

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 18-0277**

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Introduced by: The Council President  
At the request of: The Administration (Department of Planning)  
Introduced and read first time: September 17, 2018  
Assigned to: Land Use and Transportation Committee

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Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: April 15, 2019

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**AN ORDINANCE CONCERNING**

**Zoning – IMU Industrial Mixed-Use Zoning Districts**

FOR the purpose of establishing a new IMU-2 Industrial Mixed-Use Zoning District and specifying the permitted and conditional uses allowed in that district; renaming the current “IMU” Industrial Mixed-Use Zoning District to be known as the “IMU-1” Industrial Mixed-Use Zoning District; and correcting, clarifying, and conforming related provisions.

BY repealing and reordaining, with amendments

Article 32 - Zoning

Sections 6-206, 6-207, 11-203, 13-202(b), 15-510(a)(1)(iii), 15-701, 15-702(a),

15-703(a), ~~17-815(f)~~, and ~~17-902~~ 17-502(a)(1)

and

Tables 11-301, 11-401, ~~17-804~~, and ~~17-812~~ 17-201, and 17-306

Baltimore City Code

(Edition 2000)

BY repealing and reordaining, with amendments

Article - Health

Section 9-201(f)

Baltimore City Revised 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:

**Baltimore City Code**

**Article 32. Zoning**

**Title 6. Zoning Districts; Maps and Profiles**

**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.

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***Subtitle 2. Zoning Districts***

**§ 6-206. Industrial Districts.**

The Industrial Districts are:

- OIC Office-Industrial Campus Zoning District
- BSC Bio-Science Campus Zoning District
- [I-MU] IMU-1 Industrial Mixed-Use Zoning District
- IMU-2 INDUSTRIAL MIXED-USE ZONING DISTRICT
- I-1 Light Industrial Zoning District
- I-2 General Industrial Zoning District
- MI Maritime Industrial Zoning District

**§ 6-207. Special Purpose Districts.**

The Special [Use] PURPOSE Districts are:

- OR Office-Residential Zoning District
- TOD-1 Transit-Oriented Development District
- TOD-2 Transit-Oriented Development District
- TOD-3 Transit-Oriented Development District
- TOD-4 Transit-Oriented Development District
- EC Educational Campus Zoning District
- H Hospital Campus Zoning District
- T Transportation Zoning District
- W Waterfront Overlay Zoning District
- R-MU Rowhouse Mixed-Use Overlay District
- D-MU DETACHED DWELLING MIXED-USE OVERLAY DISTRICT
- AU Adult Use Overlay Zoning District
- PC Port Covington Zoning District

**Title 11. Industrial Districts**

***Subtitle 2. District Descriptions***

**§ 11-203. [I-MU] IMU Industrial Mixed-Use [District] DISTRICTS.**

(a) *Intent.*

(1) The [I-MU] IMU Industrial Mixed-Use Zoning [District is] DISTRICTS ARE intended to encourage the reuse of older industrial buildings for light industrial use, as well as a variety of non-industrial uses.

(2) These older industrial buildings are often surrounded by residential and other non-industrial uses, THOUGH IN MANY CASES THEY ARE ALSO TRANSITION ZONES BETWEEN A HEAVY INDUSTRIAL AREA AND A MAJOR ROAD OR A LESS INTENSE USE OR DISTRICT.

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1           [(b) *Surrounding, non-industrial uses.*]

2                     [Examples of non-industrial uses, creating a mixed-use or multi-tenant  
3                     environment, include:

- 4                             (1) live-work dwellings;  
5                             (2) residential uses;  
6                             (3) commercial uses; and  
7                             (4) limited institutional uses.]

8       (B) *TYPES OF IMU DISTRICTS.*

9           (1) 2 TYPES OF IMU DISTRICTS ARE ESTABLISHED, AS FOLLOWS:

10                    (i) ONE, THE IMU-1 DISTRICT, ALLOWS A VARIETY OF RESIDENTIAL USES,  
11                    INCLUDING LIVE-WORK DWELLINGS; AND

12                    (ii) THE OTHER, THE IMU-2 DISTRICT, PROHIBITS ALL RESIDENTIAL USES.

13           (2) THE IMU-1 DISTRICT IS GENERALLY FOR INDUSTRIAL BUILDINGS THAT ARE  
14                    ADJACENT TO EXISTING RESIDENTIAL BUILDINGS, TYPICALLY ROWHOUSES.

15           (3) THE IMU-2 DISTRICT IS GENERALLY FOR INDUSTRIAL BUILDINGS THAT ARE  
16                    ADJACENT TO HEAVIER INDUSTRY, PORT USES, HIGHWAYS, OR TRUCK ROUTES AND  
17                    NOT RESIDENTIAL AREAS. THIS DISTRICT IS INTENDED TO PROTECT INDUSTRIAL  
18                    LAND AND TRUCK ROUTES FROM PRESSURES OF RESIDENTIAL USES.

19       (c) *Floor area requirement for certain uses.*

20           (1) In [the I-MU district:] AN IMU-1 DISTRICT, [(2)] a use other than residential and other  
21                    than parking must account for a floor area (located anywhere in any building on the  
22                    same lot) equal to at least 60% of the total ground-floor area of all buildings on the  
23                    lot, UNLESS OTHERWISE GRANTED A VARIANCE BY THE BOARD OF MUNICIPAL AND  
24                    ZONING APPEALS.

25           (2) IN AN IMU-2 DISTRICT, [(1) an industrial] A use LISTED IN THE “INDUSTRIAL USE  
26                    CATEGORY” OF TABLE 11-301 {“INDUSTRIAL DISTRICTS – PERMITTED AND  
27                    CONDITIONAL USES”} AS ALLOWED FOR AN IMU-2 DISTRICT must account for a floor  
28                    area (located anywhere in any building on the same lot) equal to at least 50% of the  
29                    total ground floor area of all buildings on the lot[; or], UNLESS OTHERWISE GRANTED  
30                    A VARIANCE BY THE BOARD OF MUNICIPAL AND ZONING APPEALS.

31       {(d) *Floor area exception.*}

32           {Subsection (c) of this section does not apply to lots located within 300 feet of a  
33                    residential zoning district.}

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**Title 13. Planned Unit Developments**

*Subtitle 2. Requirements; Approval Standards; Exceptions*

**§ 13-202. General requirements.**

(b) *Minimum areas.*

Planned unit developments must meet the following minimum areas:

- (1) at least 5 acres in the R-1A, R-1B, R-1C, R-1D, R-1E, R-1, R-2, R-3, R-4, R-5, OIC, and BSC Districts;
- (2) at least 2 acres in the R-6, R-7, R-8, R-9, R-10, C-1, C-2, C-3, C-4, [I-MU] IMU-1 AND -2, TOD, OR, and PC Districts; and
- (3) at least 1½ acres in the C-5 District.

**Title 15. Site Development Standards**

*Subtitle 5. Accessory Structures and Uses*

**§ 15-510. Outdoor storage.**

(a) *Uses allowed accessory outdoor storage.*

(1) The following uses are allowed as accessory outdoor storage:

- ....
- (iii) mini-warehouses in the C-4, [I-MU] IMU-1 AND -2 and I-1 Districts;
- ....

*Subtitle 7. Performance Standards*

**§ 15-701. Purpose.**

The performance standards in this subtitle are designed to promote and protect commercial districts, business areas, and the [I-MU] IMU-1 AND -2 and I-1 Districts, as light industrial areas, thereby promoting and maintaining the most appropriate and beneficial use of these areas. The application of these standards protect business and residential areas in or adjacent to a commercial district or an [I-MU] IMU-1 OR -2 or I-1 District from adverse effects that might otherwise result from the operation of the uses allowed in those districts.

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

(a) *In general.*

Except as specified in subsection (b) of this section, the performance standards in this subtitle apply to:

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1 (1) all uses in an [I-MU] IMU-1 AND -2 and AN I-1 District; and

2 (2) all activities in a commercial district that involve the production, processing,  
3 cleaning, servicing, testing, or repair of materials, goods, or products.

4 **§ 15-703. Environmental performance standards.**

5 (a) *In general.*

6 All uses in the commercial districts and the [I-MU] IMU-1 AND -2 and I-1 Districts must  
7 be operated so as to comply with the performance standards described in this section. In  
8 addition to these performance standards, all uses must be constructed, maintained, and  
9 operated so as not to be injurious to the use and occupation of the adjacent premises by  
10 reason of the emission or creation of noise, vibration, radiation, fire, explosive hazard, or  
11 glare. Nothing in this section may be construed to alter, change, modify, or abrogate any  
12 authority granted exclusively to any state or federal regulations.

13 **Title 17. Signs**

14 ***Subtitle 8. Permanent Signs***

15 **~~§ 17-815. Wall signs.~~**

16 ~~(1) Cabinet box wall signs.~~

17 ~~Cabinet box wall signs are prohibited in the C-1, C-1-E, C-1-VC, C-2, OR, [I-MU]~~  
18 ~~IMU-1 AND -2, R-MU, D-MU, and all residential districts.~~

19 ***Subtitle 9 5. Areas of Special Sign Signage Control***

20 **~~§ 17-902 § 17-502. Applicability.~~**

21 (a) *Districts.*

22 (1) An Area of Special Sign Control may be applied for in the C-1, C-1-E, C-1-VC, C-2,  
23 C-3, C-4, C-5, [I-MU] IMU-1 AND -2, OR, or TOD District.

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

| USES  | DISTRICTS |     |               |       |     |     |    | USE STANDARDS |
|---|-----------|-----|---------------|-------|-----|-----|----|---------------|
|   | OIC       | BSC | I-MU<br>IMU-1 | IMU-2 | I-1 | I-2 | MI |               |
| <b>RESIDENTIAL</b>                                |           |     |               |       |     |     |    |               |
| Dwelling (Above Non-Residential Ground Floor)     |           | P   | P             |       |     |     |    |               |
| Dwelling: Live-Work                               |           |     | P             |       | CB  |     |    |               |
| Dwelling: Multi-Family                            |           | P   | P             |       |     |     |    |               |
| 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  |
| <b>INSTITUTIONAL</b>                              |           |     |               |       |     |     |    |               |
| Cultural Facility                                 |           |     | CB            |       |     |     |    | Per § 14-308  |
| Educational Facility: Commercial-Vocational       | P         | 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   | P  |               |
| Homeless Shelter                                  |           |     | CO            |       |     |     |    |               |
| Hospital  |           | P   | CO            |       |     |     |    |               |
| <b>OPEN-SPACE</b>                                 |           |     |               |       |     |     |    |               |
| Community-Managed Open-Space Farm                 | CB        | CB  | CB            |       |     |     |    | 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     | P   |     |    | Per § 14-339  |

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|   | <i>OIC</i>     | <i>BSC</i> | <i>IMU-1</i> | <i>IMU-2</i>     | <i>I-1</i>        | <i>I-2</i>        | <i>MI</i>         |              |
|---|----------------|------------|--------------|------------------|-------------------|-------------------|-------------------|--------------|
| <b>COMMERCIAL</b>   |                |            |              |                  |                   |                   |                   |              |
| Animal Clinic   |                |            | P            | P                | P                 |                   |                   | Per § 14-317 |
| Art Gallery   |                |            | P            | P                |                   |                   |                   |              |
| Arts Studio   |                |            | P            | P                |                   |                   |                   |              |
| Arts Studio: Industrial   | P              |            | P            | P                | P                 |                   |                   |              |
| Banquet Hall  | CB             |            |              | P <sup>2</sup> P |                   |                   |                   | Per § 14-302 |
| Body Art Establishment  |                |            | P            | P                |                   |                   |                   |              |
| Broadcasting Station (TV or Radio)  | P              |            | P            | P                | P                 |                   |                   |              |
| Car Wash  |                |            |              | P                | P                 | P                 |                   | Per § 14-304 |
| Carry-Out Food Shop   |                | P          | P            | P                | CB                | CB                |                   |              |
| Day-Care Center: Adult or Child   | P              | P          | P            | P <sup>1</sup>   | P <sup>1</sup>    | P <sup>1</sup>    | P <sup>1</sup>    | Per § 14-309 |
| Drive-Through Facility  | CB             |            |              | CB               |                   |                   |                   | Per § 14-311 |
| Entertainment: Indoor   |                | P          | P            | P                |                   |                   |                   | Per § 14-312 |
| Entertainment: Live   |                |            | CB           | CB               |                   |                   |                   | Per § 14-319 |
| Entertainment: Live (Accessory to Restaurant, Tavern, Art Studio, or Art Gallery) |                | CB         |              | P                |                   |                   |                   | Per § 14-319 |
| Financial Institution   | P <sup>2</sup> | P          | P            | P                |                   |                   |                   |              |
| Gas Station   |                |            |              | CB               | CB                | CB                |                   | Per § 14-314 |
| Greenhouse  |                | P          | P            | P                | P                 |                   |                   | Per § 14-339 |
| Health-Care Clinic  | P              | P          | P            |                  |                   |                   |                   |              |
| Heavy Sales, Rental, or Service   |                |            | CO           | CB               | CB                |                   |                   |              |
| Hotel or Motel  | P              | P          | CB           |                  |                   |                   |                   |              |
| Kennel  |                |            | CB           | P                | P                 |                   |                   | Per § 14-317 |
| Lodge or Social Club  |                |            | P            | CB               | CB                | CB                | CB                | Per § 14-320 |
| Motor Vehicle Service and Repair: Minor   |                |            | CO           | P                | CO                |                   |                   | Per § 14-326 |
| Nursery   |                | P          | P            | P                | P                 |                   |                   | Per § 14-339 |
| Office  | P              | P          | P            | P                | CB <sup>2,3</sup> | CB <sup>2,3</sup> | CB <sup>2,3</sup> |              |

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| <b>Commercial (cont'd)</b>                                  | <b>OIC</b>     | <b>BSC</b> | <b>IMU-1</b> | <b>IMU-2</b>         | <b>I-1</b> | <b>I-2</b> | <b>MI</b> |              |
|---|----------------|------------|--------------|----------------------|------------|------------|-----------|--------------|
| Outdoor Dining  |                | P          | P            | <b>CB</b>            |            |            |           | Per § 14-329 |
| Personal Services Establishment                             | P <sup>2</sup> | P          | P            | <b>P</b>             | CB         |            |           |              |
| Recreation: Indoor  |                | P          | P            | <b>P</b>             |            |            |           | Per § 14-312 |
| Recreation: Outdoor   |                |            | CB           |                      |            |            |           | Per § 14-312 |
| Restaurant  | P <sup>2</sup> | P          | P            | <b>P</b>             | CB         | CB         |           |              |
| Retail Goods Establishment (No Alcoholic Beverages Sales)   | CB             | P          | P            | <b>P<sup>2</sup></b> | CB         |            |           |              |
| Retail Goods Establishment (With Alcoholic Beverages Sales) |                | P          | CO           | <b>P<sup>2</sup></b> | CB         |            |           | Per § 14-336 |
| Tavern  |                | P          | CO           | <b>P</b>             | CB         | CB         |           | Per § 14-337 |
| Truck Repair  |                |            |              | <b>P</b>             | P          | P          |           |              |
| <b>INDUSTRIAL</b>   |                |            |              |                      |            |            |           |              |
| Alternative Energy System: Commercial                       | P              | P          | P            | <b>P</b>             | P          | P          |           |              |
| Boat Manufacturing, Repair, and Sales                       |                |            | CB           | <b>P</b>             | P          | P          | CB        | Per § 14-303 |
| Commercial Composting Facility                              |                |            |              | <b>CB</b>            | CB         | P          |           | Per § 14-305 |
| Contractor Storage Yard                                     |                |            |              | <b>CB</b>            | P          | P          |           | Per § 14-330 |
| Food Processing: Light                                      | P              |            | P            | <b>P</b>             | P          |            |           |              |
| Freight Terminal  |                |            |              | <b>P</b>             | P          | P          | P         |              |
| Heliport  |                | CB         |              |                      | CB         | CB         |           |              |
| Helistop  |                | CB         |              |                      | CB         | CB         |           |              |
| Industrial Boat Repair Facility                             |                |            |              |                      |            | P          | P         | Per § 14-323 |
| Industrial: General   |                |            |              | <b>P</b>             |            | P          | CB        | Per § 14-315 |
| Industrial: Light   | P              | P          | P            | <b>P</b>             | P          | P          |           |              |
| Industrial: Maritime-Dependent                              |                |            |              | <b>P</b>             |            | P          | P         |              |
| Landfill: Industrial  |                |            |              |                      |            | CB         |           | Per § 14-318 |
| Marina: Dry Storage   |                |            | CB           |                      | P          | P          |           | Per § 14-323 |
| Marine Terminal   |                |            |              |                      |            | P          | P         |              |
| Materials Recovery Facility                                 |                |            |              |                      |            | P          |           | Per § 14-324 |
| Mini-Warehouse  |                |            | P            | <b>P</b>             | P          |            |           |              |
| Movie Studio  | P              |            | P            | <b>P</b>             | P          | P          |           |              |

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| <b>Industrial (cont'd)</b>                    | <b>OIC</b> | <b>BSC</b> | <b>IMU-1</b> | <b>IMU-2</b> | <b>I-1</b> | <b>I-2</b> | <b>MI</b> |              |
|---|------------|------------|--------------|--------------|------------|------------|-----------|--------------|
| Outdoor Storage Yard                          |            |            |              |              | P          | P          | P         | Per § 14-330 |
| Passenger Terminal                            |            |            | P            | P            | P          | P          | P         |              |
| Recyclable Materials Recovery Facility        |            |            |              | P            | P          | P          |           | Per § 14-333 |
| Recycling Collection Station                  |            |            |              | CB           | CB         | CB         |           | Per § 15-514 |
| Recycling and Refuse Collection Facility      |            |            |              | P            | P          | P          |           |              |
| Research and Development Facility             | P          | 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          | P         |              |
| Waterfreight Terminal                         |            |            |              |              |            | P          | P         |              |
| Wholesale Goods Establishment                 | P          |            | P            | P            | P          | P          |           |              |
| <b>OTHER</b>                                  |            |            |              |              |            |            |           |              |
| Alternative Energy System: Community-Based    | P          | P          | P            | P            | P          | P          | P         | Per § 14-306 |
| Electric Substation: Enclosed or Indoor       | P          | P          | P            | P            | P          | P          | P         | Per § 14-340 |
| Electric Substation: Outdoor                  | CB         | CB         | CB           | CB           | CB         | P          | P         | Per § 14-340 |
| Parking Garage (Principal Use)                | P          | P          | CO           | P            | P          | P          | P         | Per § 14-331 |
| Parking Lot (Principal Use)                   | P          | P          | CO           | CB           | P          | P          | P         | Per § 14-331 |
| Telecommunications Facility <sup>4</sup>      | 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 <sup>5</sup> | CB, P      | CB, P      | CB, P        | CB, P        | CB, P      | CB, P      | CB, P     | Per § 14-338 |

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

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

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

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

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

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

| CATEGORIES                                     | SPECIFICATIONS<br>(PER DISTRICT) |                       |  |                   |                   |                   |
|--|----------------------------------|-----------------------|--|-------------------|-------------------|-------------------|
|  | OIC                              | BSC                   | [I-MU]<br>IMU  | I-1               | I-2               | MI                |
| <b>MINIMUM LOT AREA</b>                        |                                  |                       |  |                   |                   |                   |
| Dwelling: Live-Work, Multi-Family, or Rowhouse | N/A                              | 300 sq.ft.            | IMU-1:<br>300 sq. ft.<br>IMU-2:<br>N/A   | 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.    |
| <b>MAXIMUM BLDG HEIGHT</b>                     |                                  |                       |  |                   |                   |                   |
| All Uses                                       | 60 feet                          | 150 feet <sup>1</sup> | 60 feet  | 60 feet           | None <sup>2</sup> | None <sup>2</sup> |
| <b>MINIMUM FRONT YARD</b>                      |                                  |                       |  |                   |                   |                   |
| All Uses                                       | None                             | None                  | None <sup>3</sup>  | 10 feet           | 10 feet           | 10 feet           |
| <b>MINIMUM INTERIOR-SIDE YARD</b>              |                                  |                       |  |                   |                   |                   |
| All uses                                       | None <sup>4</sup>                | None <sup>4</sup>     | No interior-side yard required but, if one is provided, it must be a minimum of 10 feet  | None <sup>5</sup> | None <sup>6</sup> | None <sup>6</sup> |
| <b>MINIMUM CORNER-SIDE YARD</b>                |                                  |                       |  |                   |                   |                   |
| All Uses                                       | None                             | None                  | None <sup>7</sup>  | 10 feet           | 10 feet           | 10 feet           |
| <b>MINIMUM REAR YARD</b>                       |                                  |                       |  |                   |                   |                   |
| All Uses                                       | None <sup>8</sup>                | None <sup>8</sup>     | None <sup>8</sup>  | None <sup>9</sup> | None <sup>9</sup> | None <sup>9</sup> |
| <b>BUFFER YARD REQ<sup>3</sup>T</b>            |                                  |                       |  |                   |                   |                   |
| 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. |                   |                   |                   |

<sup>1</sup> For a residential use, the Zoning Board may allow a height higher than 150 feet as a conditional use.

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<sup>2</sup> 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 part of the building is limited to a maximum height of 60 feet.

<sup>3</sup> All outdoor storage areas must be set back 10 feet from the front lot line.

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

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

<sup>6</sup> 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 interior-side yard of 20 feet is required.

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

<sup>8</sup> However, if the rear lot line abuts an R Zoning District, a minimum rear yard of 15 feet is required.

<sup>9</sup> 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 yard of 30 feet is required.

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***TABLE 17-804: FREESTANDING SIGN REGULATIONS***

| DISTRICTS                 | MONUMENT SIGN |                | POLE SIGN    |                |
|---------------------------|---------------|----------------|--------------|----------------|
|                           | MAXIMUM AREA  | MAXIMUM HEIGHT | MAXIMUM AREA | MAXIMUM HEIGHT |
| ...                       |               |                |              |                |
| <b>INDUSTRIAL</b>         |               |                |              |                |
| OIC                       | 50 sq. ft.    | 8'             | 50 sq. ft.   | 24'            |
| BSC                       | 50 sq. ft.    | 8'             | 50 sq. ft.   | 24'            |
| [I-MU]<br>IMU-1 AND IMU-2 | 50 sq. ft.    | 8'             | 50 sq. ft.   | 24'            |
| I-1 and I-2               | 50 sq. ft.    | 8'             | 50 sq. ft.   | 24'            |
| MH                        | 50 sq. ft.    | 8'             | 50 sq. ft.   | 24'            |
| ....                      |               |                |              |                |

***TABLE 17-812: PROJECTING SIGN REGULATIONS***

| DISTRICTS                 | MAXIMUM SIGN AREA |                       |
|---------------------------|-------------------|-----------------------|
|                           | GROUND FLOOR      | 2 <sup>ND</sup> FLOOR |
| ...                       |                   |                       |
| <b>INDUSTRIAL</b>         |                   |                       |
| OIC                       | 48 sq. ft.        | Prohibited            |
| BSC                       | 48 sq. ft.        | Prohibited            |
| [I-MU]<br>IMU-1 AND IMU-2 | 48 sq. ft.        | Prohibited            |
| I-1 and I-2               | 48 sq. ft.        | Prohibited            |
| MH                        | 48 sq. ft.        | Prohibited            |
| ....                      |                   |                       |

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| <b>Table 17-201: Sign Regulations</b>  |                               |  |
|--|-------------------------------|--|
| <b>Caution: Additional Sign Standards are Located in Title 17 {"Signs"}.</b> |                               |  |
| <u>Sign Types by Zoning District *</u>                                       | <u>Zoning District Req'ts</u> | <u>Area of Special Signage Control</u> |
| ...  |                               |  |
| <b>[I-MU] IMU-1 AND IMU-2</b>  |                               |  |
| ....   |                               |  |

**Table 17-306: Maximum Cumulative Area of Signs**

| <u>Zoning District</u> | <u>Maximum Area Per Lot by Included Sign Types</u>                               |  |  |  |   |  |
|------------------------|--|--|--|--|---|--|
|                        | <u>Properties Outside Area of Special Signage Control</u>                        | <u>Properties Within an Area of Special Signage Control *</u>                    |  |  |   |  |
|                        | <u>All Non-Electronic Sign Types &amp; Electronic Sign Categories I &amp; II</u> | <u>All Non-Electronic Sign Types &amp; Electronic Sign Categories I &amp; II</u> | <u>All Non-Electronic Sign Types &amp; Electronic Sign Categories I, II, &amp; III</u> | <u>All Non-Electronic Sign Types &amp; Electronic Sign Categories I, II, III, &amp; IV</u> | <u>All Non-Electronic Sign Types &amp; Electronic Sign Categories I, II, III, IV, &amp; V</u> | <u>Maximum Percentage Deviation for Area</u> |
| ...                    |  |  |  |  |   |  |
| <b>[I-MU] IMU-1</b>    | 350 sq. ft.  | 350 sq. ft.  | -  | -  | -   | 25%  |
| <b>IMU-2</b>           | 350 SQ.FT.   | 350 SQ.FT.   | -  | -  | -   | 25%  |
| ....                   |  |  |  |  |   |  |

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**Baltimore City Revised Code**

**Article – Health**

**Title 9. Noise Regulation**

***Subtitle 2. Basic Sound Level Standards***

**§ 9-201. Definitions.**

(f) *Zone, commercial.*

“Zone, commercial” means any of the following zoning districts established under the Baltimore City Zoning Code:

- (1) all Commercial Zoning Districts;
- (2) all OIC Office-Industrial Campus Zoning Districts;
- (3) all BSC Bio-Science Campus Zoning Districts;
- (4) all [I-MU] IMU-1 AND IMU-2 Industrial Mixed-Use Zoning [District] DISTRICTS;  
and
- (5) all TOD Transit-Oriented Development Zoning Districts.

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

**SECTION 3. AND BE IT FURTHER ORDAINED,** That:

- (a) on the effective date of this Ordinance, every then-designated “**I-MU** Industrial Mixed-Use Zoning District” shall automatically be redesignated as an “**IMU-1** Industrial Mixed-Use Zoning District”; and
- (b) as expeditiously as possible after the effective date of this Ordinance, all official zoning maps, profiles, and records shall be modified to reflect this redesignation.

**SECTION 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.

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Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

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

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Mayor, Baltimore City