

AMENDMENTS TO COUNCIL BILL 17-021
(1st Reader Copy)

APPROVED FOR FORM
STYLE, AND TEXTUAL SUFFICIENCY

04/21/17

DEPT LEGISLATIVE REFERENCE

By: Councilmember Clarke
{To be offered on the Council Floor}

Amendment No. 1 {Table 7-202 - Country Club}

On page 71, in line 21, strike "P" and substitute "CO".

ADOPTED

Amendment No. 2 {Table 7-203 - Accessory Structure}

On page 73, in line 11, after "Private", insert "or Public"; and, on the same page, strike line 12, in its entirety.

Amendment No. 3 {Table 10-301 - Fraternity, Sorority House}

On page 85, in line 11, in the column for the C-4 District, insert "CO".

Amendment No. 4 {Table 11-301 - Community ... Open-Space Farm}

On page 95, in line 22, in each of the columns for the OIC, BSC, and I-MU Districts, strike "P" and substitute "CB".

Amendment No. 5 {Table 11-301 - Motor Vehicle Service and Repair}

On page 96, in line 25, strike "Major or".

Amendment No. 6 {Table 12-502 - EC Front and Corner-Side Yards Abutting Other Districts}

On page 113, in line 9, after the first "None", insert the footnote designator "¹", and after the second "None", insert the footnote designator "²"; and, in line 11, strike footnote designators "¹" and "²", respectively, and substitute footnote designators "³" and "⁴", respectively; and, in line 13, after the first "None", insert the footnote designator "⁵", and after the second "None", insert the footnote designator "⁶"; and, in line 15, strike footnote designators "³" and "⁴", respectively, and substitute footnote designators "⁷" and "⁸", respectively; and, before line 17, insert:

¹ However, if the front lot line abuts any other zoning district (including another EC District), a minimum front yard of 40 feet is required.

² However, if the front lot line abuts any other zoning district (including another EC District), a minimum front yard of 20 feet is required.”;

and, in line 17 and line 19, strike footnote designators “¹” and “²”, respectively, and substitute footnote designators “³” and “⁴”, respectively; and, after line 20, insert:

⁵ However, if the corner-side lot line abuts any other zoning district (including another EC District), a minimum corner-side yard of 20 feet is required.

⁶ However, if the corner-side lot line abuts any other zoning district (including another EC District), a minimum corner-side yard of 20 feet is required.”;

and, in line 21 and line 22, strike footnote designators “³” and “⁴”, respectively, and substitute footnote designators “⁷” and “⁸”, respectively.

Amendment No. 4 {Table 11-401 - Industrial Rear Yards}

On page 101, in the unnumbered line following line 21, in the first column, insert “All Uses”; and, on page 102, in line 9, strike “20 feet” and substitute “15 feet”; and, in line 11, strike “20 feet” and substitute “30 feet”.

Amendment No. 5 {Table 12-302 - O-R Lot Area for M-F Dwellings}

On page 105, in line 5, strike “500” and substitute “550”.

Amendment No. 6 {Ord. 16-581, Section 3}

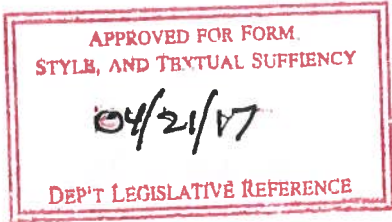
On page 4, after line 5, insert:

“BY repealing and reordaining, with amendments
Ordinance 16-581 {“TransForm Baltimore – Zoning”}
Section 3”;

and, on page 69, after line 15, insert:

“Ordinance 16-581 {“TransForm Baltimore – Zoning”}”

“SECTION 3. AND BE IT FURTHER ORDAINED, That the Zoning Map dated [October 22, 2012] OCTOBER 24, 2016, and accompanying this Ordinance, AS THAT MAP WAS SIGNED AND APPROVED BY THE MAYOR AND CO-SIGNED BY THE PRESIDENT OF THE CITY COUNCIL. BOTH UNDER DATE OF DECEMBER 5, 2016, is enacted as a part of new City Code Article 32 - Zoning.”.



**AMENDMENTS TO COUNCIL BILL 17-021
(1st Reader Copy)**

By: President Young
{To be offered on the Council Floor}

ADOPTED

Amendment No. 1 {Electric Substations}

On page 1, in line 11, after “1-305(p)”, strike the comma and substitute “and”, and at the end of that line, strike “and (bb),”; and, on page 8, strike lines 6 through 11, in their entireties; and, on page 43, in line 25 and in line 29, in each instance, strike the brackets before and after “any; and, in line 29, strike the brackets before and after “right-of-way”; and strike beginning with “VIEW” in line 29 through “MANUAL” in line 30; and, on page 72, strike line 2, in its entirety; and, on page 88, in lines 25 and 26, strike “, Indoor, or Outdoor”; and, in line 25, in the column for the C-4 District, strike “CB” and substitute “P”; and, after line 26, insert the following two new rows:

<u>Electric Substation: Indoor</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Per § 14-340</u>
<u>Electric Substation: Outdoor</u>	<u>CB</u>	<u>CB</u>	<u>CB</u>	<u>CB</u>	<u>CB</u>	<u>CB</u>	<u>CB</u>	<u>CB</u>	<u>Per § 14-340</u>

and, on page 98, in lines 20 and 21, strike “, Indoor, or Outdoor” and substitute “or Indoor”; and, in line 20, in each of the District columns, strike “CB” and substitute “P”; and, after line 21, insert the following new row:

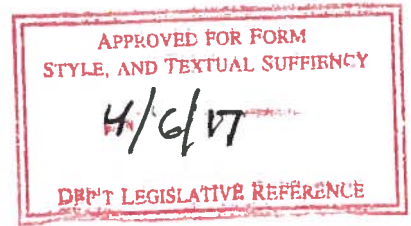
<u>Electric Substation: Outdoor</u>	<u>CB</u>	<u>CB</u>	<u>CB</u>	<u>CB</u>	<u>P</u>	<u>P</u>	<u>Per § 14-340</u>
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Amendment No. 2 {Table 10-301 - Live-Work Dwelling}

On page 85, in line 7, in the column for the C-1 District, insert “P”.

Amendment No. 3 {Table 10-401 - C-4 Front Yard}

On page 92, in line 21, after “storage areas”, insert “and parking areas”.



AMENDMENTS TO COUNCIL BILL 17-021
(1st Reader Copy)

By: Land Use and Transportation Committee
{To be offered on the Council Floor}

TEXT CORRECTIONS

ADOPTED

Amendment No. 1 {§ 3-204}

On page 17, in line 11, after “Planning”, strike the closing bracket and substitute an opening bracket.

Amendment No. 2 {§ 5-409}

On page 20, in line 26, and on page 45, in line 25, in each instance, strike “§ 9-207” and substitute “§ 19-207”.

Amendment No. 3 {§ 7-202}

On page 1, in line 17, after “5-901,” insert “7-202.”; and, on page 22, after line 18, insert:

“§ 7-202. Use regulations.

Only those uses of land listed in Table 7-202: Open-Space Districts – Permitted and Conditional Uses are allowed within [the] AN Open-Space Zoning District.”

Amendment No. 4 {§ 11-301}

On page 1, in line 19, after “11-202(a),” insert “11-301.”; and, on page 25, after line 23, insert:

“Subtitle 3. Use Regulations

§ 11-301. As listed in Table 11-301.

Only those uses of land listed [under] IN Table 11-301: Industrial Districts – Permitted and Conditional Uses are allowed within these zoning districts.”

Amendment No. 5 §§ 12-301}

On page 29, in line 3, after “listed”, strike “under” and substitute “IN”.

Amendment No. 6 §§ 12-402}

On page 1, in line 21, after “and (i),” insert “12-402.”; and, on page 29, after line 25, insert:

“§ 12-402. Use regulations.

Only those uses of land listed [under] IN Table 12-402: Transit-Oriented Development Districts – Permitted and Conditional Uses are allowed within [the] A TOD Zoning [Districts] DISTRICT.”.

Amendment No. 7 §§ 16-601}

On page 2, in line 5, after “16-601(b)”, strike “(2)(i)(intro)”;

and, on page 53, after line 24, insert:

FAILED

“(1) [The] IN THE C-1, C-1-E, AND C-1-VC DISTRICTS, THE FIRST 3 DWELLING UNITS AND ANY RESTAURANTS, RETAIL GOODS ESTABLISHMENTS, PERSONAL SERVICES ESTABLISHMENTS, FINANCIAL INSTITUTIONS, AND CARRY-OUT FOOD SHOPS ARE EXEMPT FROM THE OFF-STREET PARKING REQUIREMENTS OF TABLE 16-406: REQUIRED OFF-STREET PARKING.

“(2) [and] THE C-5 [Districts] SUBDISTRICTS and all non-residential uses in the R-MU and D-MU Overlay Districts are exempt from THE OFF-STREET parking requirements OF TABLE 16-406: REQUIRED OFF-STREET PARKING.”;

and, on the same page, in line 25, strike “(2)” and substitute “(3)”.

Amendment No. 8 §§ 19-211}

On page 63, in line 32, strike “§ 19-2134” and substitute “§ 19-214”.

TABLE CORRECTIONS

Amendment No. 9 {Table 7-203}

On page 73, in the unnumbered row after line 12, in the 1st column, insert "MINIMUM YARDS"; and, in line 14, strike "MINIMUM YARDS" and substitute "Interior-Side Yard"; and, in line 15, strike "Corner Side" and substitute "Corner-Side".

Amendment No. 10 {Table 8-401}

On page 77, in line 27, in columns for R-1A through R-1E Districts, in each instance, strike "25%" and substitute "40%"; and, in the same line, in the columns for R-1 through R-4 Districts, strike "30%" or "35%", as the case may be, and, in each instance, substitute "50%".

Amendment No. 11 {Table 9-401}

On page 83, in line 5, in the column for the R-7 District, strike "21 feet" and substitute "15 feet".

Amendment No. 12 {Tables 10-301 & 11-301}

On page 85, in line 8, and on page 95, in line 7, in each instance, strike "Per § 14-327".

Amendment No. 13 {Table 10-301}

On page 85, in line 22, in the column for the C-2 District, strike "CB" and substitute "P".

Amendment No. 14 {Table 12-301}

On page 104, in line 5, after "Establishment", insert footnote designator "¹"; and, in the same line, strike "CB" and substitute "CB. P"; and, in line 11 and line 13, strike footnote designators "¹" and "²", respectively, and substitute footnote designators "²" and "³", respectively; and, before line 15, insert:

"¹ A Neighborhood Commercial Establishment is a permitted use only if: (i) the structure has 50 or more dwelling units; and (ii) non-residential uses are limited to 10% of the structure's gross floor area.";

and, in line 15 and line 17, strike footnote designators “¹” and “²”, respectively, and substitute footnote designators “²” and “³”, respectively.

Amendment No. 15 {Table 12-602}

On page 115, in line 20, strike “20 feet” and substitute “10 feet”; and, on the same page, in line 22, strike “10 feet” and substitute “15 feet”.

Amendment No. 16 {Tables 12-903(1) and (3)}

On page 118, in line 1, and, on page 126, in the “Height Limitations” table, in the 4th and 5th lines of the last paragraph of the listing for Area 2, in each instance, strike “shall not” and substitute “may not”.

Amendment No. 17 {Table 12-903(1)}

On page 118, in the “Height Limitations” table, in the 1st line of the of the listing for Area 1, after “45 feet”, insert a period and a paragraph return; and, in the same line, strike “may be” and substitute “shall be”; and, in the same line, after “50 feet”, insert a period; and, in the next 4 lines of the listing for Area 1, in each instance, strike “may” and substitute “shall”; and, in the listing for Area 2, in the 1st, 2nd, and 4th lines of the last paragraph, in each instance, strike “may” and substitute “shall”; and, in the listing for Area 3, in the 1st, 3rd, and 4th lines, in each instance, strike “may” and substitute “shall”; and, in the listing for Area 4, in the 1st line, after “50 feet”, insert a period; and, in the 3rd line, strike “may” both times it appears and substitute “shall”; and, on page 119, strike “may” and substitute “shall” in each of lines 1, 3, 5, 6, and 9, in the unnumbered line preceding line 10, in line 11, and (twice) in line 16.

Amendment No. 18 {Table 12-903(2)}

On page 122, in line 11 and in the second-to-last line on the page, in each instance, strike “Subject ton” and substitute “seen”; and, on the same page, strike “may” and substitute “shall” in each of lines 1, 4, 7, and 8, in each of the last 2 lines of the listing for Area 6, in each of the last 2 lines of the listing for Area 7, and in the 1st, 2nd, 3rd, and 5th lines of the listing for Area 8; and, on page 123, strike “may” and substitute “shall” in each of lines 2, 3, 4, 16, and 22.

Amendment No. 19 {Table 12-1303}

On page 135, in the unnumbered row after line 3, strike the column headings “TOD-1”, “TOD-2”, “TOD-3”, and “TOD-4”, and substitute “PC-1”, “PC-2”, “PC-3”, and “PC-4”, respectively.

**EDUCATIONAL AND HOSPITAL CAMPUS DISTRICTS –
TEXT-TO-TABLE TRANSFERS**

Amendment No. 20 {Title Function Paragraphs}

On page 1, in line 22, before “12-502(a)(2)”, insert “12-501.”; and, in the same line, before “12-602(a)(2)”, insert “12-601.”; and, on page 2, in line 15, strike “12-601(a)(6)”,.

Amendment No. 21 {§ 12-501}

On page 30, after line 16, insert:

“§ 12-501. Use Regulations.

[(a) EC-1 Educational Campus: Primary or Secondary.]

[(1) Permitted uses.]

[In an EC-1 Educational Campus District, the following uses are permitted:

- (i) Community-managed open-space gardens (See § 14-307 for use standards).
- (ii) Day-care centers: Child (See § 14-309 for use standards).
- (iii) Educational facilities: Primary or secondary, including ancillary dormitory and residential uses.
- (iv) Parking garages (principal use) (See § 14-331 for use standards).
- (v) Parking lots (See § 14-331 for use standards).
- (vi) Places of worship (See § 14-332 for use standards).
- (vii) Telecommunications base stations – Stealth design (See § 14-338 for use standards).
- (viii) Urban agriculture (See § 14-339 for use standards).
- (ix) Utilities (See § 14-340 for use standards).
- (x) Wireless communications services – as modification to, but without substantial change in physical dimensions of, an existing telecommunications facility (See § 14-338 for use standards).]

[(2) Conditional uses.]

[In an EC-1 Educational Campus District, the following uses are conditional uses, requiring approval by the Board of Municipal and Zoning Appeals:

- (i) Community-managed open-space farms (See § 14-307 for use standards).
- (ii) Telecommunications facilities not otherwise permitted (See § 14-338 for use standards).]

[(b) EC-2 Educational Campus: Post-Secondary.]

[(1) Permitted uses.]

[In an EC-2 Educational Campus District, the following uses are permitted:

- (i) Community-managed open-space gardens (See §14-307 for use standards).
- (ii) Day-care centers: Adult or Child (See §14-309 for use standards).
- (iii) Educational facilities: Post-secondary, including ancillary dormitory and residential uses.
- (iv) Educational facilities: Primary or secondary, including ancillary dormitory and residential uses.
- (v) Fraternity or sorority houses (See § 14-313 for use standards).
- (vi) Parking garages (principal use) (See §14-331 for use standards)
- (vii) Parking lots (See §14-331 for use standards).
- (viii) Personal services establishments.
- (ix) Places of worship (See §14-332 for use standards).
- (x) Retail goods establishments – no alcoholic beverage sales.
- (xi) Restaurants.
- (xii) Telecommunications base stations – Stealth design (See § 14-338 for use standards).
- (xiii) Urban Agriculture (See § 14-339 for use standards).
- (xiv) Utilities (See § 14-340 for use standards).
- (xv) Wireless communications services – as modification to, but without substantial change in physical dimensions of, an existing telecommunications facility (See § 14-338 for use standards).]

[(2) Conditional uses.]

[In an EC-2 Educational Campus District, the following uses are conditional uses, requiring approval by the Board of Municipal and Zoning Appeals:

- (i) Community-managed open-space farms (See § 14-307 for use standards).
- (ii) Telecommunications facilities not otherwise permitted (See § 14-338 for use standards).]

ONLY THOSE USES OF LAND LISTED IN TABLE 12-501: EDUCATIONAL CAMPUS DISTRICTS – PERMITTED AND CONDITIONAL USES ARE ALLOWED WITHIN AN EDUCATIONAL CAMPUS ZONING DISTRICT.”.

Amendment No. 22 {§ 12-601}

On page 31, strike lines 11 through 15, in their entireties, and substitute:

“[(a) Permitted uses.]

[In a Hospital Campus District, the following uses are permitted:

- (1) Day-care centers: Adult or Child (See § 14-309 for use standards).
- (2) Educational facilities: Post-secondary, including ancillary dormitory and residential uses.
- (3) Health-care clinics.

- (4) Hospitals, including ancillary dormitory and residential uses.
- (5) {Reserved}
- (6) Medical support facilities.
- (7) Offices.
- (8) Parking garages (Principal use) (See §14-331 for use standards).
- (9) Parking lots (See § 14-331 for use standards).
- (10) Personal services establishments.
- (11) Places of Worship (See §14-332 for use standards).
- (12) Recreation - Indoor and outdoor.
- (13) Research and development.
- (14) Residential-care facilities (See § 14-334 for use standards).
- (15) Restaurants.
- (16) Retail goods establishments – no alcoholic beverage sales.
- (17) Telecommunications base stations – Stealth design (See § 14-338 for use standards).
- (18) Utilities (See § 14-340 for use standards).
- (19) Wireless communications services – as modification to, but without substantial change in physical dimensions of, an existing telecommunications facility (See § 14-338 for use standards).]

[(b) Conditional uses.]

[In a Hospital Campus District, the following uses are conditional uses, requiring approval by the Board of Municipal and Zoning Appeals:

- (1) Helistop.
- (2) Hotels, motels, and rooming houses.
- (3) Telecommunications facilities not otherwise permitted (See § 14-338 for use standards).]

ONLY THOSE USES OF LAND LISTED IN TABLE 12-601: HOSPITAL CAMPUS DISTRICTS – PERMITTED AND CONDITIONAL USES ARE ALLOWED WITHIN A HOSPITAL CAMPUS ZONING DISTRICT.”.

Amendment No. 23 {New Tables 12-501 and 12-601}

After page 112, insert new *Table 12-501: Educational Campus Districts – Permitted and Conditional Uses* and, after page 114, insert new *Table 12-601: Hospital Campus Districts – Permitted and Conditional Uses*, to read as shown on the following pages:

**TABLE 12-501: EDUCATIONAL CAMPUS DISTRICTS –
PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS		USE STANDARDS
	EC-1	EC-2	
RESIDENTIAL			
Dormitory (Ancillary to Educational Facility)	P	P	
Dwelling (Ancillary to Educational Facility)	P	P	Per § 14-327
Fraternity or Sorority House		P	Per § 14-313
Rooming House (Ancillary to Educational Facility)		CB	
INSTITUTIONAL			
Community Center (Ancillary to Educational Facility)		CB	
Cultural Facility (Ancillary to Educational Facility)		CB	Per § 14-308
Educational Facility: Commercial-Vocational		P	
Educational Facility: Post-Secondary		P	
Educational Facility: Primary and Secondary	P	P	
Place of Worship	P	P	Per § 14-332
OPEN-SPACE			
Community-Managed Open-Space Farm	CB	CB	Per § 14-307
Community-Managed Open-Space Garden	P	P	Per § 14-307
Park or Playground	P	P	
Urban Agriculture	P	P	Per § 14-339
COMMERCIAL			
Broadcasting Station (TV or Radio)		P	
Carry-Out Food Shop		P	
Day-Care Center: Adult or Child	P	P	Per § 14-309
Entertainment: Indoor		P	Per § 14-312

<i>Commercial (cont'd)</i>	<i>EC-1</i>	<i>EC-2</i>	
Office	P	P	
Personal Services Establishment		P	
Recreation: Indoor or Outdoor (Ancillary to Educational Facility)	P	P	Per § 14-312
Restaurant		P	
Retail Goods Establishment (No Alcoholic Beverages Sales)		P	
Stadium (Ancillary to Educational Facility)		CB	
INDUSTRIAL			
Research and Development Facility		P	
OTHER			
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	Per § 14-340
Parking Garage (Principal Use)	P	P	Per § 14-331
Parking Lot (Principal Use)	P	P	Per § 14-331
Telecommunications Facility ¹	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	Per § 14-340
Wireless Communications Services ²	CB, P	CB, P	Per § 14-338

¹ Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

² 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.

**TABLE 12-601: HOSPITAL CAMPUS DISTRICTS –
PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS	USE STANDARDS
	H	
RESIDENTIAL		
Dormitory (Ancillary to Hospital or Educational Facility: Post-Secondary)	P	
Dwelling (Ancillary to Hospital or Educational Facility: Post-Secondary)	P	
Residential-Care Facility	P	Per §14-334
Rooming House	CB	
INSTITUTIONAL		
Community Center (Ancillary to Educational Facility: Post-Secondary)	CB	
Cultural Facility (Ancillary to Educational Facility: Post-Secondary)	CB	Per § 14-308
Educational Facility: Post-Secondary	P	
Hospital	P	
Place of Worship	P	Per §14-332
COMMERCIAL		
Carry-Out Food Shop	P	
Day-Care Center: Adult or Child	P	Per §14-309
Health-Care Clinic	P	
Health Center	P	
Helistop	CB	
Hotel or Motel	CB	
Office	P	
Personal Services Establishment	P	

<i>Commercial (cont'd)</i>	<i>H</i>	
Recreation: Indoor and Outdoor (Ancillary to Hospital or Educational Facility: Post-Secondary)	P	Per §14-312
Restaurant	P	
Retail Goods Establishment (No Alcoholic Beverages Sales)	P	
INDUSTRIAL		
Research and Development Facility	P	
OTHER		
Electric Substation: Enclosed, Indoor, or Outdoor	CB	Per § 14-340
Parking Garage (Principal Use)	P	Per § 14-331
Parking Lot (Principal Use)	P	Per § 14-331
Telecommunications Facility ¹	CB, P	Per § 14-338
Utilities	CB	Per § 14-340
Wireless Communications Services ²	CB, P	Per § 14-338

¹ Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

² 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.

