

CITY OF BALTIMORE
COUNCIL BILL 24-0544
(First Reader)

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

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Harford Road Overlay District**

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

8 BY adding

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

13 BY adding

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

19 BY repealing and re-ordaining, with amendments

20 Article 32 - Zoning
21 Section 16-601(b)(1)
22 Baltimore City Code
23 (Edition 2000)

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

26 **Baltimore City Code**

27 **Article 32. Zoning**

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

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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.

§ 12-1403. USE REGULATIONS.

(A) *NON-RESIDENTIAL ZONING DISTRICTS.*

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

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1 (B) *RESIDENTIAL ZONING DISTRICTS.*

2 (1) *IN GENERAL.*

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

5 (i) *TABLE 8-301: DETACHED AND SEMI-DETACHED RESIDENTIAL DISTRICTS –*
6 *PERMITTED AND CONDITIONAL USES.*

7 (ii) *TABLE 9-301: ROWHOUSE AND MULTI-FAMILY RESIDENTIAL DISTRICTS –*
8 *PERMITTED AND CONDITIONAL USES.*

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

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

11 **§ 12-1404. BULK AND YARD REGULATIONS.**

12 (A) *IN GENERAL.*

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

15 (B) *MEASUREMENT METHODOLOGIES.*

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

18 (C) *EXCEPTIONS AND REQUIREMENTS.*

19 (1) *IN GENERAL.*

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

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

23 NOTWITHSTANDING A PROPERTY’S UNDERLYING ZONING DISTRICT, THE PROPERTY
24 MAY BE DEVELOPED AS A “DWELLING: MULTI-FAMILY” TO THE BULK AND YARD
25 SPECIFICATIONS FOR EITHER THE R-9 OR R-10 ZONING DISTRICT ESTABLISHED IN
26 TABLE 9-401 {“ROWHOUSE AND MULTI-FAMILY RESIDENTIAL DISTRICTS – BULK AND
27 YARD REGULATIONS”}, OR TO THE BULK AND YARD SPECIFICATIONS FOR THE C-1
28 ZONING DISTRICT ESTABLISHED IN TABLE 10-401 {“COMMERCIAL DISTRICTS (C-1 TO
29 C-4) – BULK AND YARD REGULATIONS”}.

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1 **§ 12-1405. OTHER APPLICABLE STANDARDS.**

2 (A) *IN GENERAL.*

3 THE HARFORD ROAD OVERLAY DISTRICT IS ALSO SUBJECT TO THE STANDARDS
4 CONTAINED IN THIS SECTION.

5 (B) *ACCESSORY STRUCTURES AND USES.*

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

8 (C) *SITE DEVELOPMENT.*

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

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

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

14 (E) *DESIGN STANDARDS.*

15 (1) *IN GENERAL.*

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

19 (2) *PROHIBITED DESIGN ELEMENTS.*

20 (I) *IN GENERAL.*

21 NEW CURB CUTS, FOR VEHICLES, AND DRIVEWAYS ARE PROHIBITED.

22 (II) *EXISTING CURB CUTS AND DRIVEWAYS.*

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

25 (B) EXISTING CURB CUTS OR ABANDONED CURB CUTS DO NOT GUARANTEE
26 REUSE.

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

28 (D) THE CITY RESERVES THE RIGHT TO DENY ANY CURB CUT REQUEST
29 REGARDLESS OF THE AVAILABILITY OR UNAVAILABILITY OF ACCESS.
30

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1 (F) *LANDSCAPE AND SCREENING.*

2 ALL LANDSCAPING AND SCREENING MUST COMPLY WITH THE REQUIREMENTS OF THE
3 BALTIMORE CITY LANDSCAPE MANUAL.

4 (G) *SIGNS.*

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

6 (H) *TEMPORARY USES.*

7 STANDARDS GOVERNING TEMPORARY USES ARE SET FORTH IN TITLE 14, SUBTITLE 4
8 {"TEMPORARY-USE STANDARDS"} OF THIS CODE.
9

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

11 ***Subtitle 6. Required Off-Street Parking***

12 **§ 16-601. Exemptions and reductions from requirements.**

13 (b) *Exemptions within certain districts.*

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

16 (1) THE DISTRICTS INCLUDED IN THIS PARAGRAPH ARE EXEMPT FROM PARKING
17 REQUIREMENTS:

18 (I) C-1;

19 (II) C-1-E;

20 (III) C-1-VC;

21 (IV) C-5;

22 (V) C-5-IH;

23 (VI) C-5-DE;

24 (VII) C-5-HT;

25 (VIII) C-5-TO;

26 (IX) C-5-HS;

27 (X) C-5-G;

28 (XI) HARFORD ROAD OVERLAY DISTRICT;

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(XII) R-MU OVERLAY DISTRICT (NON-RESIDENTIAL USES); AND

(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	
RESIDENTIAL						
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	
INSTITUTIONAL						
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
OPEN-SPACE						
COMMUNITY-MANAGED OPEN-SPACE FARM	P	P	P	P	P	PER § 14-307
COMMUNITY-MANAGED OPEN-SPACE GARDEN	P	P	P	P	P	PER § 14-307
PARK OR PLAYGROUND	P	P	P	P	P	
URBAN AGRICULTURE	P	P	P	P	P	PER § 14-339
COMMERCIAL						
ART GALLERY	P	P	P	P	P	
ARTS STUDIO	P	P	P	P	P	P
ARTS STUDIO: INDUSTRIAL	P	P	P	P	P	
BODY ART ESTABLISHMENT	P	P	P	P	P	

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	USES	SUBDISTRICTS					USE STANDARDS
1	CARRY-OUT FOOD SHOP	P	P	P	P	P	
2	DAY-CARE CENTER: ADULT OR CHILD	P	P	P	P	P	PER § 14-309
3	ENTERTAINMENT: INDOOR	P	P	P	P	P	PER § 14-312
4	ENTERTAINMENT: LIVE	P	P	P	P	P	PER § 14-319
5	FINANCIAL INSTITUTION	P	P	P	P	P	
6	GREENHOUSE OR NURSERY	P	P	P	P	P	PER § 14-339
7	HEALTH-CARE CLINIC	P	P	P	P	P	
8	HEALTH AND FITNESS CENTER	P	P	P	P	P	
9	HOTEL OR MOTEL	P	P	P	P	P	
10	KENNEL	P	P	P	P	P	PER § 14-317
11	OFFICE	P	P	P	P	P	
12	OUTDOOR DINING	P	P	P	P	P	PER § 14-329
13	PERSONAL SERVICES ESTABLISHMENT	P	P	P	P	P	
14	RECREATION: INDOOR	P	P	P	P	P	PER § 14-312
15	RECREATION: OUTDOOR	P	P	P	P	P	PER § 14-312
16	RESTAURANT	P	P	P	P	P	
17	RETAIL GOODS ESTABLISHMENT (NO ALCOHOLIC BEVERAGES SALES)	P	P	P	P	P	
18							
19	RETAIL GOODS ESTABLISHMENT (WITH ALCOHOLIC BEVERAGES SALES)	P	P	P	P	P	PER § 14-336
20							
21	TAVERN	P	P	P	P	P	PER § 14-337
22	INDUSTRIAL						
23	ALTERNATIVE ENERGY SYSTEM: COMMERCIAL	CB	CB	CB	CB	CB	
24	FOOD PROCESSING: LIGHT	P	P	P	P	P	
25	INDUSTRIAL: LIGHT	P	P	P	P	P	
26	MOVIE STUDIO	P	P	P	P	P	
27	PRINTING ESTABLISHMENT	P	P	P	P	P	
28	RESEARCH AND DEVELOPMENT FACILITY	P	P	P	P	P	

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USES	SUBDISTRICTS					USE STANDARDS
OTHER						
ALTERNATIVE ENERGY SYSTEM: COMMUNITY-BASED	P	P	P	P	P	PER § 14-306
ELECTRIC SUBSTATION: ENCLOSED, INDOOR, OR OUTDOOR	CB	CB	CB	CB	CB	PER § 14-340
TELECOMMUNICATIONS FACILITY ¹	CB, P	CB, P	CB, P	CB, P	CB, P	PER § 14-338
UTILITIES	CB	CB	CB	CB	CB	PER § 14-340
WIRELESS COMMUNICATIONS SERVICES ²	CB, P	CB, P	CB, P	CB, P	CB, P	PER § 14-338

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

² 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 30th day after the date it is enacted.