



BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

## MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner 

Date: February 25, 2020

Re: **City Council Bill 19-0480 Zoning – Use Standards – Neighborhood Commercial Establishments**

---

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 19-0480 for the purpose of allowing the limited expansion of a non-residential use into a newly constructed addition to the principal building; and conforming and clarifying related provisions.

If enacted, the Bill would make several changes to the use and expansion of Neighborhood commercial establishments. The first of which would be a technical correction by replacing the term “structures” with “buildings” in the use standards for Neighborhood commercial establishments. The Bill would allow the Zoning Board to authorize as a conditional use outdoor uses including; servicing, processing, storage and display, which are currently limited to the building interior.

Additionally, the Bill would allow the Zoning Board to authorize, as a conditional use, the limited expansion of a non-residential use into a newly constructed addition to the principal building as long as the floor area of the use in the newly constructed addition does not exceed 25% of the floor area used for that use in the principal building. The Bill would similarly allow expansions of a nonconforming uses and structures in Neighborhood commercial establishments subject to Zoning Board approval.

At its regular meeting of January 30, 2020, the Planning Commission concurred with the recommendation of its Departmental staff and recommended that the proposed amendments to Zoning – Title 18 be removed from the bill and that Planning staff coordinate with relevant agencies to formulate appropriate text edits for the proposed amendments to Zoning Title 14.

**DHCD defers to the Department of Planning** on the passage of City Council Bill 19-0480.

MB:sm

cc: Mr. Blendy, Nicholas, *Mayor's Office of Government Relations*