

TABLE 7-202: PERMITTED AND CONDITIONAL USES IN THE OPEN SPACE ZONING DISTRICT

USES ¹	DISTRICT	USE STANDARDS
	OS	
RESIDENTIAL USES		
Dwelling: Caretaker's	P	
INSTITUTIONAL USES		
Cultural Facility	C	Subject to §14-308
Government Facilities: Public Works: Parks Related	P	
Government Offices: Park Related	P	
Government Offices: Non-Park Related	C	
OPEN SPACE & AGRICULTURAL USES		
Cemetery	P	
Community-Managed Open Space	P	Subject to §14-307
Fishing Pier	C	
Forest and Nature Preserves	P	
Horse Stable	C	
Marina: Recreational	C	Subject to §14-323
Parks and Playgrounds	P	
Urban Agriculture	C	Subject to §14-337
Zoo	C	
COMMERCIAL USES		
Country Club	C	
Driving Range	C	
Fairground	C	
Golf Course	C	
Recreation: Indoor	C	Subject to §14-312
Recreation: Outdoor	P	Subject to §14-312
Restaurant (Within Publicly-Owned Park)	C	
OTHER		
Parking Lot (Principal Use)	C	Subject to §14-331
Parking Structure (Principal Use)	C	Subject to §14-331
Planned Unit Development	C	Subject to Title 13
Utilities	C	Subject to §14-338
Wireless Telecommunications Antenna	C, P ²	Subject to §14-339
Wireless Telecommunications Facility	C, P ²	Subject to §14-339
Wireless Telecommunications Tower	C, P ²	Subject to §14-339

TABLE 7-202 FOOTNOTES:

¹ The terms in this column ("Use") are defined in Title 1 (Definitions).

² Only wireless telecommunications antennas that comply with the stealth design standards of §14-339 (Wireless Telecommunications Antenna, Facility and Tower) are considered permitted uses.

TABLE 7-203: OPEN SPACE ZONING DISTRICT BULK & YARD REGULATIONS	
BULK & YARD REGULATIONS	DISTRICT OS
BULK REGULATIONS	
MINIMUM LOT AREA	Cemetery: 2 ac All Other Uses: None
MAXIMUM BUILDING HEIGHT	Principal Structure: 50' Accessory Structure: 20' but no more than 1 story
YARD REGULATIONS	
MINIMUM FRONT YARD	20'
MINIMUM INTERIOR SIDE YARD	25'
MINIMUM CORNER SIDE YARD	20'
MINIMUM REAR YARD	25'

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

USE ¹	DISTRICT									USE STANDARDS
	R-1A	R-1B	R-1C	R-1D	R-1E	R-1	R-2	R-3	R-4	
RESIDENTIAL USE										
Home Occupation	P	P	P	P	P	P	P	P	P	Subject to §15-507
Day-Care Home: Adult or Child	P	P	P	P	P	P	P	P	P	Subject to §14-310
Dwelling: Detached	P	P	P	P	P	P	P	P	P	
Dwelling: Semi-Detached							P		P	
Residential Care Facility	P	P	P	P	P	P	P	P	P	Subject to §14-333(A)
INSTITUTIONAL USE										
Community Center	C	C	C	C	C	C	C	C	C	
Cultural Facility	C	C	C	C	C	C	C	C	C	Subject to §14-308
Educational Facility: Primary and Secondary	C	C	C	C	C	C	C	C	C	
Educational Facility: Post-Secondary	C	C	C	C	C	C	C	C	C	
Government Offices	C	C	C	C	C	C	C	C	C	
Place of Worship	C	C	C	C	C	C	C	C	C	Subject to §14-332
COMMERCIAL USE										
Bed and Breakfast (up to 3 rooms)	P	P	P	P	P	P	P	P	P	
Country Club	C	C	C	C	C	C	C	C	C	
Day-Care Center: Adult or Child	C	C	C	C	C	C	C	C	C	Subject to §14-309
Lodge or Social Club	C	C	C	C	C	C	C	C	C	
OPEN SPACE USE										
Community-Managed Open Space	P	P	P	P	P	P	P	P	P	Subject to §14-307
Parks and Playgrounds	P	P	P	P	P	P	P	P	P	
Urban Agriculture	C	C	C	C	C	C	C	C	C	Subject to §14-337
OTHER										
Alternative Energy Systems: Community-Based	C, P ²	C, P ₂	Subject to §14-306							
Utilities	C	C	C	C	C	C	C	C	C	Subject to §14-338
Planned Unit Development	C	C	C	C	C	C	C	C	C	Subject to Title 13
Wireless Telecommunications Antenna	C, P ³	C, P ₃	Subject to §14-339							
Wireless Telecommunications Facility	C	C	C	C	C	C	C	C	C	Subject to §14-339
Wireless Telecommunications Tower	C	C	C	C	C	C	C	C	C	Subject to §14-339

¹ The terms in this column (“Use”) are defined in Title 1 (Definitions).

² Alternative Energy Systems: Community-Based are conditional on lots under 0.5 acre in lot area and permitted on lots of 0.5 acre or more in lot area

³ Only wireless telecommunications antennas that comply with the stealth design standards of §14-339 (Wireless Telecommunications Antenna, Facility and Tower) are considered permitted uses.

TABLE 8-401: DETACHED AND SEMI-DETACHED RESIDENTIAL ZONING DISTRICTS BULK AND YARD REGULATIONS

LEGEND:
D-D = Detached - Dwelling
D-SD = Semi-Detached - Dwelling

BULK & YARD STANDARDS	DISTRICTS								
	R-1A	R-1B	R-1C	R-1D	R-1E	R-1	R-2	R-3	R-4
BULK REGULATION									
MINIMUM LOT AREA	2 ac	<u>Dwelling:</u> 1 ac/du <u>Parks & Community Gardens:</u> None <u>Non-Residential:</u> 1 ac	<u>Dwelling:</u> 21,780sf/du <u>Parks & Community Gardens:</u> None <u>Non-Residential:</u> 20,000sf	<u>Dwelling:</u> 14,520sf/du <u>Parks & Community Gardens:</u> None <u>Non-Residential:</u> 20,000sf	<u>Dwelling:</u> 9,000sf/du <u>Parks & Community Gardens:</u> None <u>Non-Residential:</u> 20,000sf	<u>Dwelling:</u> 7,300sf/du <u>Parks & Community Gardens:</u> None <u>Non-Residential:</u> 20,000sf	<u>Dwelling:</u> 5,000sf/du <u>Parks & Community Gardens:</u> None <u>Non-Residential:</u> 20,000sf	<u>Dwelling:</u> 5,000sf/du <u>Parks & Community Gardens:</u> None <u>Non-Residential:</u> 5,000sf	<u>Dwelling:</u> 3,000sf/du <u>Parks & Community Gardens:</u> None <u>Non-Residential:</u> 3,000sf
MINIMUM LOT WIDTH	100'	75'	75'	60'	60'	50'	D-SD: 30' All Other Uses: 50'	45'	D-SD: 30' All Other Uses: 45'
MAXIMUM BUILDING HEIGHT	35'	35'	35'	35'	35'	35'	35'	35'	35'
MAXIMUM LOT COVERAGE	25%	25%	25%	25%	25%	30%	30%	35%	35%
MAXIMUM IMPERVIOUS SURFACE COVERAGE	40%	40%	40%	40%	40%	50%	50%	50%	50%
DETACHED DWELLING DESIGN STANDARDS	Subject to Subtitle 5	Subject to Subtitle 5	Subject to Subtitle 5	Subject to Subtitle 5	Subject to Subtitle 5	Subject to Subtitle 5	Subject to Subtitle 5	Subject to Subtitle 5	Subject to Subtitle 5

MINIMUM YARD REQUIREMENTS	R-1A	R-1B	R-1C	R-1D	R-1E	R-1	R-2	R-3	R-4
FRONT YARD	Where 50% or more of lots on the blockface have been developed, the lesser of 40' or the average of front yard depth of the front yards of the improved lots Where less than 50% of lots on the blockface have been developed: 40'				Where 50% or more of lots on the blockface have been developed, the lesser of 40' or, the average of front yard depth of the front yards of the improved lots Where less than 50% of lots on the blockface have been developed: 30'			Where 50% or more of lots on the blockface have been developed, the lesser of 40' or the average of front yard depth of the front yards of the improved lots Where less than 50% of lots on the blockface have been developed: 25'	
INTERIOR SIDE YARD¹	20'	20'	15'	15'	10'	10'	<u>D-D</u> : 10' <u>D-SD</u> : 15' <u>Non-Residential</u> : 15'	10'	<u>D-D</u> : 10' <u>D-SD</u> : 15' <u>Non-Residential</u> : 15'
CORNER SIDE YARD	25'	25'	20'	20'	20'	20'	20'	20'	20'
REAR YARD	40'	40'	40'	30'	30'	30'	30'	25'	25'

TABLE 8-401 FOOTNOTES:

¹ 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.

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

USE ¹	DISTRICT						USE STANDARDS
	R-5	R-6	R-7	R-8	R-9	R-10	
RESIDENTIAL USE							
Home Occupation	P	P	P	P	P	P	Subject to §15-507
Day-Care Home: Adult or Child	P	P	P	P	P	P	Subject to §14-310
Dwelling: Detached	P	P	P	P	P	C	
Dwelling: Semi-Detached	P	P	P	P	P	C	
Dwelling: Rowhouse	P	P	P	P	P	P	
Dwelling: Multi-Family	P	P	P	P	P	P	Subject to §14-327
Fraternity, Sorority House			C	C	C	C	Subject to §14-313
Residential Care Facility	P	P	P	P	P	P	Subject to §14-333
Residential Care Facility, 17 and greater	C	C	C	C	C	C	
Rooming House: 10 or Less Units				C	C	C	
Rooming House: 11 or More Units					C	C	
INSTITUTIONAL USE							
Community Center	C	C	C	C	C	C	
Cultural Facility	C	C	C	C	C	C	Subject to §14-308
Educational Facility: Primary and Secondary	P	P	P	P	P	P	
Educational Facility: Post-Secondary	C	C	C	C	C	C	
Government Offices	C	C	C	C	C	C	
Hospital	C	C	C	C	C	C	
Place of Worship	P	P	P	P	P	P	Subject to §14-332
COMMERCIAL USE							
Bed and Breakfast	C	C	C	C	C	C	
Day-Care Center: Adult or Child	C	C	C	C	C	C	Subject to §14-309
Neighborhood Commercial Establishment	C	C	C	C	C	C	Subject to §14-328
Lodge or Social Club	C	C	C	C	C	C	Subject to §14-320
OPEN SPACE USE							
Community-Managed Open Space	P	P	P	P	P	P	Subject to §14-307
Parks and Playgrounds	P	P	P	P	P	P	
Urban Agriculture	C	C	C	C	C	C	Subject to §14-337
OTHER							
Alternative Energy Systems: Community-Based	C, P ²	C, P ³	Subject to §14-306				
Parking Lot (Principal Use)	C	C	C	C	C	C	Subject to §14-331
Parking Structure (Principal Use)	C	C	C	C	C	C	Subject to §14-331
Planned Unit Development	C	C	C	C	C	C	Title 13
Utilities	C	C	C	C	C	C	Subject to §14-338
Wireless Telecommunications Antenna	C, P ³	C, P ⁴	C, P ⁴	C, P ⁴	C, P ⁴	C, P ²	Subject to §14-339
Wireless Telecommunications Facility	C	C	C	C	C	C	Subject to §14-339
Wireless Telecommunications Tower	C	C	C	C	C	C	Subject to §14-339

Table 9-301 footnotes

¹ The terms in this column ("Use") are defined in Title 1 Definitions

² Only wireless telecommunications antennas that comply with the stealth design standards of §14-339 (Wireless Telecommunications Antenna, Facility and Tower) are considered permitted uses.

³ Alternative Energy Systems: Community-Based are conditional on lots under 0.5 acre in lot area and permitted on lots of 0.5 acre or more in lot area.

TABLE 9-401: ROWHOUSE AND MULTI-FAMILY RESIDENTIAL ZONING DISTRICTS BULK AND YARD REGULATIONS

LEGEND:
D-D = Detached Dwelling
SD-D = Semi-Detached Dwelling

R = Rowhouse
MF = Multi-Family footnote 2

		DISTRICTS					
		R-5	R-6	R-7	R-8	R-9	R-10
BULK REGULATION							
MINIMUM LOT AREA	<u>D-D</u> : 3,000sf/du <u>D-SD</u> : 2,500sf/du <u>R</u> : 2,500sf/du <u>MF</u> : 2,500sf/du <u>MF - Age Restricted Housing</u> ² : 1,875sf/du <u>Residential Care Facility for Elderly</u> ² : 750sf/du <u>Parks & Community-Managed Open Space</u> : None <u>Non-Residential</u> : 3,000sf	<u>D-D</u> : 3,000sf/du <u>D-SD</u> : 2,000sf/du <u>R</u> : 1,500sf/du <u>MF</u> : 1,500sf/du <u>MF - Age Restricted Housing</u> ² : 1,125sf/du <u>Residential Care Facility for Elderly</u> ² : 550sf/du <u>Parks & Community-Managed Open Space</u> : None <u>Non-Residential</u> : 3,000sf	<u>D-D</u> : 3,000sf/du <u>D-SD</u> : 2,000sf/du <u>R</u> : 1,100sf/du <u>MF</u> : 1,100sf/du <u>MF - Age Restricted Housing</u> ² : 825sf/du <u>Residential Care Facility for Elderly</u> ² : 370sf/du <u>Parks & Community-Managed Open Space</u> : None <u>Non-Residential</u> : 3,000sf	<u>D-D</u> : 3,000sf/du <u>D-SD</u> : 2,000sf/du <u>R</u> : 750sf/du <u>MF</u> : 750sf/du <u>MF - Age Restricted Housing</u> ² : 575sf/du <u>MF – Residential Care Facility for Elderly</u> ² : 245sf/du <u>Parks & Community-Managed Open Space</u> : None <u>Non-Residential</u> : 3,000sf	<u>D-D</u> : 3,000sf/du <u>D-SD</u> : 2,500sf/du <u>R</u> : 750sf/du <u>MF</u> : 550sf/du <u>Residential Care Facility for Elderly</u> ² : 200sf/du <u>Parks & Community-Managed Open Space</u> : None <u>Non-Residential</u> : 3,000sf	<u>D-D</u> : 3,000sf/du <u>D-SD</u> : 2,000sf/du <u>R</u> : 1,500sf/du <u>MF</u> : 200sf/du <u>Residential Care Facility for Elderly</u> ² : 120sf/du <u>Parks & Community-Managed Open Space</u> : None <u>Non-Residential</u> : 3,000sf	
MAXIMUM BUILDING HEIGHT	<u>D-D, D-SD & R</u> : 35' <u>MF & Non-Residential</u> : Interior Lot: 35' Corner Lot ³ : 45'	<u>D-D, D-SD & R</u> : 35' <u>MF & Non-Residential</u> : Interior Lot: 35' Corner Lot ³ : 45'	<u>D-D, D-SD & R</u> : 35' <u>MF & Non-Residential</u> : Interior Lot: 35' Corner Lot ³ : 45'	<u>D-D & D-SD</u> : 35' <u>R</u> : 35'; Where ROW is more than 30' in width ³ , up to 45' is permitted by conditional use <u>MF & Non-Residential</u> : Interior Lot: 45' Corner Lot ³ : 60' is permitted by conditional use	<u>D-D & D-SD</u> : 35' <u>R</u> : 35'; Where ROW is more than 30' in width ³ , up to 45' is permitted by conditional use <u>MF</u> : Determined by FAR of 3.0 <u>Non-Residential</u> : 45'	<u>D-D & D-SD</u> : 35' <u>R</u> : 35'; Where ROW is more than 30' in width ³ , up to 45' is permitted by conditional use <u>MF</u> : Determined by FAR of 6.0 <u>Non-Residential</u> : 45'	

TABLE 9-401: ROWHOUSE AND MULTI-FAMILY RESIDENTIAL ZONING DISTRICTS BULK AND YARD REGULATIONS

LEGEND:
D-D = Detached Dwelling
SD-D = Semi-Detached Dwelling

R = Rowhouse
MF = Multi-Family footnote 2

	DISTRICTS					
	R-5	R-6	R-7	R-8	R-9	R-10
MAXIMUM LOT COVERAGE	D-D & D-SD: 35% R: 40% MF: 40% Non-Residential: 40%	D-D & D-SD: 35% R: 45% MF: 45% Non-Residential: 40%	D-D & D-SD: 35% R: 50% MF: 70% Non-Residential: 70%	D-D & D-SD: 35% R: 80% MF: 80% Non-Residential: 70%	D-D & D-SD: 35% R: 40% MF: 40% Non-Residential: 40%	D-D & D-SD: 35% R: 80% MF: 80% Non-Residential: 70%
D-D & D-SD: MAXIMUM IMPERVIOUS SURFACE	60%	60%	60%	60%	60%	60%
R: MAXIMUM IMPERVIOUS SURFACE OF REAR YARD	65%	65%	65%	65%	65%	65%
DESIGN STANDARDS	Subject to Subtitles 5 and 6 of this Title	Subject to Subtitles 5 and 6 of this Title	Subject to Subtitles 5 and 6 of this Title	Subject to Subtitles 5 and 6 of this Title	Subject to Subtitles 5 and 6 of this Title	Subject to Subtitles 5 and 6 of this Title

MINIMUM YARD REQUIREMENTS						
	R-5	R-6	R-7	R-8	R-9	R-10
D-D & D-SD: FRONT YARD	The average of front yard depth of the front yards of the improved lots on the blockface or 25', whichever is less	The average of front yard depth of the front yards of the improved lots on the blockface or 20', whichever is less	The average of front yard depth of the front yards of the improved lots on the blockface or 20', whichever is less	The average of front yard depth of the front yards of the improved lots on the blockface or 20', whichever is less	The average of front yard depth of the front yards of the improved lots on the blockface or 40', whichever is less	The average of front yard depth of the front yards of the improved lots on the blockface or 20', whichever is less
R, MF & NON-RESIDENTIAL: FRONT YARD	25'	20'	10'	None	R: 25' MF - Based on building height in stories: Up to 6 stories: 45' 7 or more stories: 65' MF front yards may be reduced for courtyard building design – Subject to §9-403 Non-Residential: 25'	None
INTERIOR SIDE YARD ¹	<u>D-D</u> : 10' <u>D-SD</u> : 15' R: None <u>MF</u> : 15' <u>Non-Residential</u> : 15'	<u>D-D</u> : 10' <u>D-SD</u> : 15' R: None <u>MF</u> : 15' <u>Non-Residential</u> : 15'	<u>D-D & D-SD</u> : 10' R: None <u>MF</u> : 10' <u>Non-Residential</u> : 15'	<u>D-D & D-SD</u> : 10' R: None <u>MF</u> : 10' <u>Non-Residential</u> : 10'	<u>D-D & D-SD</u> : 10' R: None <u>MF</u> : 10' <u>Non-Residential</u> : 10'	<u>D-D & D-SD</u> : 10' R: None <u>MF</u> : 10' <u>Non-Residential</u> : 10'
CORNER SIDE YARD	20'	20'	15'	<u>D-D & D-SD</u> : 15' R: None <u>MF</u> : 15' <u>Non-Residential</u> : 15'	<u>D-D & D-SD</u> : 15' R: None <u>MF</u> : 25' <u>Non-Residential</u> : 15'	<u>D-D & D-SD</u> : 15' R: None <u>MF</u> : 15' <u>Non-Residential</u> : 15'
REAR YARD	25'	25'	25'	<u>D-D & D-SD</u> : 25' R: 20' <u>MF</u> : 25' <u>Non-Residential</u> : 25'	10'	10'

TABLE 9-2 FOOTNOTES:

¹ 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.

² Where Table 9-2 does not indicate a separate standard for lodging, age-restricted housing or residential care facilities, the multi-family standards apply.

³ Where additional height is allowed for corner lots, both rights-of-way must be 30' or more in width. Where additional height is allowed adjacent to a right-of-way 30' or more in width, both rights-of-way in the case of a corner lot must meet that requirement.

TABLE 10-301: PERMITTED AND CONDITIONAL USES IN THE COMMERCIAL ZONING DISTRICTS

USE ¹	DISTRICTS						USE STANDARDS
	C-1 & C-1VC	C-1E	C-2	C-3	C-4	C-5	
RESIDENTIAL USE							
Dwelling: Above the Ground Floor	P	P	P	P	C	P	
Dwelling: Multi-Family	C	C	P	P		P	Subject to §14-327
Day-Care Home: Adult or Child	P	P	P	P		P	Subject to §14-310
Dwelling: Rowhouse	P	P	C	C		P	
Fraternity and Sorority	C	C	P	P		P	
Live-Work Dwelling	P	P	P	P	C	P	
Residential Care Facility	P	P	P	P		P	Subject to §14-333
Residential Care Facility, 17 or larger	C	C	C	C		C	
Rooming House	C	C	C	C		C	
INSTITUTIONAL USE							
Community Center	P	P	P	P		P	
Cultural Facility	P	P	P	P		P	Subject to §14-308
Educational Facility: Primary and Secondary	C	C	C	C		P	
Educational Facility: Commercial/Vocational			C	P	P	P	
Educational Facility: Post-Secondary	C	C	P	P	P	P	
Government Offices	P	P	P	P	P	P	
Government Facilities - Public Works			C	C	C		
Homeless Shelter				C	C	C	
Hospital			C	C	C	P	
Place of Worship	P	P	P	P	P	P	Subject to §14-332
OPEN SPACE AND AGRICULTURAL USE							
Community-Managed Open Space	P	P	P	P	P	P	Subject to §14-307
Parks and Playgrounds	P	P	P	P	P	P	
Marina: Dry Storage			C	C	P		Subject to §14-323
Marina: Recreational			C	C	P	P	Subject to §14-323
Urban Agriculture	C	C	C	C	C	C	Subject to §14-337
COMMERCIAL USE							
Animal Clinic	P	P	P	P	P	P	
Art Gallery	P	P	P	P		P	
Arts Studio	P	P	P	P	P	P	
Arts Studio - Industrial			C	C	P	C	
Bail Bond Establishment	C	C	P	P	P	P	
Banquet Hall			C	C	C	P	
Body Art Establishment	C	C	P	P	P	P	
Broadcasting Station (TV or Radio)				P	P	P	
Car Wash – Outdoor				C	P		Subject to §14-304
Car Wash – Fully Enclosed Structure				P	P	C	Subject to §14-304
Carry-Out	C	C	P	P	P	P	
Check Cashing Establishment	C	C	C	C	C	C	
Convention Center						P	
Day-Care Center: Adult or Child	C	C	P	P	P	P	Subject to §14-309

¹ The terms in this column (“Use”) are defined in Title 1 (Definitions).

TABLE 10-301: PERMITTED AND CONDITIONAL USES IN THE COMMERCIAL ZONING DISTRICTS

USE ¹	DISTRICTS						USE STANDARDS
	C-1 & C-1VC	C-1E	C-2	C-3	C-4	C-5	
Drive-Through Facility			C	C	C		Subject to §14-311
Entertainment: Indoor	C	P	P	P	P	P	Subject to §14-312
Entertainment : Live (Standalone Establishment)				P	P	P	Subject to §14-319
Entertainment: Live – Secondary to Restaurant, Tavern, Art Studio or Art Gallery	C	P	C	P	P	P	Subject to §14-319
Financial Institution	P	P	P	P	P	P	
Food Processing: Light	C	C	C	C	C	C	
Funeral Home			C	P	P		
Gas Station			C	C	P		Subject to §14-314
Greenhouse/Nursery	P	P	P	P	P	C	
Heavy Retail, Rental or Service				C	P		
Health Center	P	P	P	P	P	P	
Hotel/Motel	C	C	P	P	P	P	
Kennel				C	P	C	Subject to §14-317
Medical/Dental Clinic	P	P	P	P	P	P	
Motor Vehicle Dealership – Fully Enclosed Structure			P	P	P	P	Subject to §14-325
Motor Vehicle Dealership – With Outdoor Display				C	P		Subject to §14-325
Motor Vehicle Rental Establishment – Fully Enclosed Structure			P	P	P	P	Subject to §14-325
Motor Vehicle Rental Establishment – With Outdoor Display				C	P		Subject to §14-325
Motor Vehicle Service and Repair, Major					P		Subject to §14-326
Motor Vehicle Service and Repair, Minor – Fully Enclosed Structure			P	P	P	P	Subject to §14-326
Motor Vehicle Service and Repair, Minor – With Outdoor Storage of Vehicles			C	P	P		Subject to §14-326
Office	P	P	P	P	P	P	
Outdoor Dining	P	P	P	P	P	P	Subject to §14-329
Recreation: Indoor			P	P	P	P	Subject to §14-312
Recreation: Outdoor			C	C	C	C	Subject to §14-312
Pawn Shop			C	C	C	C	
Personal Services Establishment	P	P	P	P	P	P	
Racetrack					C		
Recreational Vehicle Dealership				C	P		
Restaurant	P	P	P	P	P	P	
Retail Goods Establishment – No Alcohol Sales	P	P	P	P	P	P	
Retail Goods Establishment – With Alcohol Sales	C	P	P	P	P	P	Subject to §14-335
Lodge or Social Club	C	C	C	P	P	P	Subject to §14-320
Stadium					C	C	
Tavern	C	P	P	P	P	P	

TABLE 10-301: PERMITTED AND CONDITIONAL USES IN THE COMMERCIAL ZONING DISTRICTS

USE ¹	DISTRICTS						USE STANDARDS
	C-1 & C-1VC	C-1E	C-2	C-3	C-4	C-5	
Video Lottery Facility			P			P	
INDUSTRIAL USE							
Heliport						C	
Industrial: Light					P		
Mini-Warehouse				C	P	C ²	
Motor Vehicle Operation Facility					P		
Movie Studio					P	P	
Printing Establishment			P	P	P	P	
Truck Stop					C		
OTHER							
Alternative Energy Systems: Community-Based	P	P	P	P	P	P	Subject to §14-306
Parking Lot (Principal Use)	C	C	P	P	P		Subject to §14-331
Parking Structure (Principal Use)			P	P	P	C	Subject to §14-331
Planned Unit Development	C	C	C	C	C	C	Subject to Title 13
Utilities	C	C	C	C	C	C	Subject to §14-338
Wireless Telecommunications Antenna	C, P ³	Subject to §14-339					
Wireless Telecommunications Facility	C	C	C	C	C	C	Subject to §14-339
Wireless Telecommunications Tower	C	C	C	C	C	C	Subject to §14-339

² Allowed only in existing structures

³ Only wireless telecommunications antennas that comply with the stealth design standards of §14-339 (Wireless Telecommunications Antenna, Facility and Tower) are considered permitted uses.

TABLE 10-401: COMMERCIAL ZONING DISTRICTS BULK AND YARD REGULATIONS

BULK & YARD REGULATIONS	C-1	C-1-VC	C-1-E	C-2	C-3	C-4
BULK REGULATIONS						
MINIMUM LOT AREA	Residential: 550sf/du <u>Residential Care Facility for Elderly²</u> : 200sf/du Other Uses: None	Residential: 550sf/du <u>Residential Care Facility for Elderly²</u> : 200sf/du Other Uses: None	Residential: 550sf/du <u>Residential Care Facility for Elderly²</u> : 200sf/du Other Uses: None	Residential: 300sf/du <u>Residential Care Facility for Elderly²</u> : 120sf/du Other Uses: None	Residential: 300sf/du <u>Residential Care Facility for Elderly²</u> : 120sf/du Other Uses: None	Residential: 300sf/du <u>Residential Care Facility for Elderly²</u> : 120sf/du Other Uses: None
MAXIMUM LOT AREA	<u>Non-Residential, Except Retail Goods Establishment – Food Store</u> : 10,000sf/establishment <u>Retail Goods Establishment – Food Store</u> : 20,000sf/establishment	<u>Non-Residential, Except Retail Goods Establishment – Food Store</u> : 3,000sf/establishment <u>Restaurant</u> : 5,000sf <u>Retail Goods Establishment – Food Store</u> : 15,000sf/establishment	<u>Non-Residential, Except Retail Goods Establishment – Food Store</u> : 10,000sf/establishment <u>Retail Goods Establishment – Food Store</u> : 20,000sf/establishment			
MAXIMUM BUILDING HEIGHT	<u>Non-Residential</u> : 40' <u>MF & Mixed-Use with Dwellings Above the Ground Floor</u> : 60'	<u>Non-Residential</u> : 40' <u>MF & Mixed-Use with Dwellings Above the Ground Floor</u> : 60'	<u>Non-Residential</u> : 40' <u>MF & Mixed-Use with Dwellings Above the Ground Floor</u> : 60'	60' MF & Mixed-Use with Dwellings Above the Ground Floor allowed 100' by conditional use	60' MF & Mixed-Use with Dwellings Above the Ground Floor allowed 100' by conditional use	60'
MINIMUM BUILDING HEIGHT	20'	20'	20'	20'	20'	None
DESIGN STANDARDS	Subject to §10-401	Subject to §10-401	Subject to §10-401	Subject to §10-401	Subject to §10-401	Subject to §10-402

YARD REQUIREMENTS						
	C-1	C-1-VC	C-1-E	C-2	C-3	C-4
FRONT YARD	None required, but a 5' maximum	None required	None required, but a 5' maximum	None required, but a 10' maximum	None	None, but all outdoor storage areas & parking areas that abut the street must be set back 10'
INTERIOR SIDE YARD	None required, but if provided must be a minimum of 10'	None required, but if provided must be a minimum of 10'	None required, but if provided must be a minimum of 10'	None required, but if provided must be a minimum of 10'	None required, but if provided must be a minimum of 10'	None, unless abutting a residential district or OR District, then 10'
CORNER SIDE YARD	First 25' from front lot line: 0' build-to line After first 25': None required	First 25' from front lot line: 0' build-to line After first 25': None required	First 25' from front lot line: 0' build-to line After first 25': None required	None	None	None, but all outdoor storage areas that abut the street must be set back 10'
REAR YARD	20', unless rear yard abuts an alley, then none required	20', unless rear yard abuts an alley, then none required	20', unless rear yard abuts an alley, then none required	20', unless rear yard abuts an alley, then none required	20'	20'

TABLE 10-401: COMMERCIAL ZONING DISTRICTS BULK & YARD REGULATIONS

BULK & YARD REGULATIONS	C-5 SUB-DISTRICTS						
	C-5-DC	C-5-IH	C-5-DE	C-5-HT	C-5-TO	C-5-HS	C-5-G
BULK REGULATION							
MINIMUM BUILDING HEIGHT	36'		36'	36'	36'	36'	36'
MAXIMUM BUILDING HEIGHT	None ¹	100'	125'	80'	175' ¹	175' ¹	80'
DESIGN STANDARDS	Subject to §10-503	Subject to §10-503	Subject to §10-503	Subject to §10-503	Subject to §10-503	Subject to §10-503	Subject to §10-503
MINIMUM YARD REQUIREMENTS							
FRONT YARD	0' build-to line A front yard may be approved by conditional use	None required, but all development subject to site plan review	0' build-to line A front yard may be approved by conditional use	0' build-to line A front yard may be approved by conditional use	0' build-to line A front yard may be approved by conditional use	0' build-to line A front yard may be approved by conditional use	0' build-to line A front yard may be approved by conditional use
INTERIOR SIDE YARD	None	None	None	None	None	None	None
CORNER SIDE YARD	0' build-to line A corner side yard may be approved through the conditional use process	None required, but all development subject to site plan review approval	0' build-to line A corner side yard may be approved through the conditional use process	0' build-to line A corner side yard may be approved through the conditional use process	0' build-to line A corner side yard may be approved through the conditional use process	0' build-to line A corner side yard may be approved through the conditional use process	0' build-to line A corner side yard may be approved through the conditional use process
REAR YARD	None	None	None	None	None	None	None

TABLE 10-401: FOOTNOTES

¹ Subject to §10-403(f) for special building height provisions

² Where Table 10-401 does not indicate a separate standard for age-restricted housing or residential care facilities, the multi-family standards apply.

TABLE 10-503 (K): C-5 DISTRICT DESIGN CRITERIA

DESIGN CRITERIA	C-5-DC	C-5-IH	C-5-DE	C-5-HT	C-5-TO	C-5-HS	C-5-G
Building design should reflect a distinct base, middle and top design.				X	X	X	
Incorporate design proportions within buildings so that all components of a building appear part of a unified whole.	X	X	X	X	X	X	X
Building design and siting should promote a pedestrian-orientation and pedestrian circulation.	X	X	X	X	X	X	X
Open space design should promote visually pleasing, safe and active space which emphasizes view, pedestrian access and solar exposure.	X	X	X	X	X	X	X
Building location and design should emphasize sustainability through convenient transit access, designs to collect stormwater runoff, landscape and façade design to minimize energy use, and adherence to LEED design principles.	X	X	X	X	X	X	X
Encourage signs scaled to the building design, appropriate to the street environment and oriented to both pedestrians and vehicles on streets.	X		X	X	X	X	X
Minimize the number of curb cuts and locate such to reduce the adverse impact upon the safety and comfort of pedestrians.	X	X	X	X	X	X	
Visually integrate parking facilities with surrounding development and encourage the active use of ground floors of parking structures.	X	X	X	X	X	X	X
Locate or screen service areas for trash, loading docks and mechanical equipment away from the street and/or pedestrian view.	X	X	X	X	X	X	X
The “tops” of new high-rise buildings in excess of 175’ are encouraged to incorporate unique and distinctive designs, which create a distinctive and interesting Baltimore skyline. Examples of this type of “top” design include tops which exhibit a taper, pinnacle, sculptural or vertically punctuated condition, as shown in Figure 10-5: Building “Tops.”	X		X	X	X	X	
The siting and design of buildings and structures shall consider the impact upon the present extent of views of iconic areas and buildings from within and into the downtown that define the image of the downtown. These include: Basilica of the Assumption, Bromo-Seltzer Tower, City Hall, Inner Harbor, Shot Tower, War Memorial, Washington Monument	X	X	X	X	X	X	X
Adhere to the guidelines of the West Side Strategic Plan, Part 11: Urban Design Guidelines.						X	
Adhere to the guidelines of the Pratt Street Plan for all development on Pratt Street.	X	X					

TABLE 11-301: PERMITTED AND CONDITIONAL USES IN THE INDUSTRIAL ZONING DISTRICTS

USE ¹	DISTRICTS						USE STANDARDS
	OIC	BSC	I-MU	I-1	I-2	MI	
RESIDENTIAL USE							
Dwelling: Above the Ground Floor		P	P				
Dwelling: Rowhouse		P					
Dwelling: Multi-Family		P	P				Subject to §14-327
Residential Care Facility		P	P				Subject to §14-333
Residential Care Facility , 17 or larger		C	C				
Live-Work Dwelling			P	C			
INSTITUTIONAL USE							
Cultural Facility			C				Subject to §14-308
Educational Facility: Post-Secondary	C	C	C				
Educational Facility: Primary and Secondary		P	P				
Educational Facility: Commercial-Vocational	C	C	C	C	C	C	
Government Offices	C	C	C	C	C	C	
Government Facilities: Public Works	P	P	P	P	P	P	
Homeless Shelter			C				
Hospital		P	C				
OPEN SPACE & AGRICULTURAL USE							
Parks and Playgrounds	P	P	P				
Community-Managed Open Space	P	P	P				Subject to §14-307
Urban Agriculture	P	P	P	P			Subject to §14-337
COMMERCIAL USE							
Animal Clinic			P	P			
Art Gallery			P				
Arts Studio			P				
Arts Studio: Industrial	P		P	P			
Body Art Establishment			P				
Banquet Hall	C		P	C			
Broadcasting Station (TV or Radio)	P		P	P			
Car Wash				P	P		
Carry Out		P	P	C	C		
Day-Care Center: Adult or Child	P	P	P	P ²	P ²	P ²	Subject to §14-309
Drive-Through Facility	C						Subject to §14-311
Entertainment: Indoor		P	P				Subject to §14-312
Entertainment: Live (Standalone Establishment)			C				Subject to §14-319
Entertainment : Live– Secondary to Restaurant, Tavern, Arts Studio or Art Gallery		C	C				Subject to §14-319
Financial Institution	P ³	P	P				
Gas Station				C	C		Subject to §14-314
Greenhouse/Nursery		P	P	P			

¹ The terms in this column (“Use”) are defined in Title 1 (Definitions).

² Allowed only when secondary to developments of large office structures, research and development facilities, and/or manufacturing uses, and integrated into the larger development to serve the employees.

TABLE 11-301: PERMITTED AND CONDITIONAL USES IN THE INDUSTRIAL ZONING DISTRICTS

USE ¹	DISTRICTS						USE STANDARDS
	OIC	BSC	I-MU	I-1	I-2	MI	
Heavy Retail, Rental or Service			P	C			
Kennel			C	P			Subject to §14-317
Lodging: Hotel/Motel	P	P	C				
Medical/Dental Clinic	P	P	P				
Motor Vehicle Service and Repair, Major			P	P			Subject to §14-326
Motor Vehicle Service and Repair, Minor			P	P			Subject to §14-326
Office	P	P	P	P ^{3,4}	P ^{3,4}	P ^{3,4}	
Outdoor Dining		P	P				Subject to §14-329
Recreation: Indoor		P	P				Subject to §14-312
Recreation: Outdoor			C				Subject to §14-312
Personal Services Establishment	P ³	P	P	☒			
Restaurant	P ³	P	P	C	C		
Retail Goods Establishment – No Alcohol Sales	C	P	P	C			
Retail Goods Establishment – With Alcohol Sales		P	C	C			Subject to §14-335
Lodge or Social Club			P	C	C	C	Subject to §14-320
Tavern		P	C	C	C		
Truck Repair				P	P		
INDUSTRIAL USE							
Alternative Energy: Commercial	P	P	P	P	P		
Boat Manufacturing, Repair and Sales			C	P	P	C	Subject to §14-303
Composting: Commercial				C	P		
Contractor Storage Yard				P	P		Subject to §14-330
Food Processing: Light	P		P	P			
Freight Terminal				P	P	P	
Heliport		C		C	C		
Heliport		C		C	C		
Industrial Boat Repair Facility					P	P	Subject to §14-323
Industrial: Light	P	P	P	P	P		
Industrial: General					P	C	Subject to §14-315
Industrial: Maritime-Dependent					P	P	
Landfill: Industrial					C		Subject to §14-318
Marina: Dry Storage			C	P	P		Subject to §14-323
Marine Terminal					P	P	
Materials Recovery Facility					P		Subject to §14-324
Mini-Warehouse			P	P			
Motor Vehicle Operation Facility				P	P		
Movie Studio	P		P	P	P		
Outdoor Storage Yard				P	P	P	Subject to §14-330
Passenger Terminal			P	P	P	P	

³ Allowed only when secondary to principal industrial uses.

⁴ All legally established office uses as of the date of adoption of this Code are deemed conforming and are not required to be secondary to principal industrial use.

TABLE 11-301: PERMITTED AND CONDITIONAL USES IN THE INDUSTRIAL ZONING DISTRICTS

USE ¹	DISTRICTS						USE STANDARDS
	OIC	BSC	I-MU	I-1	I-2	MI	
Recyclable Materials Recovery Facility				P	P		
Research and Development	P	P	P	P	P	P	
Resource Recovery Facility					C		Subject to §14-334
Shipyards					P	P	
Recycling and Refuse Collection Facility				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 Systems: Community-Based	P	P	P	P	P	P	Subject to §14-306
Parking Lot (Principal Use)	P	P	C	P	P	P	Subject to §14-331
Parking Structure (Principal Use)	P	P	P	P	P	P	Subject to §14-331
Planned Unit Development	C	C	C				Subject to Title 13
Utilities	C	C	C	C	C	C	Subject to §14-338
Wireless Telecommunications Antenna	C, P ⁵	Subject to §14-339					
Wireless Telecommunications Facility	C	C	C	C	C	C	Subject to §14-339
Wireless Telecommunications Tower	C	C	C	C	C	C	Subject to §14-339

⁵ Only wireless telecommunications antennas that comply with the stealth design standards of §14-339 (Wireless Telecommunications Antenna, Facility and Tower) are considered permitted uses.

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

		OIC	BSC	I-MU	I-1	I-2	MI
BULK REGULATION							
MINIMUM LOT AREA		Minimum District Size: 1 acre Minimum Lot Area: None	Minimum District Size: 1 acre Minimum Lot Area: Residential Uses: 300sf/du All Other Uses: None	5,000sf Residential Uses: 300sf/du	10,000sf	20,000sf	20,000sf
MAXIMUM BUILDING HEIGHT		60'	150'; residential uses are allowed additional height above 150' (no limit) by conditional use	60'	60'	None, unless adjacent to a residential district or the OR, C-1, C-2 & C-3 Districts, then a 60' limitation for the first 50' adjacent to that district	None, unless adjacent to a residential district or the OR, C-1, C-2 & C-3 Districts, then a 60' limitation for the first 50' adjacent to that district
DESIGN STANDARDS		Subject to §11-501	Subject to §11-501		Subject to §11-502		

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

MINIMUM YARD REQUIREMENTS	OIC	BSC	I-MU	I-1	I-2	MI
FRONT YARD	None	None	None, but all outdoor storage areas that abut the street must be set back 10'	10'	10'	10'
FRONT PERIMETER YARD	10'	10'				
INTERIOR SIDE YARD	None, unless abutting residential district, then 10'	None, unless abutting residential district, then 10'	None required, but a minimum of 10' if provided	None, unless abutting a Residential District or OR District, then 10'	None, unless abutting a Residential District or OR, C-1, C-2 or C-3 District, then 20'	None, unless abutting a Residential District or OR, C-1, C-2 or C-3 District, then 20'
CORNER SIDE YARD	None	None	None, but all outdoor storage areas that abut the street must be set back 10'	10'	10'	10'
CORNER SIDE PERIMETER YARD	10'	10'				
REAR YARD	None, unless abutting residential district, then 15'	None, unless abutting residential district, then 15'	None, unless abutting residential district, then 15'	None, unless adjacent to a residential district or the OR, C-1, C-2 & C-3 Districts, then 30'	None, unless adjacent to a residential district or the OR, C-1, C-2 & C-3 Districts, then 30'	None, unless adjacent to a residential district or the OR, C-1, C-2 & C-3 Districts, then 30'
BUFFER YARD REQUIREMENT			Where a landscaped buffer yard is required by the Landscape Manual between an industrial use & a non-industrial use, the more recent use must provide the buffer yard ¹	Where a landscaped buffer yard is required by the Landscape Manual between an industrial use & a non-industrial use, the more recent use must provide the buffer yard ¹	Where a landscaped buffer yard is required by the Landscape Manual between an industrial use & a non-industrial use, the more recent use must provide the buffer yard ¹	Where a landscaped buffer yard is required by the Landscape Manual between an industrial use & a non-industrial use, the more recent use must provide the buffer yard ¹

TABLE 12-301: PERMITTED AND CONDITIONAL USES IN OFFICE RESIDENTIAL ZONING DISTRICT

USE¹	OR	USE STANDARDS
RESIDENTIAL USE		
Day-Care Home: Adult or Child	P	Subject to §14-310
Dwelling: Detached	P	
Dwelling: Semi-Detached	P	
Dwelling: Rowhouse	P	
Dwelling: Multi-Family	P	Subject to §14-327
Fraternity, Sorority House	C	Subject to §14-312
Residential Care Facility	P	Subject to §14-333
Residential Care Facility, 17 or larger	C	
Rooming House	C	
INSTITUTIONAL USE		
Cultural Facility	P	Subject to §14-308
Educational Facility: Primary and Secondary	P	
Government Offices	P	
Place of Worship	P	Subject to §14-332
COMMERCIAL USE		
Bed and Breakfast	C	Subject to §14-302
Broadcasting Station (TV or Radio)	C	
Medical/Dental Clinic	P	
Neighborhood Commercial Establishment	C	Subject to §14-328
Office	P	
Lodge or Social Club	C	Subject to §14-320
OPEN SPACE USE		
Community-Managed Open Space	P	Subject to §14-307
Parks and Playgrounds	P	
Urban Agriculture	C	Subject to §14-337
OTHER		
Parking Lot (Principal Use)	C	Subject to §14-331
Parking Structure (Principal Use)	C	Subject to §14-331
Planned Unit Development	C	Subject to Title 13
Utilities	C	Subject to §14-338
Wireless Telecommunications Antenna	C, P ²	Subject to §14-339
Wireless Telecommunications Facility	C	Subject to §14-339
Wireless Telecommunications Tower	C	Subject to §14-339

¹ The terms in this column (“Use”) are defined in Title 1 (Definitions).

² Only wireless telecommunications antennas that comply with the stealth design standards of §14-339 (Wireless Telecommunications Antenna, Facility and Tower) are considered permitted uses.

TABLE 12-302: OFFICE RESIDENTIAL ZONING DISTRICT BULK AND YARD REGULATIONS		
OR SUBDISTRICTS		
	OR-1	OR-2
BULK REGULATIONS		
MINIMUM LOT AREA	550sf/du	200sf/du
MAXIMUM BUILDING HEIGHT	40'; however 60' may be allowed by conditional use permit	100'
MINIMUM YARD REGULATIONS		
FRONT YARD	None	None
INTERIOR SIDE YARD	None required, but a minimum of 10' if provided	None required, but a minimum of 10' if provided
CORNER SIDE YARD	10'	None
REAR YARD	10'	10'

TABLE 12-402: PERMITTED AND CONDITIONAL USES IN THE TOD DISTRICTS

USE¹	TOD-1	TOD-2	TOD-3	TOD-4	USE STANDARDS
RESIDENTIAL USE					
Dwelling: Above the Ground Floor	P	P	P	P	
Dwelling: Multi-Family	P	P	P	P	Subject to §14-327
Dwelling: Rowhouse	P	P	P	P	
Residential Care Facility	P	P	P	P	Subject to §14-333
Residential Care Facility, 17 or larger	C	C	C	C	
INSTITUTIONAL USE					
Community Center	P	P	P	P	
Cultural Facility	P	P	P	P	Subject to §14-308
Government Offices	P	P	P	P	
Educational Facility: Primary/Secondary	P	P	P	P	
Educational Facility: Commercial-Vocational	P	P	P	P	
Educational Facility: Post-Secondary	P	P	P	P	
Homeless Shelter	P	C	P	C	
Place of Worship		P		P	Subject to §14-332
OPEN SPACE AND AGRICULTURAL USE					
Community-Managed Open Space	P	P	P	P	Subject to §14-307
Parks and Playgrounds		P		P	
COMMERCIAL USE					
Animal Clinic	P		P	P	Subject to §14-317
Art Gallery	P	P	P	P	
Arts Studio		P		P	
Banquet Hall		P		P	
Day-Care Center: Adult or Child	P	P	P	P	Subject to §14-308
Entertainment : Indoor		P		P	Subject to §14-312
Entertainment: Live		P		P	Subject to §14-319
Financial Institution		P		P	
Health Center	P	P	P	P	
Hotel/Motel		P		P	
Kennel				C	Subject to §14-317
Medical/Dental Clinic	P	P	P	P	
Office	C	P	C	P	
Outdoor Dining	P	P	P	P	Subject to §14-329
Personal Services Establishment	P	P	P	P	
Recreation: Indoor		P		P	Subject to §14-312
Restaurant	P ²	P	P ³	P	
Retail Goods Establishment – No Alcohol Sales	P ³	P	P ³	P	
Retail Goods Establishment – With Alcohol Sales		P		P	Subject to §14-335
Lodge or Social Club		P		P	Subject to §14-320
Tavern	C	P	C	P	
OTHER					
Parking Lot (Principal Use)	C	C	C	C	Subject to §14-331
Parking Structure (Principal Use)	C	C	C	C	Subject to §14-331
Planned Unit Development	C	C	C	C	Subject to Title 13

¹ The terms in this column (“Use”) are defined in Title 1 (Definitions).

² Limited to 5,000 sf in gross floor area.

TABLE 12-402: PERMITTED AND CONDITIONAL USES IN THE TOD DISTRICTS

USE¹	TOD-1	TOD-2	TOD-3	TOD-4	USE STANDARDS
Utilities	C	C	C	C	Subject to §14-338
Wireless Telecommunications Antenna	C	C, P ³	C	C, P ⁴	Subject to §14-339
Wireless Telecommunications Facility		C		C	Subject to §14-339
Wireless Telecommunications Tower		C		C	Subject to §14-339

³ Only wireless telecommunications antennas that comply with the stealth design standards of §14-339 (Wireless Telecommunications Antenna, Facility and Tower) are considered permitted uses.

TABLE 12-403: TOD DISTRICTS BULK AND YARD STANDARDS

BULK AND YARD REQUIREMENTS	TOD-1	TOD-2	TOD-3	TOD-4
BULK REGULATIONS				
MINIMUM LOT AREA	Residential: 1,200sf/du Other Uses: None	None	Residential: 1,200sf/du Other Uses: None	None
MINIMUM LOT WIDTH	None	None	None	None
MINIMUM BUILDING HEIGHT	24' or 2 stories	24' or 2 stories	24' or 2 stories	24' or 2 stories
MAXIMUM BUILDING HEIGHT	60' or 5 stories	60' or 5 stories 100'	100'; additional height above 100' (no limit) is permitted by conditional use 60' or 5 stories	100'; additional height above 100' (no limit) is permitted by conditional use
YARD REQUIREMENTS				
FRONT YARD¹	None required, but if provided a maximum of 5'	None required, but if provided a maximum of 5'	None required, but if provided a maximum of 5'	None required, but if provided a maximum of 5'
INTERIOR SIDE YARD	None	None	None	None
CORNER SIDE YARD	None	None	None	None
REAR YARD	15'	15'	15'None	15'None

TABLE 12-403 FOOTNOTES:

¹ The front yard may be increased if a courtyard, plaza or seating area is incorporated into the development adjacent to the public street.

TABLE 12-502: EDUCATIONAL CAMPUS DISTRICT BULK AND YARD REGULATIONS	
EC-1 AND EC-2 DISTRICT	
BULK REGULATIONS	
MINIMUM LOT AREA	2 acres or 1 City block
MAXIMUM BUILDING HEIGHT	65'
MINIMUM YARD REGULATIONS	
FRONT YARD	None
FRONT PERIMETER YARD	10'
INTERIOR SIDE YARD	None, unless abutting residential district, then 10'
CORNER SIDE YARD	None
CORNER SIDE PERIMETER YARD	10'
REAR YARD	None, unless abutting residential district, then 15'

TABLE 12-602: HOSPITAL CAMPUS DISTRICT BULK AND YARD REGULATIONS	
HC DISTRICT	
BULK REGULATIONS	
MINIMUM LOT AREA	2 acres or 1 City block
MAXIMUM BUILDING HEIGHT	<p>When adjacent to R-1 to R-8 Districts: 40' at district boundaries and then may rise at a 45° angle to a maximum height of 150'</p> <p>When adjacent to C-1 to C-4 Districts and R-9 and R-10 Districts: 65' at district boundaries and then may rise at a 45° angle to a maximum height of 150'</p> <p>When adjacent to all other districts: 150'</p>
MINIMUM YARD REGULATIONS	
FRONT YARD	None
FRONT PERIMETER YARD	10'
INTERIOR SIDE YARD	None, unless abutting residential district, then 10'
CORNER SIDE YARD	None
CORNER SIDE PERIMETER YARD	10'
REAR YARD	None, unless abutting residential district, then 15'

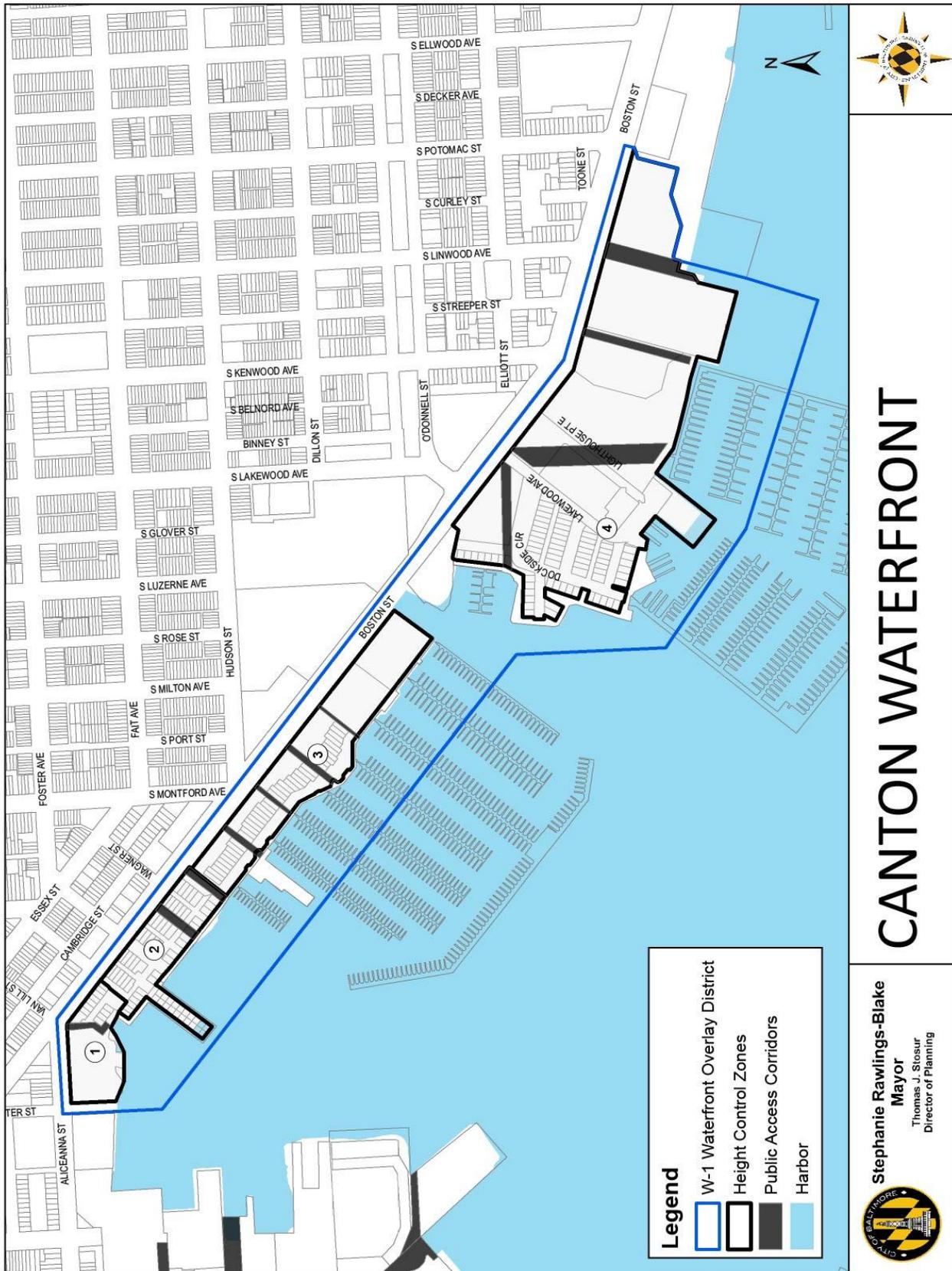


Table 12-903 (1) Canton - Page 2 of 3

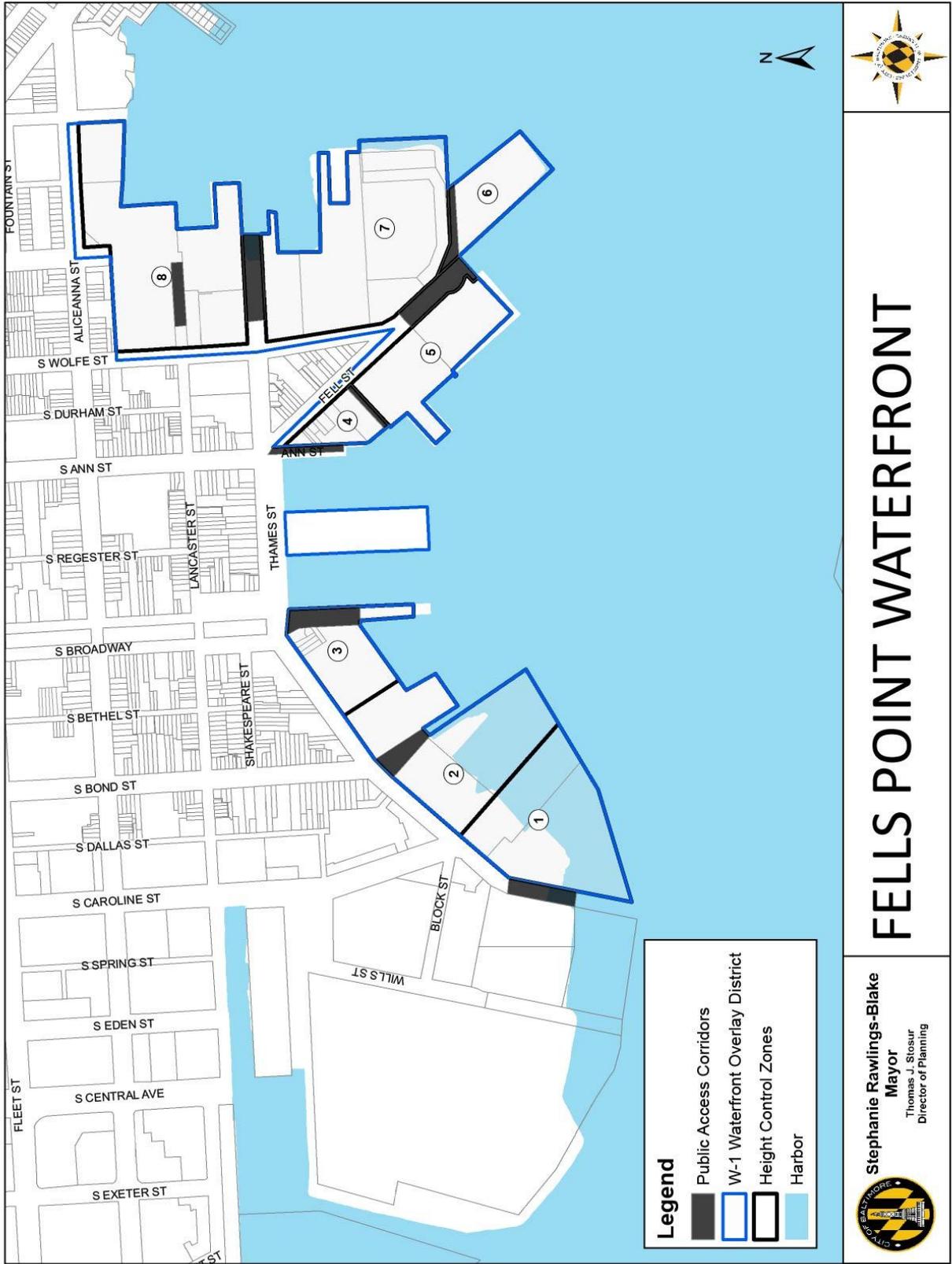
Height Limitations - The height of structures along the waterfront shall not exceed 35 feet, except in Areas 1 through 4. Height controls are provided in Areas 1 through 4 to minimize the impact of building heights on adjacent neighborhoods. Specific locations for higher buildings are provided, as well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

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

Table 12-903 (1) Canton - Page 3 of 3

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

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



FELLS POINT WATERFRONT

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

Table 12-903 (2) Fells Point – Page 2 of 3

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

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

Table 12-903 (2) Fells Point – Page 3 of 3

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

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

Table 12-903 (3) Key Highway Page 2 of 3

Key Highway Height Controls	
Area	Height Limitations
1	<p>Average height of the built area shall not exceed 290 feet above Mean Low Tide</p> <p>Maximum height of 58 feet in the area north of the eastward extension of Grindall Street and Key Highway</p> <p>Rooftop mechanical equipment may exceed such a maximum permitted elevations, as approved by DHCD</p>
2	<p>Stepbacks:</p> <p>Maximum Base Building Height – 60’</p> <p>Minimum Building Height along Key Highway – 35’</p> <p>15’ stepback for building above 40’ along Key Highway</p> <p>Towers (building above 60’ base building height):</p> <p>Maximum Floor-plates above 60’ – 11,000 Gross Square Feet (GSF)</p> <p>Spaced no less than 100’ from another tower</p> <p>Maximum Total Building Height – 140’</p>

View Corridors/Public Access: (since they are different in the Key Highway South URP)

View corridors must be a minimum of 60 feet wide and include a minimum of 20 feet permanently constructed hardscape that connects the public sidewalk along Key Highway to the Public Promenade.

Public access ways must be a minimum of 20 feet in width and must be permanently constructed hardscape.

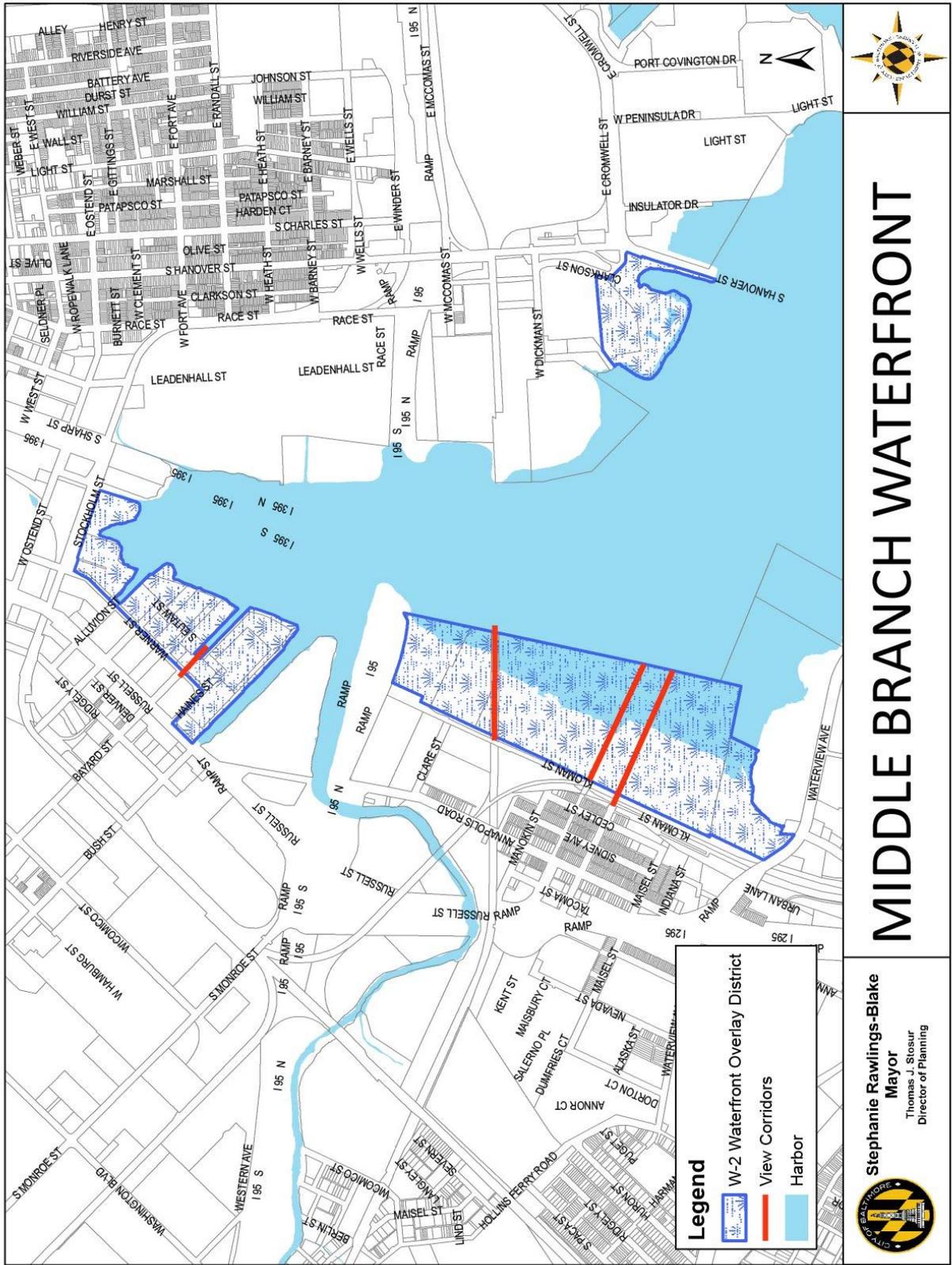
Area 1 (Key Highway East): The roof of any structure shall not exceed Elevation 290 feet above Mean Low Tide, as defined by the Baltimore Survey Control System; provided, however, that within that portion of Development Area A located between the northern boundary of Development Area A and the eastward extension of Grindall Street through development Area A, the roof of any structure shall not exceed Elevation 58 feet above Mean Low Tide, as defined by the Baltimore Survey Control System. Rooftop mechanical equipment may exceed such a maximum permitted elevations, as approved by DHCD.

Area 2 (Key Highway South):

Table 12-903 (3) Key Highway Page 3 of 3

Key Highway Public Access/View Corridors	
Area	Height Limitations
1	<p>Pedestrian Access: Public pedestrian access shall be provided from Key highway to the water's edge from at least six points on Key highway, as shown generally on Exhibit E. In addition, a public promenade (including paving, lighting, benches, planting, etc.) of no less than 30 feet in width shall be provided continuously along the water's edge throughout the site as shown on Exhibit E. An easement or other legally enforceable mechanism for public circulation shall be established for the required promenade. In limited areas, where it can be demonstrated that it is functionally and economically justified, the Commissioner may allow a promenade of lesser width, or a reasonable setback from the edge. Public pedestrian access on private property shall be subject to such reasonable rules and regulations as may be promulgated by the owner of such property and agreed to by DHCD.</p>
2	<p>View corridors must be a minimum of 60 feet wide and include a minimum of 20 feet permanently constructed hardscape that connects the public sidewalk along Key Highway to the Public Promenade.</p> <p>Public access ways must be a minimum of 20 feet in width and must be permanently constructed hardscape.</p>

Table 12-903 (4) Middle Branch Page 1 of 1



MIDDLE BRANCH WATERFRONT

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



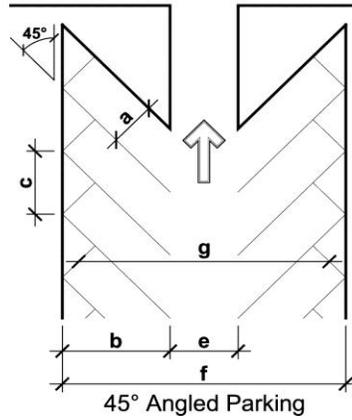
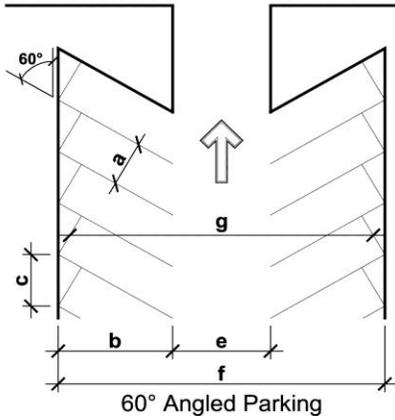
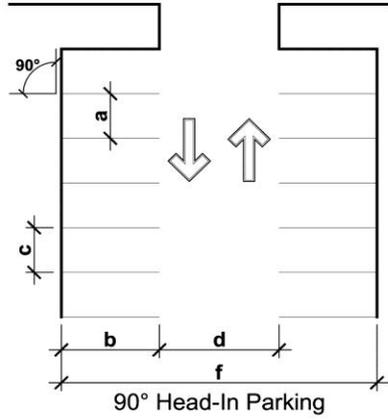
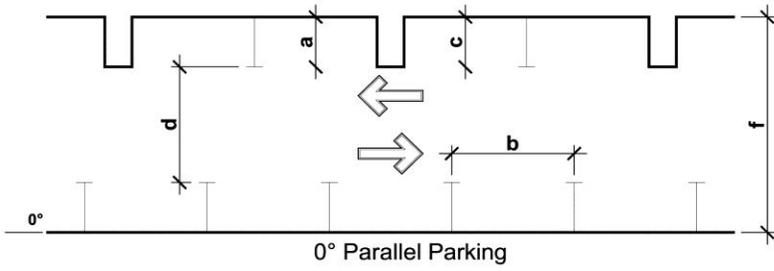
TABLE 15-601: PERMITTED ENCROACHMENTS

PERMITTED ENCROACHMENT	FRONT YARD, CORNER SIDE YARD	INTERIOR SIDE YARD	REAR YARD
Accessibility Ramps	X	X	X
Amateur (HAM) Radio Equipment (§15-502) – Not Including Tower Structures	X	X	X
Amateur (HAM) Radio Equipment (§15-502) – Tower Structures			X
Arbors or Trellises, attached to principal structure	X	X	X
Arbors or Trellises, freestanding			X
Awnings (Non-Sign Awnings), Sun Shades or Canopies (for a window, porch or door) - No more than 3' into a required yard	X	X	X
Chimneys - No more than 2' into a required yard	X	X	X
Compost Pile - Located in rear yard only & required to be within a bin (open air composting prohibited) - 3' from any lot line			X
Cornices, Eaves, Belt Courses, Sills, 1-Story Bay Windows, and Similar Architectural Features - No more than 2' into a required yard	X	X	X
Deck or Balcony - No more than 5' from a front or corner side lot line	X	X	X
Exterior Stairwell - No more than 4' into a required yard			X
Fences and Walls - Limited to 3.5' in height in front & corner side yards - Limited to 6' in height in rear & interior side yards	X		
Fire Escapes	X – corner side yard only	X	X
Flagpoles	X	X	X
Garages, Detached (§15-506)			X
Greenhouses and Hoop-Houses (§15-507)			X
Laundry-Drying Equipment			X
Lawn Furniture (benches, sun dials, bird baths, etc.)	X	X	X
Mechanical Equipment (§15-509)	X	X	X
Ornamental Lighting (§15-505) - At least 5' from any lot line	X	X	X
Outdoor Fireplace			X
Playground Equipment and Playhouses	X – corner side yard only	X	X

Porches, Unenclosed, with or without roof (§15-512) - No more than 1 story in height - No more than 8' into a required yard	X	X	X
Rain Barrels and Above-Ground Cisterns	X	X	X
Recycling Collection Station (§15-514)			X
Refuse Disposal Dumpsters and Refuse Storage Areas (§15-515)		X	X
Satellite Dish Antenna, 1 meter or less in diameter (§15-516)	X	X	X
Satellite Dish Antenna, more than 1 meter in diameter (§15-516)		X - non-residential districts only	X
Solar Alternative Energy System – ground-mounted (§15-517)	X	X	X
Steps, Open and Stoops	X	X	X
Swimming Pools			X
Tennis Courts			X
Terraces and Patios, open	X	X	X
Tool Houses, Sheds and Similar Structures for the Storage of Accessory Supplies			X
Wind Alternative Energy System (§15-519)			X

TABLE 15-601: PERMITTED ENCROACHMENTS

PERMITTED ENCROACHMENT	FRONT YARD, CORNER SIDE YARD	INTERIOR SIDE YARD	REAR YARD
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Parking Angle x°	MINIMUM DIMENSIONS						
	Stall Width (a)	Stall Depth (b)	Skew Width (c)	Aisle Width <i>Two-Way</i> (d)	Aisle Width <i>One-Way</i> (e)	Overall Module (f)	Wheel Stop (g)
	0° (Parallel)	9	18'	9'	22'	11'	41'
90° (Head-In)	9'	18'	9'	22'	20'	58'	-
60°	9'	21'	9.8'	-	18'	60'	55.75'
45°	9'	19.8'	12'	-	12.5'	52'	46'

Table 16-402 Off-Street Parking Dimension

TABLE 16-501: COLLECTIVE PARKING CALCULATION

LAND USE	Weekday			Weekend		
	Mid-7am	7am-6pm	6pm-Mid	Mid-7am	7am-6pm	6pm-Mid
Residential	100%	55%	85%	100%	65%	75%
Commercial	0%	100%	80%	0%	100%	60%
Restaurant	50%	70%	100%	45%	70%	100%
Hotel/Motel	100%	50%	90%	100%	65%	80%
Movie Theater	0%	70%	100%	5%	70%	100%
Office	5%	100%	5%	0%	40%	10%
Industrial	5%	100%	5%	0%	60%	10%

TABLE 16-404B: DRIVEWAY STANDARDS

USE	RADIUS	MAXIMUM DRIVEWAY WIDTH
Residential for up to 5 spaces	10 feet	10 feet
Residential more than 5 spaces	10 feet	24 feet
Commercial, One-way	10 feet	18 feet
Commercial, Two-way	15 feet	36 feet
Industrial	30 feet	40 feet

TABLE 16-406A: REQUIRED OFF-STREET PARKING

USE	PARKING REQUIREMENTS
Adult Use	3 per 1,000sf GFA
Alternative Energy System	2 per 1,000sf of office area
Animal Hospital	1 per exam room
Art Gallery	1 per 1,000sf GFA
Arts Studio	1 per 2,000sf of studio area
Arts Studio - Industrial	1 per 2,000sf of studio area
Auditorium	1 per 10 persons of fire rated capacity
Bail Bond Establishment	2 per 1,000sf of GFA
Banquet Hall	1 per 10 persons of rated capacity
Boat Manufacturing, Repair and Sales	1 per 4 employees on maximum shift + 1 per company vehicle maintained on the premises
Body Art Establishment	1 per 1,000sf GFA
Broadcasting Station (TV or Radio)	1 per 2 employees on maximum shift + 1 per company vehicle maintained on the premises
Carry-Out Food Shop	2 per 1,000sf GFA + 3 stacking spaces per drive-through lane (where applicable)
Car Wash	2 per bay
Cemetery	2 per 1,000sf of office + 1 per 4 persons of fire rated capacity in chapel
Check Cashing Establishment	2 per 1,000sf of GFA
Community Center	1 per 10 persons of fire rate capacity
Contractor Storage Yard	2 per 1,000sf GFA of office and public use area
Convention Center	1 per 10 persons of rated capacity
Country Club	Cumulative: determined by uses within development (golf course, restaurant, etc.)
Cultural Facility	1 per 4,000sf of floor area
Day-Care Center: Adult or Child	1 per 4 employees on maximum shift
Driving Range	1.5 per tee stand
Dwelling: Above the Ground Floor	1 per dwelling unit
Dwelling: Caretaker's	1 per dwelling unit
Dwelling: Multi-Family	1 per dwelling unit
Dwelling: Multi-Family – Age-Restricted Housing	1 per 2 dwelling units
Dwelling, Rowhouse	1 per dwelling unit
Dwelling: Detached	1 per dwelling unit
Dwelling: Semi-Detached	1 per dwelling unit
Educational Facility: Primary and Secondary	1 per 4 teachers and employees + 1 per 50 students based on the greatest number of student enrollment permitted
Educational Facility: Post-Secondary	1 per 4 teachers and employees + 1 per 25 students based on the greatest number of student enrollment permitted
Educational Facility: Commercial-Vocational	1 per 4 teachers and employees + 1 per 25 students based on the greatest number of student enrollment permitted + 1 per facility vehicle if outdoor component is present such as a driving track
Entertainment : Indoor	1 per 10 persons of rated capacity
<i>Movie Theater</i>	<i>1 per 4 seats for first 400 seats + 1 per 6 seats after first 400</i>
Entertainment : Live (Standalone)	1 per 10 of fire rated capacity
Financial Institution	2 per 1,000sf + 2 stacking spaces per drive-through lane
Food Processing: Light	1 per 4 employees on maximum shift or 1 per 1,000sf of GFA, whichever is less
Fraternity, Sorority House	When used for residence: 1 per 2 bedrooms
Freight Terminal	1 per 20,000sf GFA of warehouse space + 2 per 1,000sf of office space

TABLE 16-406A: REQUIRED OFF-STREET PARKING

USE	PARKING REQUIREMENTS
Funeral Home	2 per 1,000sf of office +1 per 4 fire rated capacity in chapel + 1 per company or business vehicle maintained on the premises
Gas Station	1 per 1,000sf GFA of accessory retail
Golf Course	3 per hole
Government Offices	2 per 1,000sf GFA
Government Facilities: Public Works	1 per 1,000sf of office area and public use area + 1 per government vehicle maintained on the premises
Greenhouse/Nursery	2 per 1,000sf GFA including outdoor sales and display area
Health Center	2 per 1,000sf of public use area
Heavy Retail, Rental or Service	1 per 4 employees on maximum shift or 1 per 1,000sf of GFA, whichever is less
Horse Stable	1 per 5 stalls
Hospital	1 per 10 hospital beds + 1 per 4 employees including staff doctors on maximum shift + 1 per 2 exam rooms in medical offices
Hotel/Motel	1 per 4 rooms
Industrial Boat Repair Facility	1 per 4 employees on maximum shift or 1 per 1,000sf of GFA, whichever is less
Industrial: General	1 per 4 employees on maximum shift or 1 per 1,000sf of GFA, whichever is less
Industrial: Light	1 per 4 employees on maximum shift or 1 per 1,000sf of GFA, whichever is less
Industrial: Maritime-Dependent	1 per 4 employees on maximum shift or 1 per 1,000sf of GFA, whichever is less
Kennel	2 per 1,000sf of public waiting area
Landfill: Industrial	1 per 4 employees on maximum shift or 1 per 1,000sf of office area, whichever is less
Live-Work Dwelling	1 per dwelling unit
Marina: Dry Storage	1 per 4 slips (During the off-season, September 15 to May 14, the parking area may be used for the storage of boats, trailers, or other related materials, as long as at least 10% of required parking remains)
Marina: Recreational	1 per 2 slips
Marina: Recreational Marina	1 per 2 slips
Marine Terminal	1 per 4 employees on maximum shift or 1 per 1,000sf of GFA, whichever is less
Materials Recovery Facility	1 per 4 employees on maximum shift or 1 per 1,000sf of office area, whichever is less
Medical/Dental Clinic	3 per 1000 sf GFA
Mini-Warehouse	1 per 50 storage units
Motor Vehicle Dealership	1 per 1,000sf GFA
Motor Vehicle Operation Facility	1 per 4 employees on maximum shift or 1 per 1,000sf of office area, whichever is less
Motor Vehicle Rental Establishment	2 per 1,000sf of public waiting & office area + 1 per company vehicle maintained on the premises
Motor Vehicle Service and Repair, Major or Minor	2 spaces per service bay
Movie Studio	1 per 4 employees on maximum shift or 1 per 1,000sf of office area, whichever is less
Office	1 per 800sf GFA
Outdoor Storage Yard	1 per 1,000sf GFA of office & public use area
Passenger Terminal	3 per 1,000sf GFA
Pawn Shop	2 per 1,000 GFA
Personal Services Establishment	2 per 1,000 GFA
Place of Worship	1 per 4 persons of rated capacity or 1 per 8 persons of fire rated capacity for place of worship whose worshipers are required to walk to worship because of religious tenant + parking required for additional uses on-site as per this table

TABLE 16-406A: REQUIRED OFF-STREET PARKING

USE	PARKING REQUIREMENTS
Printing Establishment	1 per 4 employees on maximum shift or 1 per 1,000sf of GFA, whichever is less
Racetrack	1 per 10 persons of rated capacity
Recreation: Outdoor	2 per 1,000sf of public use area – this does not include the actual play field or pool
Recreational Vehicle Dealership	1 per 1,000sf GFA
Research and Development	1 per 4 employees on maximum shift or 1 per 1,000sf of GFA, whichever is less
Residential Care Facility	1 per 4 employees on maximum shift plus 1 per 6 residents. However if the facility does not permit residents to have vehicles at the facility, the facility need not provide off street parking spaces for residents
Resource Recovery Facility	1 per 4 employees on maximum shift or 1 per 1,000sf of office area, whichever is less
Restaurant	1 per 100sf of indoor public seating area + 3 stacking spaces per drive-through lane (where applicable)
Retail Goods Establishment	2 per 1,000sf GFA
Rooming House	1 per 2 units
Shipyard	1 per 4 employees on maximum shift or 1 per 1,000sf of GFA, whichever is less
Lodge or Social Club	1 per 10 persons of rated capacity
Stadium	1 per 10 persons of rated capacity
Tavern	1 per 100sf of indoor public seating area
Transfer Station/Refuse Collection Facility	1 per 4 employees on maximum shift or 1 per 1,000sf of office area, whichever is less
Truck Repair	2 truck-sized parking space per service bay + 1 per 4 employees on maximum shift
Truck Stop	1 truck-sized parking space per 5,000sf of site area + 1 per 4 employees on maximum shift
Truck Terminal	1 per 4 employees on maximum shift or 1 per 1,000sf of office area, whichever is less
Warehouse	1 per 20,000sf GFA of warehouse space + 2 per 1,000sf of office space
Waterfreight Terminal	1 per 4 employees on maximum shift or 1 per 1,000sf of GFA, whichever is less
Wholesale Goods Establishment	1 per 4 employees on maximum shift or 1 per 1,000sf of GFA, whichever is less
Video Lottery Facility	1 per 10 persons of fire rated capacity

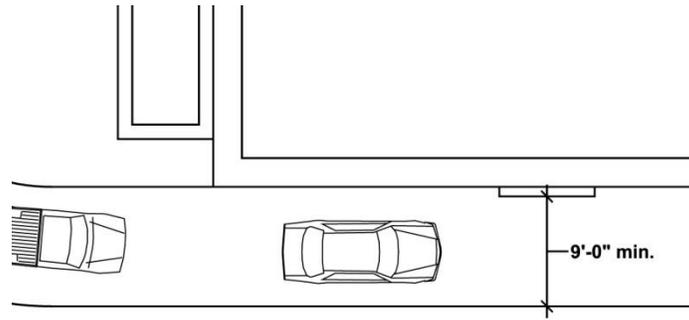


Table 16-406 (B)(1) Measurement of Drive through

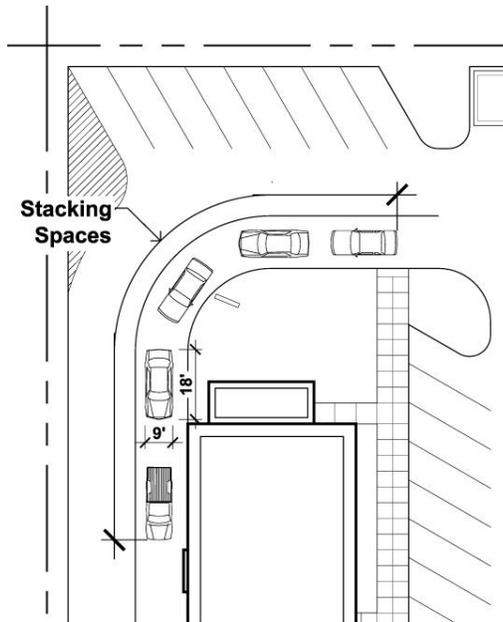


Table 16-406 (B)(4) Stacking Spaces

TABLE 16-705: REQUIRED BICYCLE SPACES

USE	LONG-TERM SPACES	SHORT-TERM SPACES
Auditorium or Recreation/Entertainment: Indoor	1 per 150 persons at rated capacity	None
Banquet Hall	1 per 200 persons at rated capacity	None
Cemetery	1 per 10,000sf of office and chapel space	1 per 7,500sf of office and chapel space
Convention Center	1 per 20,000sf GFA	1 per 40,000sf GFA
Cultural Facility	1 per 10,000sf GFA	1 per 10,000sf GFA
Day Care or Rehabilitation Center	1 per 10,000sf GFA	None
Educational Facilities: Primary and Secondary	1 per 20 teachers and employees + 1 per 50 students based on greatest number of student enrollment permitted	None
Educational Facilities: Post-Secondary, Commercial-Vocational	1 per 20 teachers and employees + 1 per 25 students based on greatest number of student enrollment permitted	None
Government Facilities: Public Works	1 per 8,000sf GFA	1 per 15,000sf GFA
Hospital or Medical/Dental Center	1 per 50,000sf GFA	1 per 30,000sf GFA
Lodging: Hotel, or Bed and Breakfast	1 per 8 dwelling units	None
Outdoor: Recreation/Entertainment	1 per 15,000sf of public use area	1 per 5,000sf of public use area
Industrial: General	1 per 30,000sf GFA	None
Residential Care Facility	1 per 8 dwelling units	1 per 16 dwelling units
Movie or Arts Studio or Art Gallery	1 per 10,000sf GFA	1 per 5,000sf GFA
Multi-Family Dwelling (Age-restricted housing may reduce required bicycle parking to 75% of requirement)	1 per 4 dwelling units	1 per 12 dwelling units
Office or Financial Institution	1 per 10,000sf GFA	1 per 25,000sf GFA
Parking Lot or Structure (Principal Use)	1 per 20 vehicle parking spaces	None
Parks and Playgrounds or Open Space	None	Per Director of Planning review
Passenger Terminal	Per Director of Planning review	Per Director of Planning review
Place of Worship	1 per 15,000sf GFA	1 per 7,500sf GFA
Restaurant or Tavern/Bar	1 per 4,000sf GFA	1 per 4,000sf GFA
Retail Goods Establishment, Personal Services Establishment or other Business open to the public	1 per 10,000sf GFA	1 per 5,000sf GFA
Shopping Center	1 per 7,500sf of gross leasable area	1 per 10,000sf of gross leasable area
Stadium	1 per 200 seats	None

TABLE 16-902: OFF-STREET LOADING REQUIREMENTS

USE	NUMBER OF SPACES REQUIRED
Commercial & Institutional Use	
10,000 - 100,000sf of gross floor area	1 loading space
Each additional 100,000sf of gross floor area	1 loading space
Industrial Use	
5,000 - 10,000sf of gross floor area	1 loading space
10,001 - 40,000sf of gross floor area	2 loading spaces
40,001 - 100,000sf of gross floor area	3 loading spaces
For each additional 100,000sf of gross floor area	1 loading space

TABLE 17-804: FREESTANDING SIGN REGULATIONS

DISTRICT	MONUMENT SIGN		POLE SIGN	
	MAXIMUM SIGN AREA	MAXIMUM SIGN HEIGHT	MAXIMUM SIGN AREA	MAXIMUM SIGN HEIGHT
R-1A through R-10	32sf	6'	Prohibited	Prohibited
C-1, C-1-VC	32sf	6'	Prohibited	Prohibited
C-1-E	32sf	6'	Prohibited	Prohibited
C-2	32sf	6'	24sf	16'
C-3	50sf	8'	32sf	20'
C-4	50sf	8'	32sf	20'
C-5	50sf	8'	Prohibited	Prohibited
OIC	50sf	8'	50sf	24'
BSC	50sf	8'	50sf	24'
I-MU	50sf	8'	50sf	24'
I-1	50sf	8'	50sf	24'
I-2	50sf	8'	50sf	24'
M-1	50sf	8'	50sf	24'
EC-1 or EC-2	50sf	8'	32sf	20'
H	50sf	8'	32sf	20'
OR	32sf	6'	Prohibited	Prohibited
TOD-1,-2,-3,-4	32sf	6'	Prohibited	Prohibited

TABLE 17-812: PROJECTING SIGN REGULATIONS		
DISTRICT	MAXIMUM SIGN AREA	
	Ground Floor	2nd Floor
R-1A through R-10	Prohibited	Prohibited
C-1, C-1-VC	12sf	6sf
C-1-E	12sf	6sf
C-2	16sf	8sf
C-3	24sf	12sf
C-4	24sf	12sf
C-5	36sf	12sf
OIC	48sf	Prohibited
BSC	48sf	Prohibited
I-MU	48sf	Prohibited
I-1	48sf	Prohibited
I-2	48sf	Prohibited
MI	48sf	Prohibited
EC-1	Prohibited	Prohibited
EC-2	36sf	12sf
H	36sf	12sf
OR	Prohibited	Prohibited
TOD-1,-2,-3,-4	16sf	8sf