

**CITY OF BALTIMORE  
ORDINANCE \_\_\_\_\_  
Council Bill 23-0356**

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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

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Committee Report: Favorable, with amendments  
Council action: Adopted  
Read second time: October 16, 2023

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**AN ORDINANCE CONCERNING**

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

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

6                    BY repealing and re-ordaining, with amendments

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

12                    BY adding

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

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

19                    **Baltimore City Code**

20                    **Article 32. Zoning**

21                    **Title 1. General Provisions**

22                    **Subtitle 3. Definitions**

**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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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 INDOORS ENTIRELY WITHIN A RESEARCH AND  
22 DEVELOPMENT 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.

29 (C) *MINIMUM PARCEL SIZE – C-2 ZONING DISTRICT.*

30 IN THE C-2 ZONING DISTRICT A MINIMUM PARCEL SIZE OF AT LEAST 1 ACRE IS REQUIRED.

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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	
.....								
<b>COMMERCIAL</b>								
<b>RESEARCH AND DEVELOPMENT FACILITY</b>				<b>CB</b>	<b>CB</b>	<b>P</b>	<b>P</b>	<b>PER § 14-333.1</b>
.....								
<b>INDUSTRIAL</b>								
.....								
<b>[Research and Development Facility]</b>							<b>[P]</b>	
.....								

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

USES	DISTRICTS							USE STANDARDS
	OIC	BSC	IMU-1	IMU-2	I-1	I-2	MI	
.....								
<b>COMMERCIAL</b>								
.....								
<b>RESEARCH AND DEVELOPMENT FACILITY</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>PER § 14-333.1</b>
.....								
<b>INDUSTRIAL</b>								
.....								
<b>[Research and Development Facility]</b>	<b>[P]</b>	<b>[P]</b>	<b>[P]</b>	<b>[P]</b>	<b>[P]</b>	<b>[P]</b>	<b>[P]</b>	
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<b>TABLE 12-402: TRANSIT-ORIENTED DEVELOPMENT DISTRICTS – PERMITTED AND CONDITIONAL USES</b>					
USES	DISTRICTS				USE STANDARDS
	TOD-1	TOD-2	TOD-3	TOD-4	
.....					
<b>COMMERCIAL</b>					
.....					
<b>RESEARCH AND DEVELOPMENT FACILITY</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>PER § 14-333.1</b>
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<b>TABLE 12-501: EDUCATIONAL CAMPUS DISTRICTS – PERMITTED AND CONDITIONAL USES</b>			
USES	DISTRICTS		USE STANDARDS
	EC-1	EC-2	
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<b>COMMERCIAL</b>			
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<b>RESEARCH AND DEVELOPMENT FACILITY</b>		<b>P</b>	<b>PER § 14-333.1</b>
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<b>[INDUSTRIAL]</b>			
<b>[Research and Development Facility]</b>		<b>[P]</b>	
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<b>TABLE 12-601: HOSPITAL CAMPUS DISTRICTS – PERMITTED AND CONDITIONAL USES</b>		
<b>USES</b>	<b>DISTRICTS</b>	<b>USE STANDARDS</b>
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<b>COMMERCIAL</b>		
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<b>RESEARCH AND DEVELOPMENT FACILITY</b>	<b>P</b>	<b>PER § 14-333.1</b>
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<b>[INDUSTRIAL]</b>		
<b>[Research and Development Facility]</b>	<b>[P]</b>	
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<b>TABLE 12-1302: PORT COVINGTON DISTRICT – PERMITTED AND CONDITIONAL USES</b>					
<b>USES</b>	<b>SUBDISTRICTS</b>				<b>USE STANDARDS</b>
	<b>PC-1</b>	<b>PC-2</b>	<b>PC-3</b>	<b>PC-4</b>	
.....					
<b>COMMERCIAL</b>					
.....					
<b>RESEARCH AND DEVELOPMENT FACILITY</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>PER § 14-333.1</b>
.....					
<b>INDUSTRIAL</b>					
.....					
<b>[Research and Development Facility]</b>	<b>[P]</b>	<b>[P]</b>	<b>[P]</b>	<b>[P]</b>	
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26 **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
27 after the date it is enacted.

**Council Bill 23-0356**

Certified as duly passed this 30 day of October, 2023



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

Certified as duly delivered to His Honor, the Mayor,

this 30 day of October, 2023



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

Approved this 4th day of December, 2023



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Mayor, Baltimore City

Approved for Form and Legal Sufficiency  
This 2nd Day of November, 2023.

Elena R DiPietro  
Chief Solicitor