

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 23-0446

Introduced by: Councilmember Costello and President Mosby

At the request of: MCB HP Baltimore, LLC

Address: c/o Caroline Hecker, Esq.

Rosenberg Martin Greenberg, LLP

25 South Charles St., Suite 21st Fl, Baltimore, Maryland 21201

Telephone: (410) 727-6600

Introduced and read first time: October 30, 2023

Assigned to: Economic and Community Development Committee

Committee Report: Favorable

Council action: Adopted

Read second time: February 26, 2024

AN ORDINANCE CONCERNING

Zoning – C-5-IH Inner Harbor Subdistrict – Amendment

FOR the purpose of amending the description C-5-IH Inner Harbor Subdistrict; and amending the bulk and yard regulations for the Subdistrict.

BY repealing and re-ordaining, with amendments

Article 32 - Zoning

Section 10-207(c)(3) and Table 10-401: Commercial Districts (C-5)

Baltimore City Code

(Edition 2000)

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

Baltimore City Code

Article 32. Zoning

Title 10. Commercial Districts

Subtitle 2. District Descriptions

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.

Council Bill 23-0446

§ 10-207. C-5 Downtown District.

(c) *Subdistricts.*

(3) *C-5-IH Inner Harbor Subdistrict.*

(i) The purpose of the C-5-IH Inner Harbor Subdistrict is to establish these standards for structures located adjacent to and facing the Inner Harbor.

(ii) The standards recognize that development within this subdistrict is to be oriented to the Inner Harbor waterfront and be predominantly pedestrian-oriented AND MIXED-USE. [Development is relatively low-scaled to accommodate the view of the harbor from adjoining subdistricts.]

Zoning Tables

TABLE 10-401: COMMERCIAL DISTRICTS (C-5) – BULK AND YARD REGULATIONS

CATEGORIES	SPECIFICATIONS (PER SUBDISTRICT)						
	C-5-DC	C-5-IH	C-5-DE	C-5-HT	C-5-TO	C-5-HS	C-5-G
MAXIMUM BLDG HEIGHT							
All Uses	None	[100 feet] NONE	125 feet	80 feet	175 feet	175 feet	80 feet
MINIMUM BLDG HEIGHT							
All Uses	36 feet	None	36 feet	36 feet	36 feet	36 feet	36 feet
MINIMUM FRONT YARD							
All Uses	None	None	None	None	None	None	None
MINIMUM INTERIOR-SIDE YARD							
All Uses	None	None	None	None	None	None	None
MINIMUM CORNER-SIDE YARD							
All Uses	None	None	None	None	None	None	None

Council Bill 23-0446

1
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MINIMUM REAR YARD							
All Uses	None	None	None	None	None	None	None

3

4
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SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

Council Bill 23-0446

Certified as duly passed this 04 day of March, 2024



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,
this 04 day of March, 2024



Chief Clerk

Approved this _____ day of _____, 20____

Mayor, Baltimore City