

**CITY OF BALTIMORE  
COUNCIL BILL 08-0215  
(First Reader)**

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Introduced by: The Council President  
At the request of: The Administration (Department of Planning)  
Introduced and read first time: October 27, 2008  
Assigned to: Land Use and Transportation Committee

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

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Planned Unit Development – Westport Waterfront**  
3 **(Corrective)**

4 FOR the purpose of amending Ordinance 07-609 to include parcel height limits that were  
5 previously approved and referenced on an unpublished exhibit but that were inadvertently  
6 omitted from the published text of the Ordinance.

7 By amending  
8 Ordinance 07-609  
9 Section(s) 3.6.

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

12 **Ordinance 07-609**

13 SECTION 3. AND BE IT FURTHER ORDAINED, That in accordance with  
14 the provisions of Title 9, Subtitles 1 and 4, the Planned Unit Development  
15 Ordinance shall be enacted as follows:

16 6. Height and Massing.

17 That the maximum building heights shall be as [set  
18 forth on Exhibits A and B] FOLLOWS:

19 A. PARCEL A SHALL HAVE A MAXIMUM HEIGHT OF  
20 210' AND CAN BE INCREASED BY 20% TO 252' IF  
21 APPROVED BY THE PLANNING COMMISSION.

22 B. PARCEL B SHALL HAVE A MAXIMUM HEIGHT OF  
23 210' AND CAN BE INCREASED BY 20% TO 252' IF  
24 APPROVED BY THE PLANNING COMMISSION.

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

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- 1 C. PARCEL C SHALL HAVE A MAXIMUM HEIGHT OF 210'  
2 AND CAN BE INCREASED BY 20% TO 252' IF  
3 APPROVED BY THE PLANNING COMMISSION.
- 4 D. THE MAXIMUM BUILDING HEIGHT OF PARCEL D  
5 SHALL BE DETERMINED BY FAR.
- 6 E. THE MAXIMUM BUILDING HEIGHT OF PARCEL E  
7 SHALL BE DETERMINED BY FAR.
- 8 F. PARCEL F SHALL HAVE A MAXIMUM HEIGHT OF  
9 120'.
- 10 G. PARCEL G SHALL HAVE A MAXIMUM HEIGHT OF  
11 120' AND CAN BE INCREASED BY 20% TO 144' IF  
12 APPROVED BY THE PLANNING COMMISSION.
- 13 H. PARCEL H SHALL HAVE A MAXIMUM HEIGHT OF  
14 120' AND CAN BE INCREASED BY 20% TO 144' IF  
15 APPROVED BY THE PLANNING COMMISSION,  
16 WITH THE EXCEPTION OF THE NORTHERN ONE-  
17 HALF OF THE PARCEL, WHICH SHALL HAVE A  
18 MAXIMUM HEIGHT OF 210' THAT CAN BE  
19 INCREASED BY 20% TO 252' IF APPROVED BY  
20 THE PLANNING COMMISSION.
- 21 I. PARCEL I SHALL HAVE A MAXIMUM HEIGHT OF  
22 120' AND CAN BE INCREASED BY 20% TO 144' IF  
23 APPROVED BY THE PLANNING COMMISSION.
- 24 J. THE BASE OF PARCEL J SHALL HAVE A MAXIMUM  
25 HEIGHT OF 120', WITH A TOWER STRUCTURE NOT  
26 TO EXCEED 300'.
- 27 K. THE BASE OF PARCEL K SHALL HAVE A  
28 MAXIMUM HEIGHT OF 120', WITH A TOWER  
29 STRUCTURE NOT TO EXCEED 300'.
- 30 L. PARCEL L SHALL HAVE A MAXIMUM HEIGHT OF 85',  
31 WITH A TOWER NO HIGHER THAN 115 FEET.
- 32 M. THE INTERIOR ONE-HALF OF PARCEL M1  
33 (ADJACENT TO PEDESTRIAN CORRIDOR) SHALL  
34 HAVE A MAXIMUM HEIGHT OF 70', AND THE  
35 EXTERIOR ONE-HALF ADJACENT TO MAISEL  
36 STREET EXTENDED SHALL HAVE A MAXIMUM  
37 HEIGHT OF 115'.
- 38 N. THE INTERIOR ONE-HALF OF PARCEL M2  
39 (ADJACENT TO PEDESTRIAN CORRIDOR) SHALL

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1 HAVE A MAXIMUM HEIGHT OF 60', AND THE  
2 EXTERIOR ONE-HALF ADJACENT TO KENT  
3 STREET EXTENDED SHALL HAVE A MAXIMUM  
4 HEIGHT OF 115'.

5 O. PARCEL N1 SHALL HAVE A MAXIMUM HEIGHT OF  
6 50', WITH AN EXCEPTION TO PERMIT A MAXIMUM  
7 HEIGHT OF 75' ADJACENT TO MAISEL STREET  
8 EXTENDED.

9 P. PARCEL N2 SHALL HAVE A MAXIMUM HEIGHT OF  
10 50', WITH AN EXCEPTION TO PERMIT A MAXIMUM  
11 HEIGHT OF 75' ADJACENT TO KENT STREET  
12 EXTENDED.

13 Q. THE BASE OF PARCEL O SHALL HAVE A  
14 MAXIMUM HEIGHT OF 60', WITH A TOWER  
15 STRUCTURE NOT TO EXCEED 230'.

16 R. PARCEL P SHALL HAVE A MAXIMUM HEIGHT OF  
17 85'.

18 S. PARCEL Q1 SHALL HAVE A MAXIMUM HEIGHT OF  
19 50', WITH AN EXCEPTION TO PERMIT A MAXIMUM  
20 HEIGHT OF 75' ADJACENT TO MAISEL STREET  
21 EXTENDED.

22 T. PARCEL Q2 SHALL HAVE A MAXIMUM HEIGHT OF  
23 50', WITH AN EXCEPTION TO PERMIT A MAXIMUM  
24 HEIGHT OF 75' ADJACENT TO KENT STREET  
25 EXTENDED.

26 U. THE BASE OF PARCEL R SHALL HAVE A  
27 MAXIMUM HEIGHT OF 60', WITH THE TOWER  
28 PORTION NO HIGHER THAN 300'.

29 V. THE INTERIOR ONE-HALF OF PARCEL S1  
30 (ADJACENT TO PEDESTRIAN CORRIDOR) SHALL  
31 HAVE A MAXIMUM HEIGHT OF 70', AND THE  
32 INTERIOR ONE-HALF MAISEL STREET EXTENDED  
33 SHALL HAVE A MAXIMUM HEIGHT OF 115'.

34 W. THE INTERIOR ONE-HALF OF PARCEL S2  
35 (ADJACENT TO PEDESTRIAN CORRIDOR) SHALL  
36 HAVE A MAXIMUM HEIGHT OF 60', AND THE  
37 EXTERIOR ONE-HALF KENT STREET EXTENDED  
38 SHALL HAVE A MAXIMUM HEIGHT OF 115'.

39 **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
40 after the date it is enacted.