

**CITY OF BALTIMORE
COUNCIL BILL 23-0356
(First Reader)**

Introduced by: The City Council President
At the request of: The Administration (Baltimore Development Corporation)
Introduced and read first time: February 27, 2023
Assigned to: Economic and Community Development Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Modifications to Research and Development Facility Use**

3 FOR the purpose of amending the definition of research and development establishment; creating
4 use standards for research and development establishments; amending certain Tables of Uses
5 to reflect revised use provisions for research and development establishments in certain
6 Zoning Districts.

7 BY repealing and reordaining, with amendments

8 Article 32 - Zoning
9 Sections 1-312(o), Table 10-301, Table 11-301, Table 12-402, Table 12-501, Table 12-601,
10 and Table 12-1302
11 Baltimore City Code
12 (Edition 2000)

13 BY adding

14 Article 32 - Zoning
15 New Section 14-333.1
16 Baltimore City Code
17 (Edition 2000)

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

20 **Baltimore City Code**

21 **Article 32. Zoning**

22 **Title 1. General Provisions**

23 **Subtitle 3. Definitions**

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

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1 **§ 1-312. “Property line” to “Roof deck”.**

2 (o) *Research and development facility.*

3 (1) *In general.*

4 “Research and development facility” means an establishment where research and
5 development activities are conducted in various disciplines, including biotechnology,
6 pharmaceuticals, medical instrumentation or supplies, communication and
7 information technology, electronics and instrumentation, and computer hardware and
8 software.

9 (2) *INCLUSIONS.*

10 “RESEARCH AND DEVELOPMENT FACILITY” INCLUDES, AS AN ACCESSORY USE, THE
11 MANUFACTURE, FABRICATION, PROCESSING, OR SALE OF PRODUCTS DEVELOPED ON
12 THE SAME LOT AS THE ESTABLISHMENT.

13 (3) [(2)] *Exclusions.*

14 “Research and development facility” does not include the manufacture, fabrication,
15 processing, or sale of products AS A PRIMARY USE.

16 **Title 14. Use Standards**

17 **Subtitle 3. Use Standards**

18 **§ 14-333.1. RESEARCH AND DEVELOPMENT FACILITIES.**

19 (A) *OPERATIONS CONTAINED WITHIN BUILDING.*

20 (1) ALL PROCESSING, FABRICATION, ASSEMBLY, TREATMENT, AND PACKAGING OF
21 PRODUCTS MUST BE CONTAINED ENTIRELY WITHIN A RESEARCH AND DEVELOPMENT
22 FACILITY.

23 (2) NOISE, ODOR, SMOKE, HEAT, GLARE, AND VIBRATION RESULTING FROM THE
24 MANUFACTURING PROCESS MUST BE CONFINED TO A RESEARCH AND DEVELOPMENT
25 FACILITY OR OTHERWISE MINIMIZED.

26 (B) *TRAFFIC GENERATION - TRUCK TRAFFIC.*

27 ONLY MINIMAL TRUCK TRAFFIC REQUIRED FOR THE DAILY OPERATIONS OF A RESEARCH
28 AND DEVELOPMENT FACILITY IS PERMITTED.

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TABLE 10-301: COMMERCIAL DISTRICTS – PERMITTED AND CONDITIONAL USES

USES	DISTRICTS							USE STANDARDS
	C-1	C-1-VC	C-1-E	C-2	C-3	C-4	C-5	
.....								
COMMERCIAL								
RESEARCH AND DEVELOPMENT FACILITY					CB	P	P	PER § 14-333.1
.....								
INDUSTRIAL								
.....								
[Research and Development Facility]							[P]	
.....								

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

USES	DISTRICTS							USE STANDARDS
	OIC	BSC	IMU-1	IMU-2	I-1	I-2	MI	
.....								
COMMERCIAL								
.....								
RESEARCH AND DEVELOPMENT FACILITY	P	P	P	P	P	P	P	PER § 14-333.1
.....								
INDUSTRIAL								
.....								
[Research and Development Facility]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	
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**TABLE 12-402: TRANSIT-ORIENTED DEVELOPMENT DISTRICTS –
PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS				USE STANDARDS
	TOD-1	TOD-2	TOD-3	TOD-4	
....					
COMMERCIAL					
....					
RESEARCH AND DEVELOPMENT FACILITY	P	P	P	P	PER § 14-333.1
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**TABLE 12-501: EDUCATIONAL CAMPUS DISTRICTS –
PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS		USE STANDARDS
	EC-1	EC-2	
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COMMERCIAL			
....			
RESEARCH AND DEVELOPMENT FACILITY		P	PER § 14-333.1
....			
[INDUSTRIAL]			
[Research and Development Facility]		[P]	
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TABLE 12-601: HOSPITAL CAMPUS DISTRICTS – PERMITTED AND CONDITIONAL USES		
USES	DISTRICTS	USE STANDARDS
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COMMERCIAL		
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RESEARCH AND DEVELOPMENT FACILITY	P	PER § 14-333.1
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[INDUSTRIAL]		
[Research and Development Facility]	[P]	
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TABLE 12-1302: PORT COVINGTON DISTRICT – PERMITTED AND CONDITIONAL USES					
USES	SUBDISTRICTS				USE STANDARDS
	PC-1	PC-2	PC-3	PC-4	
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COMMERCIAL					
.....					
RESEARCH AND DEVELOPMENT FACILITY	P	P	P	P	PER § 14-333.1
.....					
INDUSTRIAL					
.....					
[Research and Development Facility]	[P]	[P]	[P]	[P]	
.....					

23 **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
24 after the date it is enacted.