

**CITY OF BALTIMORE  
COUNCIL BILL 15-0487  
(First Reader)**

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Introduced by: Councilmember Reisinger

At the request of: St. Agnes Hospital

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Introduced and read first time: March 2, 2015

Assigned to: Land Use and Transportation Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Office-Residence Districts – Accessory Shops**

3 FOR the purpose of increasing the maximum aggregate size allowed for certain accessory shop  
4 uses in an Office-Residence District.

5 BY repealing and reordaining, with amendments

6 Article - Zoning

7 Section(s) 5-202(2)

8 Baltimore City Revised Code

9 (Edition 2000)

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

12 **Baltimore City Revised Code**

13 **Article – Zoning**

14 **Title 5. Office-Residence Districts**

15 ***Subtitle 2. O-R District***

16 ***Part I. Use Regulations***

17 **§ 5-202. Accessory uses.**

18 In an O-R District, accessory uses and structures include the following:

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

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1 (2) Accessory shops in a multiple-family building that contains 50 or more dwelling and  
2 efficiency units or in a building that contains more than 20,000 square feet of gross  
3 floor area devoted to business and professional office use, subject to the following  
4 conditions:

5 (i) the uses are limited to dining room, cocktail lounge, drug store or pharmacy,  
6 newsstand, retail food shops, beauty shops, barber shops, and similar personal  
7 service shops primarily for the occupants of the building;

8 (ii) the use must be conducted entirely inside the building;

9 (iii) the aggregate of all [such] THESE uses may not exceed THE GREATER OF:

10 (A) [7%] 10% of the gross floor area of the building; OR

11 (B) IF ALL THESE USES ARE LOCATED EXCLUSIVELY ON THE GROUND FLOOR  
12 OF THE BUILDING, THE FLOOR AREA OF THE ENTIRE GROUND FLOOR; and

13 (iv) no exterior advertising sign is allowed, except 1 non-illuminated or indirectly  
14 illuminated identification sign that:

15 (A) is limited to the name or description of the use;

16 (B) does not exceed 3 square feet;

17 (C) is no more than 12 feet high; and

18 (D) does not project more than 8 inches from the building.

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

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