

**CITY OF BALTIMORE  
COUNCIL BILL 05-0220  
(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: July 11, 2005  
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 Transportation, Fire Department, Police Department, Baltimore Substance Abuse Systems

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Health Care Clinics – Substance Abuse Treatment Centers**

3 FOR the purpose of broadening the classification for clinics; deleting the separate classification  
4 for substance abuse treatment centers; redefining certain terms; conforming certain language;  
5 and generally relating to the zoning of facilities for the examination and treatment of people  
6 on an out-patient basis.

7 BY repealing and reordaining, with amendments

8 Article - Zoning

9 Section(s) 1-126, 5-203(5), 6-306(18), 7-306(16), and 10-405(11)

10 Baltimore City Revised Code

11 (Edition 2000)

12 BY repealing

13 Article - Zoning

14 Section(s) 1-194, 4-204(6), 5-204(10), 6-209(6), and 7-208(4)

15 Baltimore City Revised Code

16 (Edition 2000)

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

19 **Baltimore City Revised Code**

20 **Article – Zoning**

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

1 **§ 1-126. Clinic: [medical or dental] HEALTH CARE.**

2 “Clinic: [medical or dental] HEALTH CARE” means a building the principal use of which is for  
3 offices [of physicians or dentists] for the examination and treatment of people on an  
4 out-patient basis BY HEALTH CARE PROFESSIONALS OR PROGRAMS THAT ARE LICENSED OR  
5 CERTIFIED BY THE STATE .

6 **[§ 1-194. Substance abuse treatment center.**

7 “Substance abuse treatment center” means a facility that provides and represents or  
8 advertises itself as providing:

- 9 (1) nonresidential counseling, treatment, care, medication, or rehabilitation for  
10 individuals who show the effects of substance abuse; or  
11 (2) transportation of individuals for the purpose of substance treatment, care, medication,  
12 or rehabilitation.]

13 **§ 4-204. Conditional uses — Ordinance required.**

14 In an R-1 District, conditional uses that require approval by ordinance are as follows:

15 [(6) Substance abuse treatment centers.]

16 **§ 5-203. Conditional uses — Board approval required.**

17 In an O-R District, conditional uses that require Board approval are as follows:

18 (5) Clinics: [medical and dental] HEALTH CARE.

19 **§ 5-204. Conditional uses — Ordinance required.**

20 In an O-R District, conditional uses that require approval by ordinance are as follows:

21 [(10) Substance abuse treatment centers.]

22 **§ 6-209. Conditional uses — Ordinance required.**

23 In a B-1 District, conditional uses that require approval by ordinance are as follows:

24 [(6) Substance abuse treatment centers.]

25 **§ 6-306. Permitted uses.**

26 In a B-2 District, permitted uses are as follows:

27 (18) Clinics: [medical and dental] HEALTH CARE.

1 § 7-208. Conditional uses — Ordinance required.

2 In an M-1 District, conditional uses that require approval by ordinance are as follows, subject  
3 to compliance with the performance standards set forth in Title 12 {"Performance  
4 Standards"} of this article:

5 [(4) Substance abuse treatment centers.]

6 § 7-306. Permitted uses.

7 In an M-2 District, permitted uses are as follows:

8 (16) Clinics: [medical and dental] HEALTH CARE.

9 § 10-405. Schedule of required spaces.

10 Off-street parking spaces must be provided as follows:

11 (11) *Health care services.*

12 (i) [(iv) Medical and dental] HEALTH CARE clinics

13 M-1-3, M-2-3, B-4-1,  
14 B-4-2, B-5-1, B-5-2

No requirement

15 M-1-2, M-2-2, B-2-2, B-2-3,  
16 B-2-4, B-3-2, B-3-3

1 per 400 square feet  
of floor area in excess  
of 1,000 square feet

17  
18  
19 All other districts

1 per 200 square feet  
of floor area

20  
21 (ii) [(i) Hospitals

22 R-9, R-10, O-R-2, O-R-3,  
23 O-R-4, B-2-3, B-3-3,  
24 B-4-1, B-4-2, B-5-1, B-5-2

1 per 10 hospital  
beds, plus 1 per 6  
employees including  
staff doctors

25  
26  
27  
28 All other districts

1 per 5 hospital beds,  
plus 1 per 3  
employees including  
staff doctors

29  
30  
31  
32 (iii) [(ii) Institutions for the care of the aged  
33 and for children; convalescent, nursing,  
34 and rest homes

1	R-9, R-10, O-R-2, O-R-3,	
2	O-R-4, B-3-3, B-5-1, B-5-2	1 per 10 beds, plus 1
3		per 6 employees
4		including staff
5		doctors
6	All other districts	1 per 5 beds, plus 1
7		per 6 employees
8		including staff
9		doctors
10	(iv) [(iii)] Massage therapists offices	
11	O-R, M-1, M-2, M-3	1 per massage
12		therapist's station or
13		table at the location
14		
15	All other districts	No requirement

16       **SECTION 2. AND BE IT FURTHER ORDAINED,** That the catchlines contained in this Ordinance  
17 are not law and may not be considered to have been enacted as a part of this or any prior  
18 Ordinance.

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