

CITY OF BALTIMORE
COUNCIL BILL 25-0054
(First Reader)

Introduced by: Councilmember Porter

At the request of: Westport Capital Development, LLC

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Introduced and read first time: April 7, 2025

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Commission, Baltimore Development Corporation, Department of Housing and Community Development, Department of Recreation and Parks

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – W-2 Overlay District – Amendment**

3 FOR the purpose of amending the view corridor requirements in the W-2 Overlay District; and
4 amending “Table 12-903(4). Middle Branch Waterfront Area” to include revised view
5 corridors.

6 BY repealing and re-ordaining, with amendments

7 Article 32 - Zoning

8 Sections 12-904(b) and Table 12-903(4)

9 Baltimore City Code

10 (Edition 2000)

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

13 **Baltimore City Code**

14 **Article 32. Zoning**

15 **Title 12. Special Purpose Districts**

16 ***Subtitle 9. Waterfront Overlay Districts***

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

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§ 12-904. Protection of public right-of-way view corridors.

...

(b) *W-2 Overlay Subdistrict.*

(1) View corridors must:

(i) connect existing parks, open-space areas, and new development centers to the waterfront;

(ii) be located no more than 300 feet apart from one [another; and] ANOTHER AND BE AT LEAST 15 FEET WIDE; OR

(iii) be LOCATED NO MORE THAN 600 FEET APART FROM ONE ANOTHER AND BE at least 60 feet wide.

(2) Landscaping, exterior lighting, or other public amenities may be located within the view corridor to maximize public view of the water.

(3) Parking is permitted within a view corridor, as long as public access areas are maintained and not encroached upon.

SECTION 2. AND BE IT FURTHER ORDAINED, That Table 12-903(4) is amended as on the following map, appended to this bill, titled “**Table 12-903(4). Middle Branch Waterfront Area**”.

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

MIDDLE BRANCH WATERFRONT

Legend

- W-2 Waterfront Overlay District
- 60' Wide View Corridors
- 15' Wide View Corridors
- Harbor

The map displays the Middle Branch Waterfront area, including the harbor and surrounding streets. The W-2 Waterfront Overlay District is highlighted in blue. The 60' Wide View Corridors are shown in red, and the 15' Wide View Corridors are shown in green. The harbor is shown in light blue. The map includes a legend and a title 'MIDDLE BRANCH WATERFRONT'.