

**CITY OF BALTIMORE**  
**ORDINANCE 25-043**  
**Council Bill 25-0054**

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Introduced by: Councilmember Porter

At the request of: Westport Capital Development, LLC

Address: c/o Caroline L. Hecker, Esq., Rosenberg Martin Greenberg LLP

25 S. Charles Street, 21<sup>st</sup> Floor

Baltimore, Maryland 21201

Telephone: (410) 727-6600

Introduced and read first time: April 7, 2025

Assigned to: Land Use and Transportation Committee

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Committee Report: Favorable

Council action: Adopted

Read second time: July 21, 2025

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**AN ORDINANCE CONCERNING**

**Zoning – W-2 Overlay District – Amendment**

FOR the purpose of amending the view corridor requirements in the W-2 Overlay District; and amending “Table 12-903(4). Middle Branch Waterfront Area” to include revised view corridors.

BY repealing and re-ordaining, with amendments

Article 32 - Zoning

Sections 12-904(b) and Table 12-903(4)

Baltimore City Code

(Edition 2000)

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

**EXPLANATION:** CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.  
Underlining indicates matter added to the bill by amendment.  
~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

**Council Bill 25-0054**

**Baltimore City Code**

**Article 32. Zoning**

**Title 12. Special Purpose Districts**

***Subtitle 9. Waterfront Overlay Districts***

**§ 12-904. Protection of public right-of-way view corridors.**

...

**(b) *W-2 Overlay Subdistrict.***

**(1) View corridors must:**

(i) connect existing parks, open-space areas, and new development centers to the waterfront;

(ii) be located no more than 300 feet apart from one [another; and] ANOTHER AND BE AT LEAST 15 FEET WIDE; OR

(iii) be LOCATED NO MORE THAN 600 FEET APART FROM ONE ANOTHER AND BE at least 60 feet wide.

(2) Landscaping, exterior lighting, or other public amenities may be located within the view corridor to maximize public view of the water.

(3) Parking is permitted within a view corridor, as long as public access areas are maintained and not encroached upon.

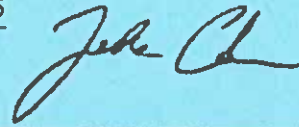
**SECTION 2. AND BE IT FURTHER ORDAINED,** That Table 12-903(4) is amended as on the following map, appended to this bill, titled "**Table 12-903(4). Middle Branch Waterfront Area**".

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



**Council Bill 25-0054**

Certified as duly passed this 18th day of August, 20 25



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President, Baltimore City Council

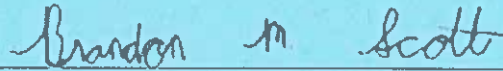
Certified as duly delivered to His Honor, the Mayor,

this 19th day of August, 20 25



\_\_\_\_\_  
Chief Clerk

Approved this 15th day of September, 20 25

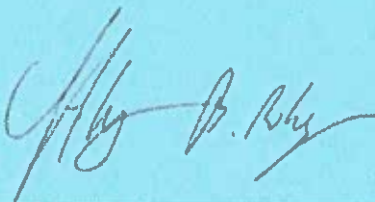


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Mayor, Baltimore City

**A TRUE COPY**  
**Director of Finance**

Approved for Form and Legal Sufficiency.

this 22nd day of August, 2025



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Chief Solicitor