



**BILL SYNOPSIS**

**Committee: Economic and Community Development**

**Bill: 21-0116**

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**Rezoning - Block 3518A, Lot 001**

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**Sponsor:** Councilmember Torrence

**Introduced:** August 16, 2021

**Purpose:**

For the purpose of changing the zoning for the property known as Block 3518A, Lot 001, as outlined in red on the accompanying plat, from the TOD-2 Zoning District to the IMU-2 Zoning District.

**Effective:** The 30<sup>th</sup> day after the date it is enacted

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**Agency Reports**

City Solicitor	
Planning Commission	Favorable
Board of Municipal and Zoning Appeals	
Department of Transportation	
City Solicitor	
Department of Housing and Community Development	No Objection
Baltimore Development Corporation	
Parking Authority of Baltimore City	Not Opposed

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## Analysis

### Current Law

Article 32 – Zoning, Zoning District Maps; Sheet 24; Baltimore City Revised Code (Edition 2000).

Under § 5-508(b)(1) of Article 32 – Zoning, and the State Land Use Article, the City Council may approve a rezoning based on a finding that there was either:

- (1) a substantial change in the character of the neighborhood where the property is located; or
- (2) a mistake in the existing zoning classification.

### Background

Bill 21-0116 would change the zoning for the property known as Block 3518A, Lot 001, from the TOD-2 Zoning District to the IMU-2 Zoning District. The site is situated on the west bank of Jones Falls near the Union Avenue bridge. It is improved with a former industrial building which, after conversion, now has commercial and light industrial uses. There is a restaurant on the site with outdoor dining. There is also a digital screen general advertising sign on the site.

The intended purposes for the current and proposed zoning districts, as described in Article 32, are below:

#### Current Zoning District – TOD-2

The purpose of TOD Transit-Oriented Development Zoning Districts is to encourage the location of uses and forms of development conducive to increased transit usage. These Districts are intended to promote new, well-integrated residential and commercial development around transit stations, to ensure that new development occurs in the form of compatible, higher density, transit-friendly design in close proximity to transit systems, to encourage a pedestrian-orientation in new development, to decrease reliance on motor vehicles by increasing transit uses, and to encourage a mix of buildings and activities that provides settings for social interaction and active community life.

TOD-2 Transit-Oriented Development District is characterized by a more restrictive height and a full mix of uses.

Proposed Zoning District – IMU-2

The IMU Industrial Mixed-Use Zoning Districts are intended to encourage the reuse of older industrial buildings for light industrial use, as well as a variety of non-industrial uses. These older industrial buildings are often surrounded by residential and other non-industrial uses, though in many cases they are also transition zones between a heavy industrial area and a major road or a less intense use or district. The IMU-2 District, prohibits all residential uses.

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**Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Reporting Agencies and the Baltimore City Code

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