISTRATOR MUST BE SERVED ON:

22 (1) THE PERSON FOR WHOM THE NOTICE IS INTENDED; OR

23 (2) AN AUTHORIZED AGENT OR REPRESENTATIVE OF THAT PERSON.

24 (B) *MORE THAN 1 PERSON RESPONSIBLE.*

25 IF MORE THAN 1 PERSON IS RESPONSIBLE FOR THE VIOLATION OR OTHERWISE
26 RESPONSIBLE FOR COMPLYING WITH THIS CODE, AS IN A CASE OF PROPERTY OWNED BY
27 MORE THAN 1 PERSON, NOTICE MAY BE SERVED ON ANY 1 OF THOSE PERSONS OR ON
28 ANY AUTHORIZED AGENT OR REPRESENTATIVE OF ANY OF THEM.

29 (C) *METHOD OF SERVICE – IN GENERAL.*

30 A NOTICE IS PROPERLY SERVED ON A PERSON IF:

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1 (1) SERVED PERSONALLY ON THAT PERSON (OR ON THAT PERSON'S AUTHORIZED
2 AGENT OR REPRESENTATIVE);

3 (2) HAND-DELIVERED TO THE HOME OR BUSINESS ADDRESS OF THAT PERSON (OR OF
4 THAT PERSON'S AUTHORIZED AGENT OR REPRESENTATIVE); OR

5 (3) SENT BY CERTIFIED OR REGISTERED MAIL, RETURN RECEIPT REQUESTED, TO THE
6 HOME OR BUSINESS ADDRESS OF THAT PERSON (OR OF THAT PERSON'S AUTHORIZED
7 AGENT OR REPRESENTATIVE).

8 (D) *METHOD OF SERVICE – POSTING.*

9 ADEQUATE AND SUFFICIENT NOTICE MAY BE MADE BY POSTING A COPY OF THE NOTICE ON
10 THE PROPERTY IN QUESTION IF:

11 (1) THE IDENTITY OR WHEREABOUTS OF THE PERSON RESPONSIBLE UNKNOWN; OR

12 (2) A NOTICE THAT WAS HAND-DELIVERED OR MAILED UNDER SUBSECTION (C) OF THIS
13 SECTION IS REFUSED, RETURNED UNCLAIMED, OR DESIGNATED UNDELIVERABLE BY
14 THE POST OFFICE FOR ANY REASON, AND NEITHER OF THE FOLLOWING SOURCES
15 CAN PROVIDE A MORE ACCURATE ADDRESS:

16 (I) THE TAX RECORDS OF THE CITY'S BUREAU OF TREASURY MANAGEMENT,
17 COLLECTIONS DIVISION; AND

18 (II) THE PROPERTY REGISTRATION FILES OF THE DEPARTMENT OF HOUSING
19 AND COMMUNITY DEVELOPMENT.

20 **§ 19-208. EXTENSION OF TIME LIMIT.**

21 THE ZONING ADMINISTRATOR MAY EXTEND THE TIME WITHIN WHICH TO COMPLY WITH A
22 VIOLATION NOTICE IF, IN THE ADMINISTRATOR'S JUDGMENT, MORE TIME IS NEEDED TO
23 COMPLY.

24 **§§ 19-209 TO 19-210. {RESERVED}**

25 *PART III. SUBSEQUENT PROCEEDINGS*

26 **§ 19-211. [§ 19-102.] [Enforcement] REMEDIES generally.**

27 (a) *Administrator [to] MAY [institute appropriate proceedings] SEEK.*

28 If a violation is not promptly discontinued [or abated] AND RECTIFIED or if a violation
29 notice [or order] is not complied with promptly, the Zoning Administrator may institute
30 or cause to be instituted any appropriate civil or criminal ACTION OR [enforcement
31 proceedings] PROCEEDING TO SECURE COMPLIANCE.

32 (b) *Types of proceedings.*

33 These enforcement proceedings [may] include:

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(1) [injunctive or other equity proceedings] CIVIL COURT PROCEEDINGS (SEE § 19-213);

(2) [criminal prosecution] SERVICE OF CITATIONS (SEE ~~§ 19-213~~ § 19-214; [or] AND

(3) [administrative proceedings] CRIMINAL PROSECUTION (SEE § 19-215).

§ 19-212. [§ 19-103.] Remedies not exclusive.

In pursuing a violation, the Zoning Administrator may use any one or more available remedies or enforcement actions. The initiation of any one remedy or enforcement action does not preclude pursuing any other remedy or enforcement action authorized by law.

§ 19-213. [§ 19-106.] [Civil penalties and costs.] CIVIL COURT PROCEEDINGS.

(a) [Injunctive or other equity proceedings] IN GENERAL.

[In injunctive or other equity proceedings instituted under this Code:] THE ZONING ADMINISTRATOR, ON BEHALF OF THE MAYOR AND CITY COUNCIL, MAY FILE A PETITION IN CIRCUIT COURT TO COMPEL COMPLIANCE WITH OR OBTAIN OTHER RELIEF UNDER THIS CODE.

(b) [Additional legal action] JUDICIAL RELIEF.

[The imposition of penalties does not preclude the City from instituting appropriate legal proceedings to] IN AN ACTION BROUGHT UNDER THIS SECTION, THE COURT MAY COMPEL COMPLIANCE WITH THIS CODE BY:

(1) ISSUING AN ORDER TO CEASE AND DESIST FROM A VIOLATION; AND

(2) GRANTING OTHER INJUNCTIVE RELIEF, AS APPROPRIATE TO:

(i) [(1)] prevent unlawful construction;

(ii) [(2)] restrain, correct, or abate a violation;

(iii) [(3)] prevent illegal occupancy of a structure or premises; or

(iv) [(4)] stop an illegal act, conduct, business, or use of a structure on or about any premises.

(c) CIVIL FINES AND COSTS.

IN AN ACTION BROUGHT UNDER THIS SECTION, THE COURT MAY ALSO:

(1) [a violation for which equitable relief is sought is subject to] IMPOSE a civil fine of [not more than] UP TO \$500 for each day that [the] A violation continues [unabated]; and

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1 (2) [the defendant is liable for the City's] AWARD TO THE CITY REASONABLE
2 enforcement costs and [reasonable attorneys'] ATTORNEY'S fees, [at the rate
3 established by the Court of Appeals,] whether or not the attorney is a salaried
4 employee of the City.

5 **§ 19-214. [§ 19-105.] Enforcement by citation.**

6 In addition to any other civil or criminal remedy or enforcement procedure, [certain
7 provisions of] this Code may be enforced by issuance of the following:

8 (1) an environmental citation under City Code Article 1, Subtitle 40 {"Environmental
9 Control Board"};

10 (2) a civil citation under City Code Article 1, Subtitle 41 {"Civil Citations"}; and

11 (3) a pre-payable criminal citation under City Code Article 19, Subtitle 71 {"Special
12 Enforcement Officers"}.

13 **§ 19-215. [§ 19-107.] Criminal penalties.**

14 [(a) *Violation a misdemeanor.*]

15 Any person who violates any provision of [§ 19-104] § 19-101 {"Prohibited conduct"} of
16 this [subtitle] TITLE is guilty of a misdemeanor and, on conviction, is subject to [the penalties
17 specified in this section] A FINE OF NOT MORE THAN \$500 OR IMPRISONMENT FOR NOT MORE
18 THAN 30 DAYS OR BOTH FINE AND IMPRISONMENT FOR EACH OFFENSE.

19 [(b) *Each day a separate offense.*]

20 [Each day that a violation continues after written notice from the Zoning
21 Administrator constitutes a separate offense.]

22 [(c) *Penalties.*]

23 [(1) Except as otherwise specified in this section, the penalty for a violation is a
24 fine of not more than \$500 for each offense.]

25 [(2) For occupying or using any land or structure in violation of a required use
26 permit after written notice from the Zoning Administrator, the penalty is a fine
27 of not more than \$500 or imprisonment for not more than 30 days or both fine
28 and imprisonment for each offense.]

29 [(3) For violating any provision of § 17-602 {"Alcoholic beverage and cigarette
30 advertising signs"}, the penalty is a fine of not more than \$1,000 for each
31 offense.]

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SUBTITLE 3. ADMINISTRATIVE AND JUDICIAL REVIEW
[Subtitle 2. Appeals]

§ 19-301. [§ 19-201.] Administrative appeals.

(a) *Who may appeal.*

A decision of the Zoning Administrator OR OTHER AUTHORIZED ADMINISTRATIVE OFFICER OR UNIT, including the issuance of a violation notice under Subtitle [1] 2 {"Enforcement"} of this title, may be appealed to the Board of Municipal and Zoning Appeals by:

(1) any person aggrieved by the decision; or

(2) any officer[,] OR department, board, [or] bureau, OR OTHER UNIT of the City AFFECTED BY THE DECISION.

(b) *When and how taken.*

(1) The notice of appeal must be filed as follows:

(i) in the case of a violation notice, within 10 days of the date the notice was served; and

(ii) in the case of any other decision, within 10 days of the date on which notice of the decision was given.

(2) The notice of appeal must:

(i) be filed with the Zoning Administrator, in the form that the rules of the Board of Municipal and Zoning Appeals require; and

(ii) specify the grounds for the appeal.

(3) Once the Zoning Administrator determines the notice of appeal is timely and complete, the Zoning Administrator must transmit the notice to the Board of Municipal and Zoning Appeals, together with all information that constitutes the record of the action appealed from.

(c) *Stay of proceedings.*

(1) If the appeal is timely filed and pursued, an appeal to the Board of Municipal and Zoning Appeals stays all proceedings in furtherance of the action appealed from, except as provided in paragraph (2) of this subsection.

(2) If the Zoning Administrator certifies to the Board of Municipal and Zoning Appeals that, by reason of facts stated in the certification, a stay would, in his or her opinion, cause imminent peril to life or property or is not justified by any material fact, the proceedings are not stayed, unless otherwise ordered by the Board of Municipal and

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1 Zoning Appeals or, on application to a court of competent jurisdiction, with notice to
2 the Zoning Administrator, by the court on good cause shown.

3 (d) *Decision of Board.*

4 (1) Within 30 days of the public hearing, the Board of Municipal and Zoning Appeals
5 must render its decision in writing, setting forth its findings of fact and conclusions of
6 law. If, however, the Board of Municipal and Zoning Appeals determines that
7 additional time is needed to render a decision, the Board may, on written notice to the
8 parties, extend the time for an additional 30 days.

9 (2) In exercising its powers of review, the Board of Municipal and Zoning Appeals may:

10 (i) reverse or affirm, wholly or in part, or modify the decision appealed
11 from; and

12 (ii) make any order, requirement, decision, or determination as ought to
13 be made in accordance with this Code.

14 (3) For these purposes, the Board of Municipal and Zoning Appeals has all the powers
15 conferred by this Code on the Zoning Administrator.

16 **§ 19-302. [§ 19-202.] Judicial review.**

17 (a) *Final administrative decision.*

18 All decisions and findings of the Board of Municipal and Zoning Appeals that are made
19 on appeals, on application for conditional uses or variances, and in all other matters on
20 which the Board of Municipal and Zoning Appeals is required to act after public notice
21 and hearing, are final administrative decisions, subject to judicial review.

22 (b) *Who may seek.*

23 Judicial review of a final administrative decision of the Board of Municipal and Zoning
24 Appeals may be sought by [those authorized to do so under State Land Use Article
25 § 4-401(a) {"Who may file"}]:

26 (1) ANY PERSON AGGRIEVED BY THE DECISION; OR

27 (2) ANY OFFICER OR DEPARTMENT, BOARD, BUREAU, OR OTHER UNIT OF THE CITY
28 AGGRIEVED BY THE DECISION.

29 (c) *How and when taken.*

30 (1) This review must be sought within the time and in the manner required by law and
31 the Maryland Rules of Procedure.

32 (2) Before the petition for judicial review is filed with the court, the petitioner must file
33 a copy with the Board of Municipal and Zoning Appeals and the Zoning
34 Administrator.

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1 (3) The Board of Municipal and Zoning Appeals must promptly notify the City Solicitor
2 of the filing of every petition for judicial review.

3 (d) *Stay of proceedings.*

4 (1) The filing of a petition for judicial review does not stay the proceedings for which the
5 review is sought.

6 (2) On motion and hearing, the court may grant a stay on good cause shown, subject to
7 the conditions of bond or otherwise that the court considers proper.

8 **§ 19-303. APPELLATE REVIEW.**

9 [(e) *Appellate review.*]

10 [A] ANY party to the judicial review may appeal the court's final judgment to the Court of
11 Special Appeals in accordance with the Maryland Rules of Procedure.

12 **Article 1. Mayor, City Council, and Municipal Agencies**

13 **Subtitle 40. Environmental Control Board**

14 **§ 40-14. Violations to which subtitle applies.**

15 (e) *Provisions and penalties enumerated.*

16 (5A) [(5)] *Article 31. Transit and Traffic*

17
18 (5B) *ARTICLE 32. ZONING*

19 § 19-101. PROHIBITED CONDUCT \$500

20 (5C) [(5a)] *Building, Fire, and Related Codes Article – Building Code*

21
22 [(8) *Zoning Code*]

23 [§ 2-402. Use permit required \$500]

24 [§ 3-107. Prohibited uses - storage, etc., of vehicles \$ 50]

25 [§ 17-401(c). Conditional-use live entertainment \$500]

26 **Subtitle 41. Civil Citations**

27 **§ 41-14. Offenses to which subtitle applies – Listing.**

28 (4A) *ARTICLE 32. ZONING*

29 § 19-101. PROHIBITED CONDUCT \$500

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1 ~~[(7) Zoning Code]~~

2 [§ 3-107. Prohibited uses - storage, etc., of vehicles \$ 50]

Article 19. Police Ordinances

Subtitle 71. Special Enforcement Officers

§ 71-2. Prepayable criminal citations.

(i) *Enumeration of code violations and penalties.*

The authority of a Special Enforcement Officer to issue prepayable criminal citations is limited to the following provisions of the City Code:

...

~~[(3) Zoning Code]~~

[§ 2-402. Use permit required \$100]

[§ 3-107. Prohibited uses – Storage, etc., of vehicles \$ 50]

~~(3) [(3a)] Article 7. Natural Resources~~

 Division I. Floodplain Management \$500

...

~~(5) ARTICLE 32. ZONING~~

 § 19-101. PROHIBITED CONDUCT \$500

Ordinance 16-581 {"TransForm Baltimore – Zoning"}

SECTION 3. AND BE IT FURTHER ORDAINED, That the Zoning Map dated [October 22, 2012] OCTOBER 24, 2016, and accompanying this Ordinance, AS THAT MAP WAS SIGNED AND APPROVED BY THE MAYOR AND CO-SIGNED BY THE PRESIDENT OF THE CITY COUNCIL, BOTH UNDER DATE OF DECEMBER 5, 2016, is enacted as a part of new City Code Article 32 - Zoning.

SECTION 3. AND BE IT FURTHER ORDAINED, That (i) Tables 7-202 through 17-812, as adopted by Ordinance 16-581, are repealed, and (ii) new Tables 7-202 through 17-812 are substituted, to read as follows:

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**TABLE 7-202: OPEN-SPACE DISTRICTS –
PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS	USE STANDARDS
	OS	
RESIDENTIAL		
Dwelling: Garetaker's	P	
INSTITUTIONAL		
Cultural Facility	CB	Per 14-308
Government Facility	P	
OPEN-SPACE		
Cemetery	CB	
Community-Managed Open-Space Farm	CB	Per 14-307
Community-Managed Open-Space Garden	P	Per 14-307
Fishing Pier	CB	
Forest and Nature Preserve	P	
Horse Stable	CB	
Marina: Recreational	CB	Per 14-323
Park or Playground	P	
Urban Agriculture	CB	Per 14-339
Zoo	CB	
COMMERCIAL		
Country Club	P <u>CO</u>	
Driving Range	CB	
Fairground	CB	
Golf Course	CB	
Recreation: Indoor	CB	Per 14-312
Recreation: Outdoor	P	Per 14-312
Restaurant (Within Publicly-Owned Park)	CO	

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	<i>OS</i>	
OTHER		
Electric Substation: Enclosed or Indoor	EB	Per 14-340
Parking Lot (Accessory Use)	CO	Per 14-331
Parking Garage (Accessory Use)	GO	
Telecommunications Facility	GB	Per 14-338
Utilities	CB	Per 14-340
Wireless Communications Services ¹	CB, P	Per 14-338

¹ 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 7-203: OPEN-SPACE DISTRICTS –
BULK AND YARD REGULATIONS**

CATEGORIES	SPECIFICATIONS (FOR ALL OS DISTRICTS)
MINIMUM LOT AREA	
Cemetery	2 acres
All Other Uses	None
MAXIMUM BUILDING HEIGHT	
Principal Structure - Private	35 feet
Principal Structure - Public	50 feet
Accessory Structure – Private or Public	20 feet (but no more than 1 story)
Accessory Structure – Public	None
MINIMUM YARDS	
Front Yard	20 feet
MINIMUM YARDS Interior-Side Yard	25 feet
Corner-Side Corner-Side Yard	20 feet
Rear Yard	25 feet

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TABLE 8-301: DETACHED AND SEMI-DETACHED RESIDENTIAL DISTRICTS – PERMITTED AND CONDITIONAL USES

USES	DISTRICTS									USE STANDARDS
	R-1A	R-1B	R-1C	R-1D	R-1E	R-1	R-2	R-3	R-4	
RESIDENTIAL										
Bed and Breakfast	GB	GB	CB	CB	CB	CB	CB	CB	CB	
Day-Care Home: Adult or Child	P	P	P	P	P	P	P	P	P	Per §14-310
Dwelling: Detached	P	P	P	P	P	P	P	P	P	
Dwelling: Semi-Detached							P		P	
Home Occupation	P	P	P	P	P	P	P	P	P	Per §15-507
Residential-Care Facility	P	P	P	P	P	P	P	P	P	Per §14-334
INSTITUTIONAL										
Community Center	GB	GB	CB	CB	GB	GB	CB	CB	CB	
Cultural Facility	GB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-308
Educational Facility: Post-Secondary	CB	CB	CB	CB	CB	GB	CB	CB	CB	
Educational Facility: Primary and Secondary	GB	CB	CB	CB	CB	CB	CB	CB	GB	
Government Facility	GB	CB	GB	CB	GB	GB	CB	CB	CB	
Place of Worship	CB	GB	CB	CB	CB	CB	CB	GB	GB	Per §14-332
OPEN-SPACE										
Community-Managed ... Farm	CB	CB	CB	CB	CB	GB	CB	CB	CB	Per §14-307
Community-Managed ... Garden	P	P	P	P	P	P	P	P	P	Per §14-307
Park or Playground	P	P	P	P	P	P	P	P	P	
Urban Agriculture	CB	CB	CB	CB	GB	GB	CB	GB	CB	Per §14-339
COMMERCIAL										
Gountry Club	P	P	P	P	P	P	P	P	P	
Day-Care Center: Adult or Ghild	GB	CB	CB	CB	GB	CB	GB	CB	GB	Per §14-309
Lodge or Social Club	CB	GB	CB	CB	CB	CB	CB	CB	CB	Per §14-320

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	<i>R-1A</i>	<i>R-1B</i>	<i>R-1C</i>	<i>R-1D</i>	<i>R-1E</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	
OTHER										
Alternative Energy System: Community-Based ¹	GB, P	CB, P	CB, P	CB, P	CB, P	CB, P	GB, P	CB, P	CB, P	Per §14-306
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-340
Telecommunications Facility	CB	GB	CB	CB	CB	CB	GB	CB	CB	Per §14-338
Utilities	CB	CB	CB	CB	CB	CB	GB	CB	CB	Per §14-340
Wireless Communications Services ²	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per §14-338

¹ 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.

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 8-401: DETACHED AND SEMI-DETACHED RESIDENTIAL DISTRICTS –
BULK AND YARD REGULATIONS**

CATEGORIES	SPECIFICATIONS (PER DISTRICT)								
	R-1A	R-1B	R-1C	R-1D	R-1E	R-1	R-2	R-3	R-4
MINIMUM LOT AREA									
Community ... Open-Space Garden or Farm	2 acres	None	None	None	None	None	None	None	None
Dwelling: Detached or Semi-Detached	2 acres	1 acre	21,780 sq.ft.	14,520 sq.ft.	9,000 sq.ft.	7,300 sq.ft.	5,000 sq.ft.	5,000 sq.ft.	3,000 sq.ft.
Park or Playground	2 acres	None	None	None	None	None	None	None	None
Urban Agriculture	2 acres	None	None	None	None	None	None	None	None
All Other Uses	2 acres	1 acre	20,000 sq.ft.	20,000 sq.ft.	20,000 sq.ft.	20,000 sq.ft.	20,000 sq.ft.	5,000 sq.ft.	3,000 sq.ft.
MINIMUM LOT WIDTH									
Dwelling: Semi-Detached	100 feet	75 feet	75 feet	60 feet	60 feet	50 feet	30 feet	45 feet	30 feet
All Other Uses	100 feet	75 feet	75 feet	60 feet	60 feet	50 feet	50 feet	45 feet	45 feet
MAXIMUM BUILDING HEIGHT									
All Uses	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
MAXIMUM LOT COVERAGE									
All Uses	25%	25%	25%	25%	25%	30%	30%	35%	35%
MAXIMUM IMPERVIOUS SURFACE									
All Uses	25% 40%	25% 40%	25% 40%	25% 40%	25% 40%	30% 50%	30% 50%	35% 50%	35% 50%
MINIMUM FRONT YARD									
All Uses ¹	40 feet	40 feet	40 feet	40 feet	30 feet	30 feet	30 feet	25 feet	25 feet

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	<i>R-1A</i>	<i>R-1B</i>	<i>R-1C</i>	<i>R-1D</i>	<i>R-1E</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>
MINIMUM INTERIOR-SIDE YARD									
Dwelling: Detached	20 feet	20 feet	15 feet	15 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Dwelling: Semi-Detached ²	20 feet	20 feet	15 feet	15 feet	10 feet	10 feet	15 feet	10 feet	15 feet
All Other Uses	20 feet	20 feet	15 feet	15 feet	10 feet	10 feet	15 feet	10 feet	15 feet
MINIMUM CORNER-SIDE YARD									
All Uses	25 feet	25 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
MINIMUM REAR YARD									
All Uses	40 feet	40 feet	40 feet	30 feet	30 feet	30 feet	30 feet	25 feet	25 feet

¹ These minimums per district apply if less than 50% of the lots on the blockface have been developed. If, however, 50% or more of the lots on the blockface have been developed, the applicable minimum, for all of these districts, is the lesser of (i) the average of the front-yard depths of the improved lots or (ii) 40 feet.

² For semi-detached dwellings, interior-side yards are required only along the interior-side lot line where the party wall between dwellings is not located.

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**TABLE 9-301: ROWHOUSE AND MULTI-FAMILY RESIDENTIAL DISTRICTS –
PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS						USE STANDARDS
	R-5	R-6	R-7	R-8	R-9	R-10	
RESIDENTIAL							
Day-Care Home: Adult or Child	P	P	P	P	P	P	Per § 14-310
Dwelling: Detached or Semi-Detached	P	P	P	P	P	CB	
Dwelling: Multi-Family	P	P	P	P	P	P	Per § 14-327
Dwelling: Rowhouse	P	P	P	P	P	P	
Fraternity or Sorority House					CO	CO	Per § 14-313
Home Occupation	P	P	P	P	P	P	Per § 15-507
Residential-Care Facility (16 or Fewer Residents)	P	P	P	P	P	P	Per § 14-334
Residential-Care Facility (17 or More Residents)	CB	CB	CB	CB	CB	CB	Per § 14-334
Rooming House (10 or Fewer Units)				CB	CB	CB	
Rooming House (11 or More Units)					CB	CB	
INSTITUTIONAL							
Community Center	CB	CB	CB	CB	CB	CB	
Cultural Facility	CB	GB	GB	CB	CB	CB	Per § 14-308
Educational Facility: Post-Secondary	CB	CB	CB	GB	CB	CB	
Educational Facility: Primary and Secondary	P	P	P	P	P	P	
Government Facility	CB	GB	CB	GB	GB	CB	
Hospital	CB	CB	CB	CB	CB	CB	
Place of Worship	P	P	P	P	P	P	Per § 14-332

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	<i>R-5</i>	<i>R-6</i>	<i>R-7</i>	<i>R-8</i>	<i>R-9</i>	<i>R-10</i>	
OPEN-SPACE							
Community-Managed Open-Space Farm	CB	CB	CB	CB	CB	CB	Per § 14-307
Community-Managed Open-Space Garden	P	P	P	P	P	P	Per § 14-307
Park or Playground	P	P	P	P	P	P	
Urban Agriculture	CB	CB	CB	CB	CB	CB	Per § 14-339
COMMERCIAL							
Day-Care Center: Adult or Child	CB	CB	CB	CB	CB	CB	Per § 14-309
Lodge or Social Club	CB	CB	CB	CB	CB	CB	Per § 14-320
Neighborhood Commercial Establishment	CB	CB	CB	CB	CB	CB	Per § 14-328
OTHER							
Alternative Energy System: Community-Based ¹	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
Parking Lot (Principal Use)	CO	CO	CO	CO	GO	CO	Per § 14-331
Parking Garage (Principal Use)	CO	CO	CO	CO	CO	CO	Per § 14-331
Telecommunications Facility	CB	CB	CB	CB	CB	CB	Per § 14-338
Utilities	CB	CB	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services ²	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

¹ 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.

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 9-401: ROWHOUSE AND MULTI-FAMILY RESIDENTIAL DISTRICTS –
BULK AND YARD REGULATIONS**

CATEGORIES	SPECIFICATIONS (PER DISTRICT)					
	R-5	R-6	R-7	R-8	R-9	R-10
MINIMUM LOT AREA						
Community ... Open-Space Garden or Farm	None	None	None	None	None	None
Dwelling: Detached	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.
Dwelling: Semi-Detached	2,500 sq.ft.	2,000 sq.ft.	2,000 sq.ft.	2,000 sq.ft.	2,500 sq.ft.	2,000 sq.ft.
Dwelling: Rowhouse	2,500 sq.ft.	1,500 sq.ft.	1,100 sq.ft.	750 sq.ft.	750 sq.ft.	500 sq.ft.
Dwelling: Multi-Family	2,500 sq.ft./du	1,500 sq.ft./du	1,100 sq.ft./du	750 sq.ft./du	550 sq.ft./du	200 sq.ft./du
Dwelling: Multi-Family (Age-Restricted)	1,875 sq.ft./du	1,125 sq.ft./du	825 sq.ft./du	575 sq.ft./du	550 sq.ft./du	200 sq.ft./du
Park or Playground	None	None	None	None	None	None
Residential-Care Facility	Lot area to be comparable to that for a like-sized M-FD	Lot area to be comparable to that for a like-sized M-FD	Lot area to be comparable to that for a like-sized M-FD	Lot area to be comparable to that for a like-sized M-FD	Lot area to be comparable to that for a like-sized M-FD	Lot area to be comparable to that for a like-sized M-FD
Residential-Care Facility (Age-Restricted)	Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)	Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)	Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)	Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)	Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)	Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)
Rooming House	N/A	N/A	N/A	375 sq.ft./ru	275 sq.ft./ru	100 sq.ft./ru
Urban Agriculture	None	None	None	None	None	None
All Other Uses	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.
MAXIMUM BLDG HEIGHT						
Dwelling: Detached or Semi-Detached	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Dwelling: Rowhouse	35 feet	35 feet	35 feet	35 or 45 feet ¹	35 or 45 feet ¹	35 or 45 feet ¹
Dwelling: Multi-Family	35 or 45 feet ²	35 or 45 feet ²	35 or 45 feet ²	45 or 60 feet ³	3.0 FAR	6.0 FAR
All Other Uses	35 or 45 feet ²	35 or 45 feet ²	35 or 45 feet ²	45 or 60 feet ³	45 feet	45 feet

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	<i>R-5</i>	<i>R-6</i>	<i>R-7</i>	<i>R-8</i>	<i>R-9</i>	<i>R-10</i>
MAXIMUM LOT COVERAGE						
Dwelling: Detached or Semi-Detached	35%	35%	35%	35%	35%	35%
Dwelling: Rowhouse	40%	45%	50%	60% or 80% ⁴	40%	80%
Dwelling: Multi-Family	40%	45%	70%	80%	40%	80%
All Other Uses	40%	40%	70%	70%	40%	70%
MAXIMUM IMPERVIOUS SURFACE						
Dwelling: Detached or Semi-Detached	60%	60%	60%	60%	60%	60%
Dwelling: Rowhouse (Rear Yard)	65%	65%	65%	65%	65%	65%
MINIMUM FRONT YARD						
Dwelling: Detached or Semi-Detached	Lesser of 25ft. or blockface average ⁵	Lesser of 20ft. or blockface average ⁵	Lesser of 20ft. or blockface average ⁵	Lesser of 20ft. or blockface average ⁵	Lesser of 40ft. or blockface average ⁵	Lesser of 20ft. or blockface average ⁵
Dwelling: Rowhouse	25 feet	20 feet	10 feet	None	25 feet	None
Dwelling: Multi-Family	25 feet	20 feet	10 feet	None	45 or 65 feet ⁶	None
All Other Uses	25 feet	20 feet	10 feet	None	25 feet	None
MINIMUM INTERIOR-SIDE YARD						
Dwelling: Detached	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Dwelling: Semi-Detached ⁷	15 feet	15 feet	10 feet	10 feet	10 feet	10 feet
Dwelling: Rowhouse	None	None	None	None	None	None
Dwelling: Multi-Family	15 feet	15 feet	10 feet	10 feet	10 feet	10 feet
All Other Uses	15 feet	15 feet	15 feet	10 feet	10 feet	10 feet

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	<i>R-5</i>	<i>R-6</i>	<i>R-7</i>	<i>R-8</i>	<i>R-9</i>	<i>R-10</i>
MINIMUM CORNER-SIDE YARD						
Dwelling: Detached or Semi-Detached	20 feet	20 feet	15 feet	15 feet	15 feet	15 feet
Dwelling: Rowhouse	20 feet	20 feet	21 feet 15 feet	None	None	None
Dwelling: Multi-Family	20 feet	20 feet	15 feet	15 feet	25 feet	15 feet
All Other Uses	20 feet	20 feet	15 feet	15 feet	15 feet	15 feet
MINIMUM REAR YARD						
Dwelling: Detached or Semi-Detached	25 feet	25 feet	25 feet	25 feet	10 feet	10 feet
Dwelling: Rowhouse	25 feet	25 feet	25 feet	20 feet	10 feet	10 feet
Dwelling: Multi-Family	25 feet	25 feet	25 feet	25 feet	10 feet	10 feet
All Other Uses	25 feet	25 feet	25 feet	25 feet	10 feet	10 feet

14

15 ¹ A height higher than 35 feet – up to a maximum of 45 feet – may only be allowed by the Zoning Board as a conditional use
 16 for: (i) a rowhouse located on an interior lot that adjoins a street right-of-way of at least 30 feet wide; or (ii) a rowhouse
 17 located on a corner lot at which each of the adjoining street rights-of-way are at least 30 feet wide.

18 ² For a structure located on an interior lot, the maximum height is 35 feet. For a structure located on a corner lot at which
 19 each of the adjoining street rights-of-way are at least 30 feet wide, the maximum height is 45 feet.

20 ³ For a structure located on an interior lot, the maximum height is 45 feet. For a structure located on a corner lot at which
 21 each of the adjoining street rights-of-way are at least 30 feet wide, the Zoning Board may allow a height of up to 60 feet as a
 22 conditional use.

23 ⁴ For a lot with a depth of 80 feet or more, the maximum lot coverage is 60%. For a lot with a depth of less than 80 feet, the
 24 maximum lot coverage is 80%.

25 ⁵ In this listing, “blockface average” means the average of the front-yard setbacks of the improved lots on the blockface.

26 ⁶ For a structure that comprises 6 or fewer stories, the minimum front-yard requirement is 45 feet. For a structure that
 27 comprises 7 or more stories, the minimum front-yard requirement is 65 feet. However, a structure designed with a courtyard
 28 is allowed a reduction of the minimum front-yard requirement, as provided in § 9-403 {“Setback reduction for courtyard
 29 design”}.

30 ⁷ For semi-detached dwellings, interior-side yards are required only along the interior-side lot line where the party wall
 31 between dwellings is not located.

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TABLE 10-301: COMMERCIAL DISTRICTS – PERMITTED AND CONDITIONAL USES

USES	DISTRICTS							USE STANDARDS
	C-1	C-1-VC	C-1-E	C-2	C-3	C-4	C-5	
RESIDENTIAL								
Day-Care Home: Adult or Child	P	P	P	P	P		P	Per § 14-310
Dwelling (Above Non-Residential Ground Floor)	P	P	P	P	P	CB	P	
Dwelling: Live-Work	P	P	P	P	P	CB	P	
Dwelling: Multi-Family	P	CB	P	P	P		P	Per § 14-327
Dwelling: Rowhouse	P	P	P	CB	CB		P	
Dormitory							P	
Fraternity or Sorority House	CO	CO	CO	CO	CO	CO	CO	Per § 14-313
Residential-Care Facility (16 or Fewer Residents)	P	P	P	P	P		P	Per § 14-334
Residential-Care Facility (17 or More Residents)	CO	CO	CO	CO	CB		CB	Per § 14-334
Rooming House	CB	CB	CB	CB	GB		GB	
INSTITUTIONAL								
Community Center	CB	CB	CB	CB	P		P	
Cultural Facility	CB	CB	GB	GB	P		P	Per § 14-308
Educational Facility: Commercial-Vocational				CB	P	P	P	
Educational Facility: Post-Secondary	CB	CB	CB	CB P	P	P	P	
Educational Facility: Primary and Secondary	CB	CB	GB	CB	CB		P	
Government Facility	CB	CB	CB	CB	CB	GB	CB	
Homeless Shelter					CB	CB	GB	
Hospital				CB	CB	GB	P	
Place of Worship	P	P	P	P	P	P	P	Per § 14-332

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	<i>C-1</i>	<i>C-1-VC</i>	<i>C-1-E</i>	<i>C-2</i>	<i>C-3</i>	<i>C-4</i>	<i>C-5</i>		
1	OPEN-SPACE								
2	Community-Managed Open-Space Farm	GB	CB	CB	CB	CB	CB	Per § 14-307	
3	Community-Managed Open-Space Garden	P	P	P	P	P	P	Per § 14-307	
4	Park or Playground	P	P	P	P	P	P		
5	Marina: Dry Storage				CB	CB	P	Per § 14-323	
6	Marina: Recreational				CB	CB	P	Per § 14-323	
7	Urban Agriculture	CB	CB	CB	CB	CB	CB	Per § 14-339	
8	COMMERCIAL								
9	Animal Clinic	P	P	P	P	P	P	Per § 14-317	
10	Art Gallery	P	P	P	P		P		
11	Arts Studio	P	P	P	P	P	P		
12	Arts Studio: Industrial				CB	CB	P	CB	
13	Bail Bond Establishment			CO	CO	CO	CO	CO	
14	Banquet Hall				CO	CB	CB	P	Per § 14-302
15	Body Art Establishment	GB	CB	CB	P	P	P	P	
16	Broadcasting Station (TV or Radio)				CB	P	P	P	
17	Car Wash (Fully Enclosed Structure)					P	P	CB	Per § 14-304
18	Car Wash (Outdoor)					CB	P		Per § 14-304
19	Carry-Out Food Shop	GB	CB	CB	P	P	P	P	
20	Check-Cashing Establishment	CO	CO	CO	CO	CO	CB	CB	
21	Convention Center							P	
22	Day-Care Center: Adult or Child	GB	CB	CB	P	P	P	P	Per § 14-309
23	Drive-Through Facility				CB	CB	CB		Per § 14-311
24	Entertainment: Indoor	CB	CB	P	P	P	P	P	Per § 14-312
25	Entertainment: Live			P		P	P	P	Per § 14-319
26	Entertainment: Live (Accessory to Restaurant, Tavern, Art Studio, or Art Gallery)	CB	CB		CB				Per § 14-319
27									
28									
29	Financial Institution	P	P	P	P	P	P	P	

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	<i>Commercial (cont'd)</i>	<i>C-1</i>	<i>C-1-VC</i>	<i>C-1-E</i>	<i>C-2</i>	<i>C-3</i>	<i>C-4</i>	<i>C-5</i>	
1	<i>Commercial (cont'd)</i>								
2	Funeral Home				CB	P	P		
3	Gas Station				CB	CB	P		Per § 14-314
4	Greenhouse or Nursery	P	P	P	P	P	P	CB	Per § 14-339
5	Health-Care Clinic	CB	CB	CB	P	P	P	P	
6	Health Center	P	P	P	P	P	P	P	
7	Heavy Sales, Rental, or Service					CB	P		
8	Hotel or Motel	CB	CB	CB	P	P	P	P	
9	Kennel					CB	P	CB	Per § 14-317
10	Lodge or Social Club	CB	CB	CB	CB	P	P	P	Per § 14-320
11	Motor Vehicle Dealership (Fully Enclosed Structure)				P	P	P	P	Per § 14-325
12									
13	Motor Vehicle Dealership (Outdoor Vehicle Display)					CB	P		Per § 14-325
14									
15	Motor Vehicle Rental Establishment (Fully Enclosed Structure)	P			P	P	P	P	Per § 14-325
16									
17	Motor Vehicle Rental Establishment (Outdoor Vehicle Display)					CB	P		Per § 14-325
18									
19	Motor Vehicle Service and Repair: Major						P		Per § 14-326
20	Motor Vehicle Service and Repair: Minor (Fully Enclosed Structure)				P	P	P	P	Per § 14-326
21									
22	Motor Vehicle Service and Repair: Minor (Outdoor Vehicle Storage)				CB	P	P		Per § 14-326
23									
24	Nursery (<i>See "Greenhouse or Nursery"</i>)	-	-	-	-	-	-	-	-
25	Office	P	P	P	P	P	P	P	
26	Outdoor Dining	P	P	P	P	P	P	P	Per § 14-329
27	Pawn Shop				CB	CB	CB	CB	
28	Personal Services Establishment	P	P	P	P	P	P	P	
29	Racetrack						CB		
30	Recreation: Indoor				P	P	P	P	Per § 14-312
31	Recreation: Outdoor				CB	CB	CB	CB	Per § 14-312
32	Recreational Vehicle Dealership					CB	P		
33	Restaurant	P	CB	P	P	P	P	P	

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<i>Commercial (cont'd)</i>	<i>C-1</i>	<i>C-1-VC</i>	<i>C-1-E</i>	<i>C-2</i>	<i>C-3</i>	<i>C-4</i>	<i>C-5</i>	
Retail: Big Box Establishment					CB	CB	CB	Per § 14-335.1
Retail Goods Establishment (No Alcoholic Beverages Sales)	P	P	P	P	P	P	P	
Retail Goods Establishment (With Alcoholic Beverages Sales)	CO	CO	CO	CO	CO	P	P	Per § 14-336
Stadium						CB	CB	
Tavern	CB	CB	P	P	P	P	P	Per § 14-337
Video Lottery Facility				P			P	
INDUSTRIAL								
Food Processing: Light	CB	CB	CB	CB	CB	CB	CB	
Heliport							CB	
Helistop							CB	
Industrial: Light						P		
Mini-Warehouse					CB	P	CB ¹	
Motor Vehicle Operations Facility						P		
Movie Studio						P	P	
Printing Establishment				P	P	P	P	
Recycling Collection Station						CB		Per § 15-514
Research and Development Facility							P	
Truck Stop						CB		
OTHER								
Alternative Energy System: Community-Based	P	P	P	P	P	P	P	Per § 14-306
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	CB	CB	CB	CB	CB	Per § 14-340
Electric Substation: Indoor	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Per § 14-340</u>
Electric Substation: Outdoor	<u>CB</u>	<u>CB</u>	<u>CB</u>	<u>CB</u>	<u>CB</u>	<u>CB</u>	<u>CB</u>	<u>Per § 14-340</u>
Parking Lot (Principal Use)	CB	CB	CB	CB	P	P	CO	Per § 14-331
Parking Garage (Principal Use)				CB	P	P	CB ²	Per § 14-331
Telecommunications Facility ³	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	CB	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services ⁴	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

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- 1 ¹ Allowed only in an existing structure.
- 2 ² However, along Pratt Street in the C-5 District, principal-use parking garages are prohibited. *See* § 10-503(c)(1).
- 3 ³ Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered
4 permitted uses.
- 5 ⁴ Only Wireless Communication Services that are modifications to – and do not substantially change the physical
6 dimension of – an existing telecommunications facility, are considered permitted uses.

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TABLE 10-401: COMMERCIAL DISTRICTS (C-1 TO C-4) – BULK AND YARD REGULATIONS

CATEGORIES	SPECIFICATIONS (PER DISTRICT)					
	C-1	C-1-VC ¹	C-1-E	C-2	C-3	C-4
MINIMUM LOT AREA						
Dwelling: Live-Work, Multi-Family, or Rowhouse	300 sq.ft	5,000 sq.ft	550 sq.ft	225 sq.ft	300 sq.ft	300 sq.ft
Residential-Care Facility (Age-Restricted)	200 sq.ft/du	200 sq.ft/du	200 sq.ft/du	120 sq.ft/du	120 sq.ft/du	120 sq.ft/du
Rooming House	None	2,500 sq.ft/ru	None	None	None	N/A
All Other Uses	None	None	None	None	None	None
MAXIMUM LOT AREA						
Restaurant	None	4,000 sq. ft.	None	None	None	None
Retail Goods Establishment (Food Store)	20,000 sq. ft.	15,000 sq. ft.	20,000 sq. ft.	None	None	None
All Other Uses	10,000 sq. ft.	2,000 sq. ft.	10,000 sq. ft.	None	None	None
MAXIMUM BLDG HEIGHT						
Dwelling: Multi-Family	60 feet	40 feet	60 feet	60 or 100 feet ²	60 or 100 feet ²	60 feet
Mixed-Use w/ Dwelling Above the Ground Floor	60 feet	40 feet	60 feet	60 or 100 feet ²	60 or 100 feet ²	60 feet
Residential Care Facility (Elderly)	60 feet	40 feet	60 feet	60 or 100 feet ²	60 or 100 feet ²	60 feet
All Other Uses	40 feet	40 feet	40 feet	60 feet	60 feet	60 feet
MINIMUM BLDG HEIGHT						
All Uses	20 feet	None	20 feet	20 feet	20 feet	None
MAXIMUM FLOOR AREA RATIO						
All Uses	None	0.8	None	None	None	None

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	<i>C-1</i>	<i>C-1-VC</i> ¹	<i>C-1-E</i>	<i>C-2</i>	<i>C-3</i>	<i>C-4</i>
MINIMUM / MAXIMUM FRONT YARD						
All Uses	No front yard required but, if one is provided, it may not exceed 5 feet	20 feet	No front yard required but, if one is provided, it may not exceed 5 feet	No front yard required but, if one is provided, it may not exceed 5 feet	None	None ³
MINIMUM INTERIOR-SIDE YARD						
All Uses	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	None ⁴
MINIMUM CORNER-SIDE YARD						
All Uses	For 1 st 25 ft. from front lot line: Where structure is to be located, must build to corner-side lot line. After 1 st 25 ft.: No yard requirement.	For 1 st 25 ft. from front lot line: Where structure is to be located, must build to corner-side lot line. Minimum setback of 25 ft.	For 1 st 25 ft. from front lot line: Where structure is to be located, must build to corner-side lot line. After 1 st 25 ft.: No yard requirement.	None	None	None ⁵
MINIMUM REAR YARD						
All Uses	If rear yard abuts an alley: None. Otherwise: 20 ft.	30 feet	If rear yard abuts an alley: None. Otherwise: 20 ft.	If rear yard abuts an alley: None. Otherwise: 20 ft.	20 feet	20 feet

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¹ In the C-1-VC District, no change to an existing setback or yard may be made unless approved by the Board as a variance.

² For a structure that contains dwellings above a non-residential use, a height of up to 100 feet may be allowed by the Board as a conditional use. Otherwise, the maximum height is 60 feet.

³ All outdoor storage areas and parking areas must be set back 10 feet from the front lot line.

⁴ However, if the interior-side lot line abuts a Residential Zoning District or an Office-Residential Zoning District, a minimum interior-side yard of 10 feet is required.

⁵ All outdoor storage areas must be set back 10 feet from the corner-side lot line and the front lot line.

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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	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	Build to front lot line ¹	None	Build to front lot line ¹	Build to front lot line ¹	Build to front lot line ¹	Build to front lot line ¹	Build to front lot line ¹
MINIMUM INTERIOR-SIDE YARD							
All Uses	None	None	None	None	None	None	None
MINIMUM CORNER-SIDE YARD							
All Uses	Build to corner-side lot line ²	None	Build to corner-side lot line ²	Build to corner-side lot line ²	Build to corner-side lot line ²	Build to corner-side lot line ²	Build to corner-side lot line ²
MINIMUM REAR YARD							
All Uses	None	None	None	None	None	None	None

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20 ¹ However, a front yard may be allowed by the Zoning Board as a conditional use.

21 ² However, a corner-side yard may be allowed by the Zoning Board as a conditional use.

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TABLE 11-301: INDUSTRIAL DISTRICTS – PERMITTED AND CONDITIONAL USES

USES	DISTRICTS						USE STANDARDS
	OIC	BSC	I-MU	I-1	I-2	MI	
RESIDENTIAL							
Dwelling (Above Non-Residential Ground Floor)		P	P				
Dwelling: Live-Work			P	CB			
Dwelling: Multi-Family		P	P				Per § 14-327
Dwelling: Rowhouse		P					
Residential-Care Facility (16 or Fewer Residents)		P	P				Per § 14-334
Residential-Care Facility (17 or More Residents)		CB	CB				Per § 14-334
INSTITUTIONAL							
Cultural Facility			CB				Per § 14-308
Educational Facility: Commercial-Vocational	P	P	P	P	CB	CB	
Educational Facility: Post-Secondary	CB	CB	CB				
Educational Facility: Primary and Secondary		P	P				
Government Facility	P	P	P	P	P	P	
Homeless Shelter			CO				
Hospital		P	CO				
OPEN-SPACE							
Community-Managed Open-Space Farm	<u>P CB</u>	<u>P CB</u>	<u>P CB</u>				Per § 14-307
Community-Managed Open-Space Garden	P	P	P				Per § 14-307
Park or Playground	P	P	P				
Urban Agriculture	P	P	P	P			Per § 14-339

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	<i>OIC</i>	<i>BSC</i>	<i>I-MU</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
1	COMMERCIAL						
2			P	P			Per § 14-317
3			P				
4			P				
5	P		P	P			
6	CB						Per § 14-302
7			P				
8	P		P	P			
9				P	P		Per § 14-304
10		P	P	CB	CB		
11	P	P	P	P ¹	P ¹	P ¹	Per § 14-309
12	CB						Per § 14-311
13		P	P				Per § 14-312
14			CB				Per § 14-319
15		CB					Per § 14-319
16		CB					Per § 14-319
17	P ²	P	P				
18				CB	CB		Per § 14-314
19		P	P	P			Per § 14-339
20	P	P	P				
21			CO	CB			
22	P	P	CB				
23			CB	P			Per § 14-317
24			P	CB	CB	CB	Per § 14-320
25			CO	CO			Per § 14-326
26							
27		P	P	P			Per § 14-339
28	P	P	P	CB ^{2,3}	CB ^{2,3}	CB ^{2,3}	

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	<i>Commercial (cont'd)</i>	<i>OIC</i>	<i>BSC</i>	<i>I-MU</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
1	<i>Commercial (cont'd)</i>							
2	Outdoor Dining		P	P				Per § 14-329
3	Personal Services Establishment	P ²	P	P	CB			
4	Recreation: Indoor		P	P				Per § 14-312
5	Recreation: Outdoor			CB				Per § 14-312
6	Restaurant	P ²	P	P	CB	CB		
7	Retail Goods Establishment (No Alcoholic Beverages Sales)	CB	P	P	CB			
8								
9	Retail Goods Establishment (With Alcoholic Beverages Sales)		P	CO	CB			Per § 14-336
10								
11	Tavern		P	CO	CB	CB		Per § 14-337
12	Truck Repair				P	P		
13	INDUSTRIAL							
14	Alternative Energy System: Commercial	P	P	P	P	P		
15	Boat Manufacturing, Repair, and Sales			CB	P	P	CB	Per § 14-303
16	Commercial Composting Facility				CB	P		Per § 14-305
17	Contractor Storage Yard				P	P		Per § 14-330
18	Food Processing: Light	P		P	P			
19	Freight Terminal				P	P	P	
20	Heliport		CB		CB	CB		
21	Helistop		CB		CB	CB		
22	Industrial Boat Repair Facility					P	P	Per § 14-323
23	Industrial: General					P	CB	Per § 14-315
24	Industrial: Light	P	P	P	P	P		
25	Industrial: Maritime-Dependent					P	P	
26	Landfill: Industrial					CB		Per § 14-318
27	Marina: Dry Storage			CB	P	P		Per § 14-323
28	Marine Terminal					P	P	
29	Materials Recovery Facility					P		Per § 14-324
30	Mini-Warehouse			P	P			

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<i>Industrial (cont'd)</i>	<i>OIC</i>	<i>BSC</i>	<i>I-MU</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
Motor Vehicle Operations Facility				P	P		
Movie Studio	P		P	P	P		
Outdoor Storage Yard				P	P	P	Per § 14-330
Passenger Terminal			P	P	P	P	
Recyclable Materials Recovery Facility				P	P		Per § 14-333
Recycling Collection Station				CB	CB		Per § 15-514
Recycling and Refuse Collection Facility				P	P		
Research and Development Facility	P	P	P	P	P	P	
Resource Recovery Facility					CB		Per § 14-335
Shipyards					P	P	
Truck Stop				P	P		
Truck Terminal				P	P		
Warehouse	P		P	P	P	P	
Waterfreight Terminal					P	P	
Wholesale Goods Establishment	P		P	P	P		
OTHER							
Alternative Energy System: Community-Based	P	P	P	P	P	P	Per § 14-306
Electric Substation: Enclosed, Indoor, or Outdoor or Indoor	<u>CB, P</u>	<u>CB, P</u>	<u>CB, P</u>	<u>CB, P</u>	<u>CB, P</u>	<u>CB, P</u>	Per § 14-340
Electric Substation: Outdoor	<u>CB</u>	<u>CB</u>	<u>CB</u>	<u>CB</u>	<u>P</u>	<u>P</u>	Per § 14-340
Parking Lot (Principal Use)	P	P	CO	P	P	P	Per § 14-331
Parking Garage (Principal Use)	P	P	CO	P	P	P	Per § 14-331
Telecommunications Facility ⁴	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services ⁵	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

¹ 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.

² Allowed only when secondary to a primary industrial use.

³ 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.

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1 ⁴ Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered
2 permitted uses.

3 ⁵ Only Wireless Communication Services that are modifications to – and do not substantially change the physical
4 dimension of – an existing telecommunications facility, are considered permitted uses.

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TABLE 11-401: INDUSTRIAL DISTRICTS – BULK AND YARD REGULATIONS

CATEGORIES	SPECIFICATIONS (PER DISTRICT)					
	OIC	BSC	I-MU	I-1	I-2	MI
MINIMUM LOT AREA						
Dwelling: Live-Work, Multi-Family, or Rowhouse	N/A	300 sq. ft.	300 sq. ft.	10,000 sq. ft.	N/A	N/A
All Other Uses	None	None	5,000 sq. ft.	10,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.
MAXIMUM BLDG HEIGHT						
All Uses	60 feet	150 feet ¹	60 feet	60 feet	None ²	None ²
MINIMUM FRONT YARD						
All Uses	None	None	None ³	10 feet	10 feet	10 feet
MINIMUM INTERIOR-SIDE YARD						
All uses	None ⁴	None ⁴	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	None ⁵	None ⁶	None ⁶
MINIMUM CORNER-SIDE YARD						
All Uses	None	None	None ⁷	10 feet	10 feet	10 feet
MINIMUM REAR YARD						
All Uses	None ⁸	None ⁸	None ⁸	None ⁹	None ⁹	None ⁹
BUFFER YARD REQ'T						
All Uses	None	None	Where the Landscape Manual requires a landscaped buffer yard between an industrial use and a non-industrial use, that buffer yard must be provided by the more recent use.			

21

22 ¹ For a residential use, the Zoning Board may allow a height higher than 150 feet as a conditional use.

23 ² However, if any part of the building is within 50 feet of an R, OR, C-1, C-1-E, C-1-VC, C-2, or C-3 Zoning District, that
24 part of the building is limited to a maximum height of 60 feet.

25 ³ All outdoor storage areas must be set back 10 feet from the front lot line.

26 ⁴ However, if the interior-side lot line abuts an R Zoning District, a minimum interior-side yard of 10 feet is required.

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1 ⁵ However, if the interior-side lot line abuts an R or OR Zoning District, a minimum interior-side yard of 10 feet is required.

2 ⁶ However, if the interior-side lot line abuts an R, OR, C-1, C -1-E, C-1-VC, C-2, or C-3 Zoning District, a minimum
3 interior-side yard of 20 feet is required.

4 ⁷ All outdoor storage areas must be set back 10 feet from the corner-side lot line and the front lot line.

5 ⁸ However, if the rear lot line abuts an R Zoning District, a minimum rear yard of ~~20 feet~~ 15 feet is required.

6 ⁹ However, if the rear lot line abuts an R, OR, C-1, C -1-E, C-1-VC, C-2, or C-3 Zoning District, a minimum interior rear
7 yard of ~~20 feet~~ 30 feet is required.

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**TABLE 12-301: OFFICE-RESIDENTIAL DISTRICTS –
PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS	USE STANDARDS
	OR	
RESIDENTIAL		
Bed and Breakfast	CB	
Day-Care Home: Adult or Child	P	Per § 14-310
Dwelling: Detached	P	
Dwelling: Semi-Detached	P	
Dwelling: Multi-Family	P	Per § 14-327
Dwelling: Rowhouse	P	
Fraternity or Sorority House	CO	Per § 14-313
Residential-Care Facility (16 or Fewer Residents)	P	Per § 14-334
Residential-Care Facility (17 or More Residents)	CO	Per § 14-334
Rooming House	CO	
INSTITUTIONAL		
Cultural Facility	P	Per 14-308
Educational Facility: Primary and Secondary	P	
Government Facility	CB	
Place of Worship	P	Per § 14-332
OPEN-SPACE		
Community-Managed Open-Space Farm	CB	Per § 14-307
Community-Managed Open-Space Garden	P	Per § 14-307
Park or Playground	P	
Urban Agriculture	CB	Per § 14-339

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COMMERCIAL		
Broadcasting Station (TV or Radio)	CB	
Health-Care Clinic	P	
Lodge or Social Club	CB	Per § 14-320
Neighborhood Commercial Establishment ¹	CB CB, P	Per § 14-328
Office	P	
OTHER		
Electric Substation: Enclosed, Indoor, or Outdoor	CB	Per § 14-340
Parking Lot (Principal Use)	CB	Per § 14-331
Parking Garage (Principal Use)	CB	Per § 14-331
Telecommunications Facility ⁺²	CB, P	Per § 14-338
Utilities	CB	Per § 14-340
Wireless Communications Services ^{2,3}	CB, P	Per § 14-338

¹ A Neighborhood Commercial Establishment is a permitted use 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.

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

^{2,3} 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 12-302: OFFICE-RESIDENTIAL DISTRICTS –
BULK AND YARD REGULATIONS**

CATEGORIES	SPECIFICATIONS (PER SUBDISTRICT)	
	OR-1	OR-2
MINIMUM LOT AREA		
Dwelling: Multi-Family	500 550 sq.ft./du	200 sq.ft./du
All Other Uses	None	None
MAXIMUM BLDG HEIGHT		
All Uses	40 or 60 feet ¹	100 feet
MINIMUM FRONT YARD		
All Uses	None	None
MINIMUM INTERIOR-SIDE YARD		
All Uses	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet
MINIMUM CORNER-SIDE YARD		
All Uses	10 feet	None
MINIMUM REAR YARD		
All Uses	10 feet	10 feet

¹ A height higher than 40 feet – up to a maximum of 60 feet – may only be allowed by the Zoning Board as a conditional use.

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**TABLE 12-402: TRANSIT-ORIENTED DEVELOPMENT DISTRICTS –
PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS				USE STANDARDS
	TOD-1	TOD-2	TOD-3	TOD-4	
RESIDENTIAL					
Dwelling (Above Non-Residential Ground Floor)	P	P	P	P	
Dwelling: Multi-Family	P	P	P	P	Per § 14-327
Dwelling: Rowhouse	P	P	P	P	
Residential-Care Facility (16 or Fewer Residents)	P	P	P	P	Per § 14-334
Residential-Care Facility (17 or More Residents)	GB	CB	CB	CB	Per § 14-334
INSTITUTIONAL					
Community Center	P	P	P	P	
Cultural Facility	CB	CB	CB	P	Per § 14-308
Educational Facility: Commercial-Vocational	P	P	P	P	
Educational Facility: Post-Secondary	P	P	P	P	
Educational Facility: Primary and Secondary	P	P	P	P	
Government Facility	CB	CB	CB	CB	
Homeless Shelter	P	CB	P	CB	
Place of Worship		P		P	Per § 14-332
OPEN-SPACE					
Community ... Open-Space Garden or Farm	P	P	P	P	
Park or Playground (Passive Recreation Only) ¹		P		P	

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	<i>TOD-1</i>	<i>TOD-2</i>	<i>TOD-3</i>	<i>TOD-4</i>	
1	COMMERCIAL				
2	Animal Clinic	P		P	Per § 14-317
3	Art Gallery	P	P	P	
4	Arts Studio		P	P	
5	Banquet Hall		CO	CO	Per § 14-302
6	Day-Care Center: Adult or Child	P	P	P	Per § 14-309
7	Entertainment: Indoor		P	P	Per § 14-312
8	Entertainment: Live		CB	CB	Per § 14-319
9	Financial Institution		P	P	
10	Health-Care Clinic	P	P	P	
11	Health Center	P	P	P	
12	Hotel or Motel		P	P	
13	Kennel			CB	Per § 14-317
14	Lodge or Social Club		CO	CO	Per § 14-320
15	Office	P	P	P	
16	Outdoor Dining	P	P	P	
17	Personal Services Establishment	P	P	P	Per § 14-329
18	Recreation: Indoor		P	P	Per § 14-312
19	Restaurant	P ²	P	P ²	P
20	Retail Goods Establishment (No Alcoholic 21 Beverages Sales)	P ²	P	P ²	P
22	Retail Goods Establishment (With Alcoholic 23 Beverages Sales)		P	P	Per § 14-336
24	Tavern	CB	P	CB	Per § 14-337

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	<i>TOD-1</i>	<i>TOD-2</i>	<i>TOD-3</i>	<i>TOD-4</i>	
1 OTHER					
2 Electric Substation: Enclosed, Indoor, or 3 Outdoor	CB	CB	CB	CB	Per § 14-340
4 Parking Garage (Principal Use)	CB	GB	CB	CB	Per § 14-331
5 Parking Lot (Principal Use)	CB	CB	CB	CB	Per § 14-331
6 Telecommunications Facility ³	CB, P	CB, P	CB, P	CB, P	Per § 14-338
7 Utilities	CB	CB	CB	CB	Per § 14-340
8 Wireless Communications Services ⁴	CB, P	CB, P	CB, P	CB, P	Per § 14-338

9 _____
10 ¹ No recreation facilities are allowed, except for standard playground equipment and outdoor furniture.

11 ² Not to exceed 5,000 sq. ft. of the structure's gross floor area.

12 ³ Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered
13 permitted uses.

14 ⁴ Only Wireless Communication Services that are modifications to – and do not substantially change the physical
15 dimension of – an existing telecommunications facility, are considered permitted uses.

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**TABLE 12-403: TRANSIT-ORIENTED DEVELOPMENT DISTRICTS –
BULK AND YARD REGULATIONS**

CATEGORIES	SPECIFICATIONS (PER DISTRICT)			
	TOD-1	TOD-2	TOD-3	TOD-4
MINIMUM LOT AREA				
Dwelling: Multi-Family	300 sq.ft/du	None	300 sq.ft/du	None
All Other Uses	None	None	None	None
MAXIMUM BUILDING HEIGHT				
All Uses	60 feet and no more than 5 stories	60 feet and no more than 5 stories ¹	100 feet ²	100 feet ²
MINIMUM BUILDING HEIGHT				
All Uses	24 feet and no less than 2 stories	24 feet and no less than 2 stories	24 feet and no less than 2 stories	24 feet and no less than 2 stories
MINIMUM / MAXIMUM FRONT YARD				
All Uses	No front yard required but, if one is provided, it may not exceed 5 feet ³	No front yard required but, if one is provided, it may not exceed 5 feet ³	No front yard required but, if one is provided, it may not exceed 5 feet ³	No front yard required but, if one is provided, it may not exceed 5 feet ³
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	15 feet	15 feet	None	None

¹ A higher height – up to a maximum of 100 feet – may be allowed by the Zoning Board as a conditional use.

² A higher height may be allowed by the Zoning Board as a conditional use.

³ However, the front yard may be increased to the extent needed to accommodate a courtyard, plaza, or seating area adjacent to the public street.

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**TABLE 12-501: EDUCATIONAL CAMPUS DISTRICTS –
PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS		USE STANDARDS
	EC-1	EC-2	
RESIDENTIAL			
Dormitory (Ancillary to Educational Facility)	P	P	
Dwelling (Ancillary to Educational Facility)	P	P	Per § 14-327
Fraternity or Sorority House		P	Per § 14-313
Rooming House (Ancillary to Educational Facility)		CB	
INSTITUTIONAL			
Community Center (Ancillary to Educational Facility)		CB	
Cultural Facility (Ancillary to Educational Facility)		CB	Per § 14-308
Educational Facility: Commercial-Vocational		P	
Educational Facility: Post-Secondary		P	
Educational Facility: Primary and Secondary	P	P	
Place of Worship	P	P	Per § 14-332
OPEN-SPACE			
Community-Managed Open-Space Farm	CB	CB	Per § 14-307
Community-Managed Open-Space Garden	P	P	Per § 14-307
Park or Playground	P	P	
Urban Agriculture	P	P	Per § 14-339
COMMERCIAL			
Broadcasting Station (TV or Radio)		P	
Carry-Out Food Shop		P	
Day-Care Center: Adult or Child	P	P	Per § 14-309
Entertainment: Indoor		P	Per § 14-312

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Commercial (cont'd)	EC-1	EC-2	
Office	P	P	
Personal Services Establishment		P	
Recreation: Indoor or Outdoor (Ancillary to Educational Facility)	P	P	Per § 14-312
Restaurant		P	
Retail Goods Establishment (No Alcoholic Beverages Sales)		P	
Stadium (Ancillary to Educational Facility)		CB	
INDUSTRIAL			
Research and Development Facility		P	
OTHER			
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 ¹	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	Per § 14-340
Wireless Communications Services ²	CB, P	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 12-502: 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 ^{±1}
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.

^{±1} 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.