

CITY OF BALTIMORE  
ORDINANCE **24 - 436**  
Council Bill 24-0544

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Introduced by: Councilmember Dorsey  
Introduced and read first time: June 10, 2024  
Assigned to: Ways and Means Committee

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Committee Report: Favorable  
Council action: Adopted  
Read second time: November 4, 2024

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AN ORDINANCE CONCERNING

**Zoning – Harford Road Overlay District**

FOR the purpose of establishing the Harford Road Overlay District; delineating the boundaries of the district; creating applicable use regulations within the district; establishing bulk and yard regulations within the district; detailing other applicable standards within the district; amending certain off-street parking requirements; and generally relating to the establishment of the Harford Road Overlay District.

BY adding

Article 32 - Zoning  
Sections 12-212 and Table 12-1403  
Baltimore City Code  
(Edition 2000)

BY adding

Article 32 - Zoning  
Sections 12-1401 through 12-1405, to be under the new subtitle designation  
“Subtitle 14. Harford Road Overlay District”  
Baltimore City Code  
(Edition 2000)

BY repealing and re-ordaining, with amendments

Article 32 - Zoning  
Section 16-601(b)(1)  
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:

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.

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**Baltimore City Code**

**Article 32. Zoning**

**Title 12. Special Purpose Districts**

***Subtitle 2. District Descriptions***

**§ 12-212. HARFORD ROAD OVERLAY DISTRICT.**

THE HARFORD ROAD OVERLAY DISTRICT IS INTENDED TO INCREASE CUSTOMER SUPPLY TO BUSINESSES ALONG THE HARFORD ROAD CORRIDOR BEGINNING AT ARGONNE DRIVE AND CONTINUING ALONG THE CENTER LINE OF HARFORD ROAD UNTIL THE POINT OF INTERSECTION WITH THE NORTHERN BOUNDARY LINE OF THE CITY AT HILLCREST AVENUE. THE REGULATIONS FOR THIS OVERLAY DISTRICT ARE DESIGNED TO:

- (1) IMPROVE THE PEDESTRIAN EXPERIENCE;
- (2) INCREASE TRANSIT ACCESS AND RIDERSHIP;
- (3) REDUCE THE REQUIREMENTS FOR A BUSINESS OWNER, DEVELOPER, AND THE CITY TO ALLOCATE RESOURCES TO CARS AND TRUCKS;
- (4) PROMOTE SUSTAINABLE MIXED-USE DEVELOPMENT;
- (5) PROMOTE INVESTMENT IN PUBLIC SPACES THROUGH NEW CONSTRUCTION; AND
- (6) INCREASE HOUSING OPPORTUNITY AND DIVERSITY.

THIS OVERLAY DISTRICT IS TIED TO THE UNDERLYING ZONING DISTRICT TO MAINTAIN THE EXISTING CHARACTER OF THE DEVELOPMENT AND NEIGHBORHOOD.

***SUBTITLE 14. HARFORD ROAD OVERLAY DISTRICT***

**§ 12-1401. ESTABLISHMENT.**

THERE IS A HARFORD ROAD OVERLAY DISTRICT.

**§ 12-1402. BOUNDARIES.**

THE BOUNDARIES OF THE DISTRICT ARE AS SHOWN ON THAT CERTAIN MAP TITLED "HARFORD ROAD OVERLAY DISTRICT" DATED AS OF JUNE 5, 2024, ON FILE WITH THE DEPARTMENT OF PLANNING.

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1 § 12-1403. USE REGULATIONS.

2 (A) *NON-RESIDENTIAL ZONING DISTRICTS.*

3 FOR NON-RESIDENTIAL ZONING DISTRICTS, ONLY THOSE USES LISTED IN *TABLE 12-1403:*  
4 *HARFORD ROAD OVERLAY DISTRICT – PERMITTED AND CONDITIONAL USES* ARE ALLOWED  
5 WITHIN THE HARFORD ROAD OVERLAY DISTRICT.

6 (B) *RESIDENTIAL ZONING DISTRICTS.*

7 (1) *IN GENERAL.*

8 ONLY THOSE USES OF LAND LISTED IN THE TABLES LISTED BELOW ARE ALLOWED  
9 WITHIN EACH RESPECTIVE ZONING DISTRICT.

10 (I) *TABLE 8-301: DETACHED AND SEMI-DETACHED RESIDENTIAL DISTRICTS –*  
11 *PERMITTED AND CONDITIONAL USES.*

12 (II) *TABLE 9-301: ROWHOUSE AND MULTI-FAMILY RESIDENTIAL DISTRICTS –*  
13 *PERMITTED AND CONDITIONAL USES.*

14 (2) *DWELLING: MULTI-FAMILY.*

15 THE USE “DWELLING: MULTI-FAMILY” IS PERMITTED IN ALL RESIDENTIAL DISTRICTS.

16 § 12-1404. BULK AND YARD REGULATIONS.

17 (A) *IN GENERAL.*

18 THE BULK AND YARD REGULATIONS FOR THE STRUCTURES IN THE UNDERLYING ZONING  
19 DISTRICT APPLY TO THE HARFORD ROAD OVERLAY DISTRICT.

20 (B) *MEASUREMENT METHODOLOGIES.*

21 MEASUREMENT METHODOLOGIES ARE AS SET FORTH IN TITLE 15, SUBTITLE 3  
22 {“MEASUREMENT METHODOLOGIES”} OF THIS CODE.

23 (C) *EXCEPTIONS AND REQUIREMENTS.*

24 (1) *IN GENERAL.*

25 EXCEPTIONS AND REQUIREMENTS ARE AS SET FORTH IN TITLE 15, SUBTITLE 4  
26 {“EXCEPTIONS AND REQUIREMENTS”} OF THIS CODE.

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1 (2) *DWELLING: MULTI-FAMILY.*

2 ~~NOTWITHSTANDING A PROPERTY'S UNDERLYING ZONING DISTRICT, THE PROPERTY~~  
3 ~~RESIDENTIALLY ZONED PROPERTIES MAY BE DEVELOPED AS A "DWELLING: MULTI-~~  
4 ~~FAMILY" TO THE BULK AND YARD SPECIFICATIONS FOR EITHER THE R-9 OR THE R-10~~  
5 ~~ZONING DISTRICT ESTABLISHED IN TABLE 9-401 {"ROWHOUSE AND MULTI-FAMILY~~  
6 ~~RESIDENTIAL DISTRICTS - BULK AND YARD REGULATIONS"}, OR TO THE BULK AND~~  
7 ~~YARD SPECIFICATIONS FOR THE C-1 ZONING DISTRICT ESTABLISHED IN TABLE 10-401~~  
8 ~~{"COMMERCIAL DISTRICTS (C-1 TO C-4) - BULK AND YARD REGULATIONS"}.~~

9 § 12-1405. OTHER APPLICABLE STANDARDS.

10 (A) *IN GENERAL.*

11 THE HARFORD ROAD OVERLAY DISTRICT IS ALSO SUBJECT TO THE STANDARDS  
12 CONTAINED IN THIS SECTION.

13 (B) *ACCESSORY STRUCTURES AND USES.*

14 STANDARDS GOVERNING ACCESSORY STRUCTURES ARE SET FORTH IN TITLE 15,  
15 SUBTITLE 5 {"ACCESSORY STRUCTURES AND USES"} OF THIS CODE.

16 (C) *SITE DEVELOPMENT.*

17 ON-SITE DEVELOPMENT STANDARDS ARE SET FORTH IN TITLE 15 {"SITE DEVELOPMENT  
18 STANDARDS"} OF THIS CODE.

19 (D) *OFF-STREET PARKING AND LOADING.*

20 UNDER § 16-601(B) OF THIS CODE, THE DISTRICT IS EXEMPT FROM OFF-STREET PARKING  
21 REQUIREMENTS.

22 (E) *DESIGN STANDARDS.*

23 (1) *IN GENERAL.*

24 ALL DEVELOPMENTS OF THE TYPE DESCRIBED IN § 4-405 {"DESIGN REVIEW:  
25 APPLICABILITY"} OF THIS CODE MUST COMPLY WITH THE APPLICABLE DESIGN  
26 STANDARDS REQUIRED BY THE BALTIMORE CITY DESIGN MANUAL.

27 (2) *PROHIBITED DESIGN ELEMENTS.*

28 (i) *IN GENERAL.*

29 ~~NEW CURB CUTS, FOR VEHICLES, AND DRIVEWAYS ARE PROHIBITED. NEW CURB~~  
30 ~~CUTS ARE PROHIBITED ON HARFORD ROAD AT REAL PROPERTY WITH REAR OR SIDE~~  
31 ~~ACCESS.~~

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1           (ii) *EXISTING CURB CUTS AND DRIVEWAYS.*

2                   (A) REAL PROPERTY WITH EXISTING CURB CUTS THAT EXCEED CITY  
3                   STANDARDS MAY BE REMOVED BY THE CITY.

4                   (B) EXISTING CURB CUTS OR ABANDONED CURB CUTS DO NOT GUARANTEE  
5                   REUSE.

6                   (C) ALL DISUSED CURB CUT PERMISSIONS ARE REVOKED.

7                   (D) THE CITY RESERVES THE RIGHT TO DENY ANY CURB CUT REQUEST  
8                   REGARDLESS OF THE AVAILABILITY OR UNAVAILABILITY OF ACCESS.

9           (F) *LANDSCAPE AND SCREENING.*

10                   ALL LANDSCAPING AND SCREENING MUST COMPLY WITH THE REQUIREMENTS OF THE  
11                   BALTIMORE CITY LANDSCAPE MANUAL.

12           (G) *SIGNS.*

13                   STANDARDS GOVERNING SIGNS ARE SET FORTH IN TITLE 17 {"SIGNS"} OF THIS CODE.

14           (H) *TEMPORARY USES.*

15                   STANDARDS GOVERNING TEMPORARY USES ARE SET FORTH IN TITLE 14, SUBTITLE 4  
16                   {"TEMPORARY-USE STANDARDS"} OF THIS CODE.

17                                   **Title 16. Off-Street Parking and Loading**

18   *Subtitle 6. Required Off-Street Parking*

19           **§ 16-601. Exemptions and reductions from requirements.**

20                   (b) *Exemptions within certain districts.*

21                   [(1) The C-1, C-1-E, C-1-VC, and C-5 Districts and all non-residential uses in the R-MU  
22                   and D-MU Overlay Districts are exempt from parking requirements.]

23                   (1) THE DISTRICTS INCLUDED IN THIS PARAGRAPH ARE EXEMPT FROM PARKING  
24                   REQUIREMENTS:

25                           (I) C-1;

26                           (II) C-1-E;

27                           (III) C-1-VC;

28                           (IV) C-5;

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- 1 (v) C-5-IH;
- 2 (vi) C-5-DE;
- 3 (vii) C-5-HT;
- 4 (viii) C-5-TO;
- 5 (ix) C-5-HS;
- 6 (x) C-5-G;
- 7 (xi) HARFORD ROAD OVERLAY DISTRICT;
- 8 (xii) R-MU OVERLAY DISTRICT (NON-RESIDENTIAL USES); AND
- 9 (xiii) D-MU OVERLAY DISTRICT (NON-RESIDENTIAL USES).

**Zoning Tables**

**TABLE 12-1403: HARFORD ROAD OVERLAY DISTRICT –  
OFFICE, COMMERCIAL, AND INDUSTRIAL DISTRICTS –  
PERMITTED AND CONDITIONAL USES**

USES	SUBDISTRICTS					USE STANDARDS
	OR-1	C-1	c-2	C-3	IMU-1	
<b>RESIDENTIAL</b>						
DWELLING (ABOVE NON-RESIDENTIAL GROUND FLOOR)	P	P	P	P	P	
DWELLING: MULTI-FAMILY	P	P	P	P	P	PER § 12-1404
DWELLING: ROWHOUSE	P	P	P	P	P	
DWELLING: LIVE-WORK	P	P	P	P	P	
<b>INSTITUTIONAL</b>						
COMMUNITY CENTER	P	P	P	P	P	
CULTURAL FACILITY	P	P	P	P	P	PER § 14-308
PLACE OF WORSHIP	CB	CB	CB	CB	CB	PER § 14-332
<b>OPEN-SPACE</b>						
COMMUNITY-MANAGED OPEN-SPACE FARM	P	P	P	P	P	PER § 14-307

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	<b>USES</b>	<b>SUBDISTRICTS</b>					<b>USE STANDARDS</b>
1	COMMUNITY-MANAGED OPEN-SPACE GARDEN	P	P	P	P	P	PER § 14-307
2	PARK OR PLAYGROUND	P	P	P	P	P	
3	URBAN AGRICULTURE	P	P	P	P	P	PER § 14-339
4	<b>COMMERCIAL</b>						
5	ART GALLERY	P	P	P	P	P	
6	ARTS STUDIO	P	P	P	P	P	P
7	ARTS STUDIO: INDUSTRIAL	P	P	P	P	P	
8	BODY ART ESTABLISHMENT	P	P	P	P	P	
9	CARRY-OUT FOOD SHOP	P	P	P	P	P	
10	DAY-CARE CENTER: ADULT OR CHILD	P	P	P	P	P	PER § 14-309
11	ENTERTAINMENT: INDOOR	P	P	P	P	P	PER § 14-312
12	ENTERTAINMENT: LIVE	P	P	P	P	P	PER § 14-319
13	FINANCIAL INSTITUTION	P	P	P	P	P	
14	GREENHOUSE OR NURSERY	P	P	P	P	P	PER § 14-339
15	HEALTH-CARE CLINIC	P	P	P	P	P	
16	HEALTH AND FITNESS CENTER	P	P	P	P	P	
17	HOTEL OR MOTEL	P	P	P	P	P	
18	KENNEL	P	P	P	P	P	PER § 14-317
19	OFFICE	P	P	P	P	P	
20	OUTDOOR DINING	P	P	P	P	P	PER § 14-329
21	PERSONAL SERVICES ESTABLISHMENT	P	P	P	P	P	
22	RECREATION: INDOOR	P	P	P	P	P	PER § 14-312
23	RECREATION: OUTDOOR	P	P	P	P	P	PER § 14-312
24	RESTAURANT	P	P	P	P	P	
25	RETAIL GOODS ESTABLISHMENT (NO ALCOHOLIC BEVERAGES SALES)	P	P	P	P	P	
26							
27	RETAIL GOODS ESTABLISHMENT (WITH ALCOHOLIC BEVERAGES SALES)	P	P	P	P	P	PER § 14-336
28							
29	TAVERN	P	P	P	P	P	PER § 14-337
30	<b>INDUSTRIAL</b>						

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	USES	SUBDISTRICTS					USE STANDARDS
1	ALTERNATIVE ENERGY SYSTEM: COMMERCIAL	CB	CB	CB	CB	CB	
2	FOOD PROCESSING: LIGHT	P	P	P	P	P	
3	INDUSTRIAL: LIGHT	P	P	P	P	P	
4	MOVIE STUDIO	P	P	P	P	P	
5	PRINTING ESTABLISHMENT	P	P	P	P	P	
6	RESEARCH AND DEVELOPMENT FACILITY	P	P	P	P	P	
7	<b>OTHER</b>						
8	ALTERNATIVE ENERGY SYSTEM: COMMUNITY-	P	P	P	P	P	PER § 14-306
9	BASED						
10	ELECTRIC SUBSTATION: ENCLOSED, INDOOR, OR	CB	CB	CB	CB	CB	PER § 14-340
11	OUTDOOR						
12	TELECOMMUNICATIONS FACILITY <sup>1</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	PER § 14-338
13	UTILITIES	CB	CB	CB	CB	CB	PER § 14-340
14	WIRELESS COMMUNICATIONS SERVICES <sup>2</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	PER § 14-338

<sup>1</sup> ONLY TELECOMMUNICATIONS BASE STATIONS THAT COMPLY WITH THE STEALTH DESIGN STANDARDS OF § 14-338 ARE CONSIDERED PERMITTED USES.


<sup>2</sup> ONLY WIRELESS COMMUNICATION SERVICES THAT ARE MODIFICATIONS TO – AND DO NOT SUBSTANTIALLY CHANGE THE PHYSICAL DIMENSION OF – AN EXISTING TELECOMMUNICATIONS FACILITY, ARE CONSIDERED PERMITTED USES.

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



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Certified as duly passed this 2 day of December, 2024

  
\_\_\_\_\_  
President, Baltimore City Council


Certified as duly delivered to His Honor, the Mayor,  
this 2 day of December, 2024

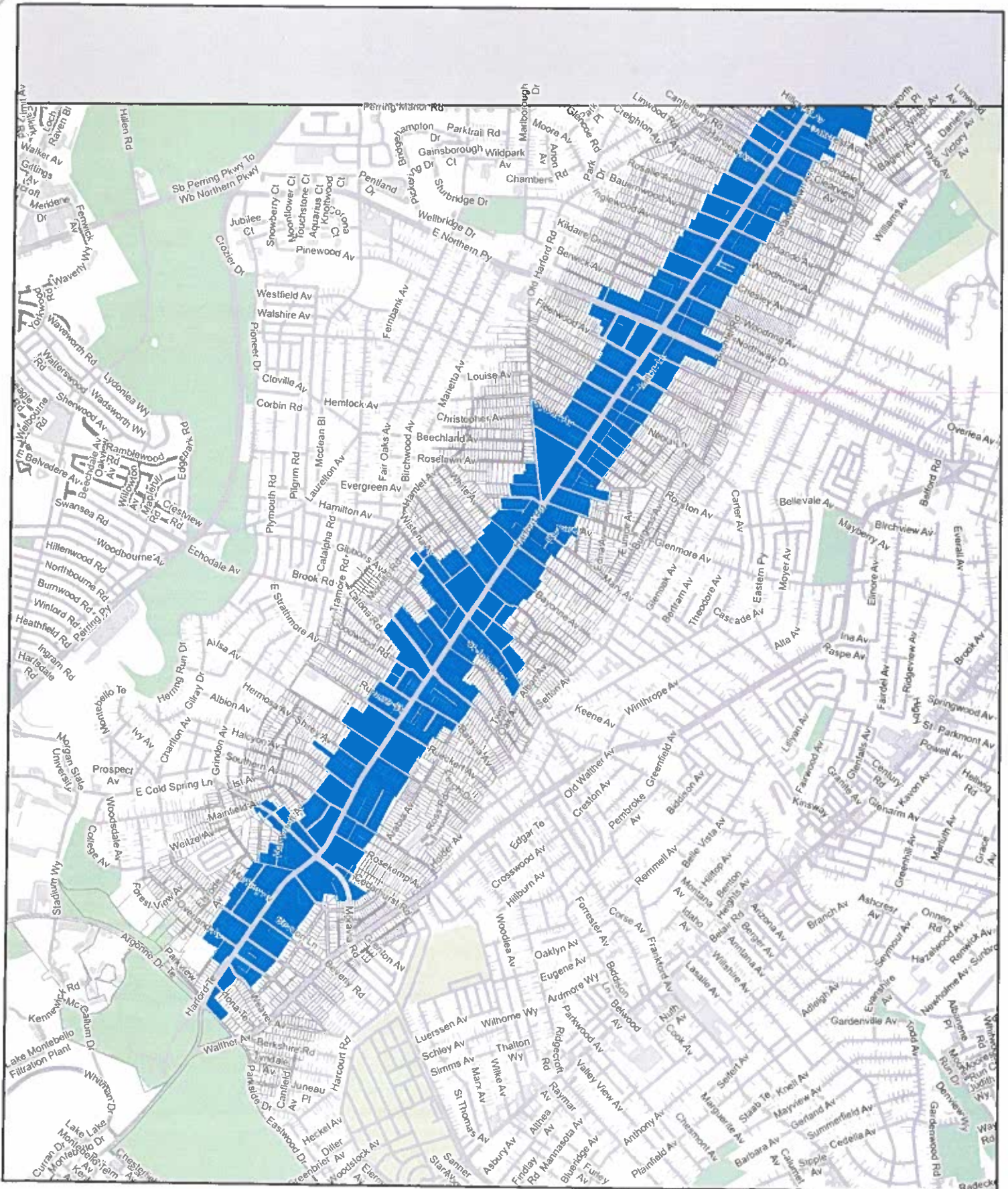
  
\_\_\_\_\_  
Chief Clerk

Approved this 2 day of Decemr, 2024

  
\_\_\_\_\_  
Mayor, Baltimore City

Approved for Form and Legal Sufficiency  
this Second day of December 2024

  
\_\_\_\_\_  
Chief Solicitor



# Harford Road Overlay District

 Overlay district



**Brandon M. Scott**  
Mayor  
**Chris Ryer**  
Director of Planning



  
12-2-24

**24 - 43 6**

  
12-2-24

June 5, 2024