

Introduced by: The Council President
At the request of: The Administration (Department of Planning)

Prepared by: Department of Legislative Reference

Date: September 12, 2018

Referred to: LAND USE AND TRANSPORTATION Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL B-0277

A BILL ENTITLED

AN ORDINANCE concerning

Zoning – IMU Industrial Mixed-Use Zoning Districts

FOR the purpose of establishing a new IMU-2 Industrial Mixed-Use Zoning District and specifying the permitted and conditional uses allowed in that district; renaming the current “IMU” Industrial Mixed-Use Zoning District to be known as the “IMU-1” Industrial Mixed-Use Zoning District; and correcting, clarifying, and conforming related provisions.

BY repealing and reordaining, with amendments

Article 32 - Zoning

Sections 6-206, 6-207, 11-203, 13-202(b), 15-510(a)(1)(iii), 15-701, 15-702(a),
15-703(a), 17-815(l), and 17-902(a)(1)

and

Tables 11-301, 11-401, 17-804, and 17-812

Baltimore City Code
(Edition 2000)

BY repealing and reordaining, with amendments

Article - Health

Section 9-201(f)

Baltimore City Revised Code
(Edition 2000)

****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

- Baltimore City Public School System
- Baltimore Development Corporation
- City Solicitor
- Comptroller's Office
- Department of Audits
- Department of Finance
- Department of General Services
- Department of Housing and Community Development
- Department of Human Resources
- Department of Planning
- Other: _____
- Other: _____
- Other: _____
- Department of Public Works
- Department of Real Estate
- Department of Recreation and Parks
- Department of Transportation
- Fire Department
- Health Department
- Mayor's Office of Employment Development
- Mayor's Office of Human Services
- Mayor's Office of Information Technology
- Office of the Mayor
- Police Department
- Other: _____
- Other: _____

Boards and Commissions

- Board of Estimates
- Board of Ethics
- Board of Municipal and Zoning Appeals
- Comm. for Historical and Architectural Preservation
- Commission on Sustainability
- Employees' Retirement System
- Other: _____
- Other: _____
- Other: _____
- Environmental Control Board
- Fire & Police Employees' Retirement System
- Labor Commissioner
- Parking Authority Board
- Planning Commission
- Wage Commission
- Other: _____
- Other: _____
- Other: _____

CITY OF BALTIMORE
ORDINANCE **19-244**
Council Bill 18-0277

Introduced by: The Council President
At the request of: The Administration (Department of Planning)
Introduced and read first time: September 17, 2018
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable with amendments
Council action: Adopted
Read second time: April 15, 2019

AN ORDINANCE CONCERNING

1 **Zoning – IMU Industrial Mixed-Use Zoning Districts**

2 FOR the purpose of establishing a new IMU-2 Industrial Mixed-Use Zoning District and
3 specifying the permitted and conditional uses allowed in that district; renaming the current
4 “IMU” Industrial Mixed-Use Zoning District to be known as the “IMU-1” Industrial Mixed-
5 Use Zoning District; and correcting, clarifying, and conforming related provisions.

6 BY repealing and reordaining, with amendments

7 Article 32 - Zoning

8 Sections 6-206, 6-207, 11-203, 13-202(b), 15-510(a)(1)(iii), 15-701, 15-702(a),
9 15-703(a), ~~17-815(f)~~, and ~~17-902~~ 17-502(a)(1)

10 and

11 Tables 11-301, 11-401, ~~17-804~~, and ~~17-812~~ 17-201, and 17-306

12 Baltimore City Code

13 (Edition 2000)

14 BY repealing and reordaining, with amendments

15 Article - Health

16 Section 9-201(f)

17 Baltimore City Revised Code

18 (Edition 2000)

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

21 **Baltimore City Code**

22 **Article 32. Zoning**

23 **Title 6. Zoning Districts; Maps and Profiles**

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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Subtitle 2. Zoning Districts

§ 6-206. Industrial Districts.

The Industrial Districts are:

OIC	Office-Industrial Campus Zoning District
BSC	Bio-Science Campus Zoning District
[I-MU] IMU-1	Industrial Mixed-Use Zoning District
IMU-2	INDUSTRIAL MIXED-USE ZONING DISTRICT
I-1	Light Industrial Zoning District
I-2	General Industrial Zoning District
MI	Maritime Industrial Zoning District

§ 6-207. Special Purpose Districts.

The Special [Use] PURPOSE Districts are:

OR	Office-Residential Zoning District
TOD-1	Transit-Oriented Development District
TOD-2	Transit-Oriented Development District
TOD-3	Transit-Oriented Development District
TOD-4	Transit-Oriented Development District
EC	Educational Campus Zoning District
H	Hospital Campus Zoning District
T	Transportation Zoning District
W	Waterfront Overlay Zoning District
R-MU	Rowhouse Mixed-Use Overlay District
D-MU	DETACHED DWELLING MIXED-USE OVERLAY DISTRICT
AU	Adult Use Overlay Zoning District
PC	Port Covington Zoning District

Title 11. Industrial Districts

Subtitle 2. District Descriptions

§ 11-203. [I-MU] IMU Industrial Mixed-Use [District] DISTRICTS.

(a) *Intent.*

(1) The [I-MU] IMU Industrial Mixed-Use Zoning [District is] DISTRICTS ARE intended to encourage the reuse of older industrial buildings for light industrial use, as well as a variety of non-industrial uses.

(2) 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.

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1 [(b) *Surrounding, non-industrial uses.*]

2 [Examples of non-industrial uses, creating a mixed-use or multi-tenant
3 environment, include:

- 4 (1) live-work dwellings;
5 (2) residential uses;
6 (3) commercial uses; and
7 (4) limited institutional uses.]

8 (B) *TYPES OF IMU DISTRICTS.*

9 (1) 2 TYPES OF IMU DISTRICTS ARE ESTABLISHED, AS FOLLOWS:

10 (1) ONE, THE IMU-1 DISTRICT, ALLOWS A VARIETY OF RESIDENTIAL USES,
11 INCLUDING LIVE-WORK DWELLINGS; AND

12 (II) THE OTHER, THE IMU-2 DISTRICT, PROHIBITS ALL RESIDENTIAL USES.

13 (2) THE IMU-1 DISTRICT IS GENERALLY FOR INDUSTRIAL BUILDINGS THAT ARE
14 ADJACENT TO EXISTING RESIDENTIAL BUILDINGS, TYPICALLY ROWHOUSES.

15 (3) THE IMU-2 DISTRICT IS GENERALLY FOR INDUSTRIAL BUILDINGS THAT ARE
16 ADJACENT TO HEAVIER INDUSTRY, PORT USES, HIGHWAYS, OR TRUCK ROUTES AND
17 NOT RESIDENTIAL AREAS. THIS DISTRICT IS INTENDED TO PROTECT INDUSTRIAL
18 LAND AND TRUCK ROUTES FROM PRESSURES OF RESIDENTIAL USES.

19 (c) *Floor area requirement for certain uses.*

20 (1) In [the I-MU district:] AN IMU-1 DISTRICT, [(2)] a use other than residential and other
21 than parking must account for a floor area (located anywhere in any building on the
22 same lot) equal to at least 60% of the total ground-floor area of all buildings on the
23 lot, UNLESS OTHERWISE GRANTED A VARIANCE BY THE BOARD OF MUNICIPAL AND
24 ZONING APPEALS.

25 (2) IN AN IMU-2 DISTRICT, [(1) an industrial] A use LISTED IN THE "INDUSTRIAL USE
26 CATEGORY" OF TABLE 11-301 {"INDUSTRIAL DISTRICTS – PERMITTED AND
27 CONDITIONAL USES"} AS ALLOWED FOR AN IMU-2 DISTRICT must account for a floor
28 area (located anywhere in any building on the same lot) equal to at least 50% of the
29 total ground floor area of all buildings on the lot[; or], UNLESS OTHERWISE GRANTED
30 A VARIANCE BY THE BOARD OF MUNICIPAL AND ZONING APPEALS.

31 {(d) *Floor area exception.*}

32 {Subsection (c) of this section does not apply to lots located within 300 feet of a
33 residential zoning district.}

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Title 13. Planned Unit Developments

Subtitle 2. Requirements; Approval Standards; Exceptions

§ 13-202. General requirements.

(b) *Minimum areas.*

Planned unit developments must meet the following minimum areas:

- (1) at least 5 acres in the R-1A, R-1B, R-1C, R-1D, R-1E, R-1, R-2, R-3, R-4, R-5, OIC, and BSC Districts;
- (2) at least 2 acres in the R-6, R-7, R-8, R-9, R-10, C-1, C-2, C-3, C-4, [I-MU] IMU-1 AND -2, TOD, OR, and PC Districts; and
- (3) at least 1½ acres in the C-5 District.

Title 15. Site Development Standards

Subtitle 5. Accessory Structures and Uses

§ 15-510. Outdoor storage.

(a) *Uses allowed accessory outdoor storage.*

(1) The following uses are allowed as accessory outdoor storage:

- ...
- (iii) mini-warehouses in the C-4, [I-MU] IMU-1 AND -2 and I-1 Districts;
-

Subtitle 7. Performance Standards

§ 15-701. Purpose.

The performance standards in this subtitle are designed to promote and protect commercial districts, business areas, and the [I-MU] IMU-1 AND -2 and I-1 Districts, as light industrial areas, thereby promoting and maintaining the most appropriate and beneficial use of these areas. The application of these standards protect business and residential areas in or adjacent to a commercial district or an [I-MU] IMU-1 OR -2 or I-1 District from adverse effects that might otherwise result from the operation of the uses allowed in those districts.

§ 15-702. Applicability of standards.

(a) *In general.*

Except as specified in subsection (b) of this section, the performance standards in this subtitle apply to:

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1 (1) all uses in an [I-MU] IMU-1 AND -2 and AN I-1 District; and

2 (2) all activities in a commercial district that involve the production, processing,
3 cleaning, servicing, testing, or repair of materials, goods, or products.

4 **§ 15-703. Environmental performance standards.**

5 (a) *In general.*

6 All uses in the commercial districts and the [I-MU] IMU-1 AND -2 and I-1 Districts must
7 be operated so as to comply with the performance standards described in this section. In
8 addition to these performance standards, all uses must be constructed, maintained, and
9 operated so as not to be injurious to the use and occupation of the adjacent premises by
10 reason of the emission or creation of noise, vibration, radiation, fire, explosive hazard, or
11 glare. Nothing in this section may be construed to alter, change, modify, or abrogate any
12 authority granted exclusively to any state or federal regulations.

13 **Title 17. Signs**

14 ***Subtitle 8. Permanent Signs***

15 ~~§ 17-815. Wall signs:~~

16 ~~(f) Cabinet box wall signs:~~

17 ~~Cabinet box wall signs are prohibited in the C-1, C-1-E, C-1-VC, C-2, OR, [I-MU]~~
18 ~~IMU-1 AND -2, R-MU, D-MU, and all residential districts.~~

19 ***Subtitle 9 5. Areas of Special Sign Signage Control***

20 ~~§ 17-902~~ **§ 17-502. Applicability.**

21 (a) *Districts.*

22 (1) An Area of Special Sign Control may be applied for in the C-1, C-1-E, C-1-VC, C-2,
23 C-3, C-4, C-5, [I-MU] IMU-1 AND -2, OR, or TOD District.

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TABLE 11-301: INDUSTRIAL DISTRICTS – PERMITTED AND CONDITIONAL USES

USES	DISTRICTS							USE STANDARDS
	OIC	BSC	[I-MU] IMU-1	IMU-2	I-1	I-2	MI	
RESIDENTIAL								
Dwelling (Above Non-Residential Ground Floor)		P	P					
Dwelling: Live-Work			P		CB			
Dwelling: Multi-Family		P	P					
Dwelling: Rowhouse		P						
Residential-Care Facility (16 or Fewer Residents)		P	P					Per § 14-334
Residential-Care Facility (17 or More Residents)		CB	CB					Per § 14-334
INSTITUTIONAL								
Cultural Facility			CB					Per § 14-308
Educational Facility: Commercial-Vocational	P	P	P	P	P	CB	CB	
Educational Facility: Post-Secondary	CB	CB	CB					
Educational Facility: Primary and Secondary		P	P					
Government Facility	P	P	P	P	P	P	P	
Homeless Shelter			CO					
Hospital		P	CO					
OPEN-SPACE								
Community-Managed Open-Space Farm	CB	CB	CB					Per § 14-307
Community-Managed Open-Space Garden	P	P	P					Per § 14-307
Park or Playground	P	P	P					
Urban Agriculture	P	P	P	P	P			Per § 14-339

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	<i>OIC</i>	<i>BSC</i>	<i>IMU-1</i>	<i>IMU-2</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
COMMERCIAL								
Animal Clinic			P	P	P			Per § 14-317
Art Gallery			P	P				
Arts Studio			P	P				
Arts Studio: Industrial	P		P	P	P			
Banquet Hall	CB			P ² P				Per § 14-302
Body Art Establishment			P	P				
Broadcasting Station (TV or Radio)	P		P	P	P			
Car Wash				P	P	P		Per § 14-304
Carry-Out Food Shop		P	P	P	CB	CB		
Day-Care Center: Adult or Child	P	P	P	P ¹	P ¹	P ¹	P ¹	Per § 14-309
Drive-Through Facility	CB			CB				Per § 14-311
Entertainment: Indoor		P	P	P				Per § 14-312
Entertainment: Live			CB	CB				Per § 14-319
Entertainment: Live (Accessory to Restaurant, Tavern, Art Studio, or Art Gallery)		CB		P				Per § 14-319
Financial Institution	P ²	P	P	P				
Gas Station				CB	CB	CB		Per § 14-314
Greenhouse		P	P	P	P			Per § 14-339
Health-Care Clinic	P	P	P					
Heavy Sales, Rental, or Service			CO	CB	CB			
Hotel or Motel	P	P	CB					
Kennel			CB	P	P			Per § 14-317
Lodge or Social Club			P	CB	CB	CB	CB	Per § 14-320
Motor Vehicle Service and Repair: Minor			CO	P	CO			Per § 14-326
Nursery		P	P	P	P			Per § 14-339
Office	P	P	P	P	CB ^{2,3}	CB ^{2,3}	CB ^{2,3}	

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<i>Commercial (cont'd)</i>	<i>OIC</i>	<i>BSC</i>	<i>IMU-1</i>	<i>IMU-2</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
Outdoor Dining		P	P	<u>CB</u>				Per § 14-329
Personal Services Establishment	P ²	P	P	P	CB			
Recreation: Indoor		P	P	P				Per § 14-312
Recreation: Outdoor			CB					Per § 14-312
Restaurant	P ²	P	P	P	CB	CB		
Retail Goods Establishment (No Alcoholic Beverages Sales)	CB	P	P	P ²	CB			
Retail Goods Establishment (With Alcoholic Beverages Sales)		P	CO	P ²	CB			Per § 14-336
Tavern		P	CO	P	CB	CB		Per § 14-337
Truck Repair				P	P	P		
INDUSTRIAL								
Alternative Energy System: Commercial	P	P	P	P	P	P		
Boat Manufacturing, Repair, and Sales			CB	P	P	P	CB	Per § 14-303
Commercial Composting Facility				CB	CB	P		Per § 14-305
Contractor Storage Yard				CB	P	P		Per § 14-330
Food Processing: Light	P		P	P	P			
Freight Terminal				P	P	P	P	
Heliport		CB			CB	CB		
Helistop		CB			CB	CB		
Industrial Boat Repair Facility						P	P	Per § 14-323
Industrial: General				P		P	CB	Per § 14-315
Industrial: Light	P	P	P	P	P	P		
Industrial: Maritime-Dependent				P		P	P	
Landfill: Industrial						CB		Per § 14-318
Marina: Dry Storage			CB		P	P		Per § 14-323
Marine Terminal						P	P	
Materials Recovery Facility						P		Per § 14-324
Mini-Warehouse			P	P	P			
Movie Studio	P		P	P	P	P		

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<i>Industrial (cont'd)</i>	<i>OIC</i>	<i>BSC</i>	<i>IMU-1</i>	<i>IMU-2</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
Outdoor Storage Yard					P	P	P	Per § 14-330
Passenger Terminal			P	P	P	P	P	
Recyclable Materials Recovery Facility				P	P	P		Per § 14-333
Recycling Collection Station				CB	CB	CB		Per § 15-514
Recycling and Refuse Collection Facility				P	P	P		
Research and Development Facility	P	P	P	P	P	P	P	
Resource Recovery Facility						GB		Per § 14-335
Shipyards						P	P	
Truck Stop					P	P		
Truck Terminal					P	P		
Warehouse	P		P	P	P	P	P	
Waterfreight Terminal						P	P	
Wholesale Goods Establishment	P		P	P	P	P		
OTHER								
Alternative Energy System: Community-Based	P	P	P	P	P	P	P	Per § 14-306
Electric Substation: Enclosed or Indoor	P	P	P	P	P	P	P	Per § 14-340
Electric Substation: Outdoor	CB	CB	CB	CB	CB	P	P	Per § 14-340
Parking Garage (Principal Use)	P	P	CO	P	P	P	P	Per § 14-331
Parking Lot (Principal Use)	P	P	CO	CB	P	P	P	Per § 14-331
Telecommunications Facility ⁴	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	CB	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services ⁵	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

¹ Allowed only when (i) accessory to an office structure, research and development facility, or industrial use, and (ii) integrated into that structure, facility, or use to serve its employees.

² Allowed only when secondary to a primary industrial use.

³ Office uses legally established as of the effective date of this Code are deemed conforming and are not required to be secondary to a primary industrial use.

⁴ Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

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⁵ 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.

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TABLE 11-401: INDUSTRIAL DISTRICTS – BULK AND YARD REGULATIONS

CATEGORIES	SPECIFICATIONS (PER DISTRICT)					
	OIC	BSC	[I-MU] IMU	I-1	I-2	MI
MINIMUM LOT AREA						
Dwelling: Live-Work, Multi-Family, or Rowhouse	N/A	300 sq.ft.	IMU-1: 300 sq. ft. IMU-2: N/A	10,000 sq. ft.	N/A	N/A
All Other Uses	None	None	5,000 sq. ft.	10,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.
MAXIMUM BLDG HEIGHT						
All Uses	60 feet	150 feet ¹	60 feet	60 feet	None ²	None ²
MINIMUM FRONT YARD						
All Uses	None	None	None ³	10 feet	10 feet	10 feet
MINIMUM INTERIOR-SIDE YARD						
All uses	None ⁴	None ⁴	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	None ⁵	None ⁶	None ⁶
MINIMUM CORNER-SIDE YARD						
All Uses	None	None	None ⁷	10 feet	10 feet	10 feet
MINIMUM REAR YARD						
All Uses	None ⁸	None ⁸	None ⁸	None ⁹	None ⁹	None ⁹
BUFFER YARD REQ'T						
All Uses	None	None	Where the Landscape Manual requires a landscaped buffer yard between an industrial use and a non-industrial use, that buffer yard must be provided by the more recent use.			

¹ For a residential use, the Zoning Board may allow a height higher than 150 feet as a conditional use.

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² However, if any part of the building is within 50 feet of an R, OR, C-1, C -1-E, C-1-VC, C-2, or C-3 Zoning District, that part of the building is limited to a maximum height of 60 feet.

³ All outdoor storage areas must be set back 10 feet from the front lot line.

⁴ However, if the interior-side lot line abuts an R Zoning District, a minimum interior-side yard of 10 feet is required.

⁵ However, if the interior-side lot line abuts an R or OR Zoning District, a minimum interior-side yard of 10 feet is required.

⁶ However, if the interior-side lot line abuts an R, OR, C-1, C -1-E, C-1-VC, C-2, or C-3 Zoning District, a minimum interior-side yard of 20 feet is required.

⁷ All outdoor storage areas must be set back 10 feet from the corner-side lot line and the front lot line.

⁸ However, if the rear lot line abuts an R Zoning District, a minimum rear yard of 15 feet is required.

⁹ However, if the rear lot line abuts an R, OR, C-1, C -1-E, C-1-VC, C-2, or C-3 Zoning District, a minimum interior rear yard of 30 feet is required.

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TABLE 17-804: FREESTANDING SIGN REGULATIONS

DISTRICTS	MONUMENT SIGN		POLE SIGN	
	MAXIMUM AREA	MAXIMUM HEIGHT	MAXIMUM AREA	MAXIMUM HEIGHT
...				
INDUSTRIAL				
OIC	50 sq. ft.	8'	50 sq. ft.	24'
BSC	50 sq. ft.	8'	50 sq. ft.	24'
[I-MU] IMU-1 AND IMU-2	50 sq. ft.	8'	50 sq. ft.	24'
I-1 and I-2	50 sq. ft.	8'	50 sq. ft.	24'
MI	50 sq. ft.	8'	50 sq. ft.	24'
....				

TABLE 17-812: PROJECTING SIGN REGULATIONS

DISTRICTS	MAXIMUM SIGN AREA	
	GROUND FLOOR	2 ND FLOOR
...		
INDUSTRIAL		
OIC	48 sq. ft.	Prohibited
BSC	48 sq. ft.	Prohibited
[I-MU] IMU-1 AND IMU-2	48 sq. ft.	Prohibited
I-1 and I-2	48 sq. ft.	Prohibited
MI	48 sq. ft.	Prohibited
....		

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Table 17-201: Sign Regulations		
Caution: Additional Sign Standards are Located in Title 17 ("Signs").		
<u>Sign Types by Zoning District *</u>	<u>Zoning District Req'ts</u>	<u>Area of Special Signage Control</u>
...		
[I-MU] IMU-1 AND IMU-2		
....		

Table 17-306: Maximum Cumulative Area of Signs

<u>Zoning District</u>	<u>Maximum Area Per Lot by Included Sign Types</u>					
	<u>Properties Outside Area of Special Signage Control</u>	<u>Properties Within an Area of Special Signage Control *</u>				
	<u>All Non-Electronic Sign Types & Electronic Sign Categories I & II</u>	<u>All Non-Electronic Sign Types & Electronic Sign Categories I & II</u>	<u>All Non-Electronic Sign Types & Electronic Sign Categories I, II, & III</u>	<u>All Non-Electronic Sign Types & Electronic Sign Categories I, II, III, & IV</u>	<u>All Non-Electronic Sign Types & Electronic Sign Categories I, II, III, IV, & V</u>	<u>Maximum Percentage Deviation for Area</u>
...						
[I-MU] IMU-1	350 sq. ft.	350 sq. ft.	=	=	=	25%
IMU-2	350 sq. ft.	350 sq. ft.	=	=	=	25%
....						

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Baltimore City Revised Code

Article – Health

Title 9. Noise Regulation

Subtitle 2. Basic Sound Level Standards

§ 9-201. Definitions.

(f) *Zone, commercial.*

“Zone, commercial” means any of the following zoning districts established under the Baltimore City Zoning Code:

- (1) all Commercial Zoning Districts;
- (2) all OIC Office-Industrial Campus Zoning Districts;
- (3) all BSC Bio-Science Campus Zoning Districts;
- (4) all [I-MU] IMU-1 AND IMU-2 Industrial Mixed-Use Zoning [District] DISTRICTS;
and
- (5) all TOD Transit-Oriented Development Zoning Districts.

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

SECTION 3. AND BE IT FURTHER ORDAINED, That:

- (a) on the effective date of this Ordinance, every then-designated “I-MU Industrial Mixed-Use Zoning District” shall automatically be redesignated as an “IMU-1 Industrial Mixed-Use Zoning District”; and
- (b) as expeditiously as possible after the effective date of this Ordinance, all official zoning maps, profiles, and records shall be modified to reflect this redesignation.

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

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Certified as duly passed this _____ day of APR 22 2019




President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this _____ day of APR 22 2019



Chief Clerk

Approved this 24th day of April, 2019



Mayor, Baltimore City

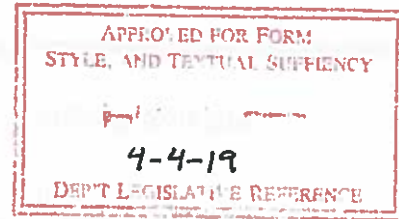
Approved For Form and Legal Sufficiency

This 24th Day of April 2019



Chief Solicitor

AMENDMENTS TO COUNCIL BILL 18-0277
(1" Reader Copy)



Proposed by: Land Use and Transportation Committee

Amendment No. 1

On page 3, in line 22 and line 27, in each instance, insert before the period "UNLESS OTHERWISE GRANTED A VARIANCE BY THE BOARD OF MUNICIPAL AND ZONING APPEALS".

Amendment No. 2

On page 3, in lines 29 through 31, strike all of the opening and closing brackets.

Amendment No. 3

On page 1, in line 10, strike "17-815(l),"; and, on page 5, strike lines 13 through 17, in their entireties.

Amendment No. 4

On page 1, in line 10, strike "§ 17-902" and substitute "§ 17-502"; and, on page 5, in line 18, strike "9" and substitute "5"; and, in the same line, strike "Sign" and substitute "Signage"; and, on the same page, in line 19, strike "§ 17-902" and substitute "§ 17-502".

Amendment No. 5

On page 7, in Table 11-301's line entry for "Banquet Hall", under the column for "IM-2", strike "P²" and substitute "P"; and, on page 8, in Table 11-301's line entry for "Outdoor Dining", under the column for "IM-2", insert "CB".

Amendment No. 6

On page 1, in line 12, strike "17-804, and 17- 812"; and, on page 13, strike Tables 17-804 and 17-812, in their entireties.

ADOPTED

Amendment No. 7

On page 1, at the end of line 12, insert "17-201, and 17-306"; and on page 13, after deleted Table 17-812, insert amended Tables 17-201 and 17-306, as follows:

Table 17-201: Sign Regulations		
Caution: Additional Sign Standards are Located in Title 17 ("Signs").		
Sign Types by Zoning District *	Zoning District Req'ts	Area of Special Signage Control
...		
I-MU IMU-1 AND IMU-2		
....		

Table 17-306: Maximum Cumulative Area of Signs

Zoning District	Maximum Area Per Lot by Included Sign Types					
	Properties Outside Area of Special Signage Control	Properties Within an Area of Special Signage Control *				
	All Non-Electronic Sign Types & Electronic Sign Categories I & II	All Non-Electronic Sign Types & Electronic Sign Categories I & II	All Non-Electronic Sign Types & Electronic Sign Categories I, II, & III	All Non-Electronic Sign Types & Electronic Sign Categories I, II, III, & IV	All Non-Electronic Sign Types & Electronic Sign Categories I, II, III, IV, & V	Maximum Percentage Deviation for Area
..						
I-MU MU-1	350 sq. ft.	350 sq. ft.	350 sq. ft.	350 sq. ft.	350 sq. ft.	25%
MU-2	350 sq. ft.	350 sq. ft.	350 sq. ft.	350 sq. ft.	350 sq. ft.	25%
...						

BALTIMORE CITY COUNCIL LAND USE AND TRANSPORTATION VOTING RECORD

DATE: April 3, 2019

BILL#: 18-0277

BILL TITLE: Zoning - IMU Industrial Mixed-Use Zoning Districts

MOTION BY: Castello SECONDED BY: McDoleto

FAVORABLE

FAVORABLE WITH AMENDMENTS

UNFAVORABLE

WITHOUT RECOMMENDATION

NAME	YEAS	NAYS	ABSENT	ABSTAIN
Reisinger, Edward, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Middleton, Sharon, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clarke, Mary Pat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Costello, Eric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dorsey, Ryan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pinkett, Leon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stokes, Robert	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTALS	<u>6</u>	<u>1</u>		

CHAIRPERSON: Edward Reisinger

COMMITTEE STAFF: Jennifer L. Coates, Initials: JLC



1

1. *Staphylococcus aureus*

S. aureus

S. aureus

Staphylococcus aureus

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11701202

Case #:

Description:

PUBLIC HEARING ON BILL NO 18-0277

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

3/19/2019

Darlene Miller, Public Notice Coordinator
(Representative Signature)

BALTIMORE CITY COUNCIL PUBLIC HEARING ON BILL NO 18-0277

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, April 3, 2019 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 18-0277

CC 18-0277 Ordinance - Zoning - IMU Industrial Mixed-Use Zoning Districts

FOR the purpose of establishing a new IMU-2 Industrial Mixed-Use Zoning District and specifying the permitted and conditional uses allowed in that district; renaming the current "IMU" Industrial Mixed-Use Zoning District to be known as the "IMU-1" Industrial Mixed-Use Zoning District and correcting, clarifying, and conforming related provisions.

BY repealing and re-ordinating, with amendments

Article 32 - Zoning

Sections 6-206, 6-207, 11-203, 13-202(b), 16-510(a)(1)(iii), 15-701, 15-702(a), 15-703(a), 17-816(i), and 17-902(a)(1) and

Tables 11-301, 11-401, 17-804, and 17-812

Baltimore City Code

(Edition 2000)

BY repealing and re-ordinating, with amendments

Article - Health

Section 9-201(f)

Baltimore City Revised Code

(Edition 2000)

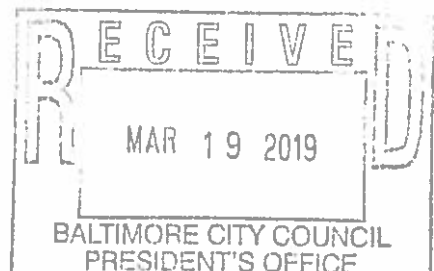
Applicant: Department of Planning

For more information contact: Committee Staff at (410) 396-1260.

NOTE: This bill is subject to amendment by the Baltimore City Council.

EDWARD REISINGER
Chair

mh19



FROM	NAME & TITLE	Laurie Feinberg, ACTING DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8TH FLOOR, 417 EAST FAYETTE STREET
	SUBJECT	CITY COUNCIL BILL #18-0277 / ZONING – IMU INDUSTRIAL MIXED-USE ZONING DISTRICTS

CITY of
BALTIMORE
MEMO



DATE: December 21, 2018

TO The Honorable President and
Members of the City Council
City Hall, Room 400
100 North Holliday Street

At its regular meeting of December 20, 2018, the Planning Commission considered City Council Bill #18-0277, for the purpose of establishing a new IMU-2 Industrial Mixed-Use Zoning District and specifying the permitted and conditional uses allowed in that district; renaming the current "IMU" Industrial Mixed-Use Zoning District to be known as the "IMU-1" Industrial Mixed-Use Zoning District; and correcting, clarifying, and conforming related provisions.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #18-0277 and adopted the following resolution; eight members being present (seven in favor):

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #18-0277 be amended and passed by the City Council, with the following additional amendment:

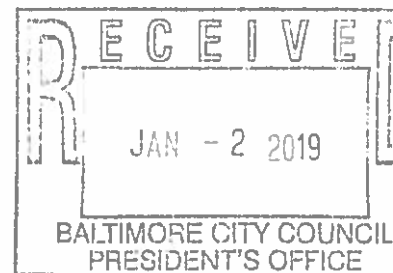
- That on Page 7 of the bill, that footnote ² is removed from the Banquet Hall "P" use for the IMU-2 District in line six of the table on that page.

If you have any questions, please contact Mr. Eric Tiso, Division Chief, Land Use and Urban Design Division at 410-396-8358.

LF/ewt

attachment

cc: Mr. Pete Hammen, Chief Operating Officer
Mr. Jim Smith, Chief of Strategic Alliances
Ms. Karen Stokes, Mayor's Office
Mr. Colin Tarbert, Mayor's Office
Mr. Kyron Banks, Mayor's Office
The Honorable Edward Reisinger, Council Rep. to Planning Commission
Mr. William H. Cole IV, BDC
Mr. Derek Baumgardner, BMZA
Mr. Geoffrey Veale, Zoning Administration
Ms. Sharon Daboin, DHCD
Mr. Tyrell Dixon, DCHD
Ms. Elena DiPietro, Law Dept.
Mr. Francis Burnszynski, PABC
Mr. Josh Taylor, DOT
Ms. Natawna Austin, Council Services
Mr. Ervin Bishop, Council Services



Fav w/Amend S



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Sean D. Davis, Chairman

STAFF REPORT



Laurie Feinberg
Acting Director

December 20, 2018

REQUEST: City Council Bill #18-0277/ Zoning – IMU Industrial Mixed-Use Zoning Districts:
For the purpose of establishing a new IMU-2 Industrial Mixed-Use Zoning District and specifying the permitted and conditional uses allowed in that district; renaming the current “IMU” Industrial Mixed-Use Zoning District to be known as the “IMU-1” Industrial Mixed-Use Zoning District; and correcting, clarifying, and conforming related provisions.

RECOMMENDATION: Amendment and Approval, with the following amendments:

- On Page 3, in lines 19-27, adding emphasis that the potential for a variance is available to reduce the required percentages of required uses (added text in red below):
 - (1) In [the I-MU district:] AN IMU-1 DISTRICT, [(2)] a use other than residential and other than parking must account for a floor area (located anywhere in any building on the same lot) equal to at least 60% of the total ground-floor area of all buildings on the lot, UNLESS OTHERWISE GRANTED A VARIANCE BY THE BOARD OF MUNICIPAL AND ZONING APPEALS.
 - (2) IN AN IMU-2 DISTRICT, [(1) an industrial] A use LISTED IN THE “INDUSTRIAL USE CATEGORY” OF TABLE 11-301 {“INDUSTRIAL DISTRICTS – PERMITTED AND CONDITIONAL USES”} AS ALLOWED FOR AN IMU-2 DISTRICT must account for a floor area (located anywhere in any building on the same lot) equal to at least 50% of the total ground floor area of all buildings on the lot[; or], UNLESS OTHERWISE GRANTED A VARIANCE BY THE BOARD OF MUNICIPAL AND ZONING APPEALS.
- On Page 3, in lines 29-31, remove the deletion brackets, retaining the original text:
 - [(d) Floor area exception.]
 - [Subsection (c) of this section does not apply to lots located within 300 feet of a residential zoning district.]
- On Page 8, in Table 11-301, add Outdoor Dining as a conditional use (CB) under the Commercial uses allowed in the IMU-2 district.
- In Article 32, once amended by City Council Bill #18-0272, amend references to signage requirements as follows:
 - In Table 17-201: *Sign Regulations* and in Table 17-306: *Maximum Cumulative Area of Signs*, I-MU becomes IMU-1 and signage for IMU-2 be added duplicating all content related to signage as is listed for I-MU (new IMU-1) as shown in the attached exhibits.
 - On Page 5, delete lines 13-17. (Upon enactment of CCB #18-0272, *Subtitle 8. Permanent Signs* will no longer exist, nor will the sign type “Cabinet box wall signs” exist.)
 - On Page 5, in line 18, delete “9” and insert “5” and delete “Sign” and insert “Signage”.
 - On Page 13, delete Tables 17-804 and 17-812 (These tables will be removed upon enactment of CCB #18-0272).

STAFF: Laurie Feinberg and Eric Tiso

PETITIONER: The Council President, on behalf of The Administration (Department of Planning)

OWNERS: Citywide

HISTORY

- Article 32 – *Zoning* was enacted and corrected by Ordinances #16-581 and #17-015, and last amended by Ordinance #18-171.
- CCB #18-0272, which is now before the Mayor, will replace Title 17 of Article 32 – *Zoning* in its entirety.

ANALYSIS

The new Zoning Code was adopted by the City Council in December of 2016 and became effective on June 5, 2017. One of the new approaches in the code was an increase in mixed use districts. These included a number of industrial mixed use districts, such as Bio-science, Office-Industrial campuses and Industrial Mixed Use (I-MU). I-MU was intended for older industrial buildings in residential areas, or those areas directly adjacent to residential areas. The purpose of the districts was to encourage the productive reuse of the existing buildings in a manner that was compatible with surrounding residential while still providing for industrial uses and maker-type spaces.

This has worked well since it was implemented, and has led to a number of redevelopments. There have also been a number of requests since June 2017 to rezone properties from I-2 and standard industrial districts to I-MU in order to allow for a broader mix of uses such as live entertainment and some office uses. The properties requesting this rezoning have not been adjacent to residential, and were instead closer to heavier industry, rail lines, or highways. These areas have been appropriate for a broader mix of uses, but not residential uses. The existing I-MU category was therefore only half-way appropriate in those instances.

This led to staff recommending the creation of a new Industrial Mixed Use category. This new category would be similar to the existing I-MU, but will expressly prohibit residential and residentially-related uses. This new zoning category will help to continue to promote creative, mixed use redevelopments while not permitting residential use in areas adjacent to heavy industry, truck routes, or highways.

City Council Bill #18-0277 creates a new category called Industrial Mixed Use-2, or IMU-2, renames the original I-MU district to IMU-1, and clearly defines the purpose of the two districts. IMU-2 does not include any residential use, playgrounds, hotels, or health clinics. It does include all of the industrial uses of IMU-1 plus general industry, recycling, and composting by conditional use to the Board of Municipal and Zoning Appeals (BMZA). The description for the bill helps to clarify the distinction between the two districts:

- o THE IMU-1 DISTRICT IS GENERALLY FOR INDUSTRIAL BUILDINGS THAT ARE ADJACENT TO EXISTING RESIDENTIAL BUILDINGS, TYPICALLY ROWHOUSES

- o THE IMU-2 DISTRICT IS GENERALLY FOR INDUSTRIAL BUILDINGS THAT ARE ADJACENT TO HEAVIER INDUSTRY, PORT USES, HIGHWAYS, OR TRUCK ROUTES AND NOT RESIDENTIAL AREAS. THIS DISTRICT IS INTENDED TO PROTECT INDUSTRIAL LAND AND TRUCK ROUTES FROM PRESSURES OF RESIDENTIAL USES

In addition, the bill as drafted maintains a requirement for a percentage of buildings to be used for non-residential purposes in IMU-1 in order to help retain the mixed-use nature of the district, and to provide for small industrial users. In IMU-2, there is a similar provision, but it requires 50% of the floor area to be used by industrial uses. The bill, as written, would remove the exemption from these requirements for IMU-1 and IMU-2 properties within 300 feet of residential zones. The reason for this removal was that it essentially negated the requirement for mix of uses as the vast majority of IMU properties (88%) are within 300 feet of a residential district.

While the goal of this district is to have mixed-use and not exclusively residential projects, we received objections to this removal of the exemption from numerous property owners. We think this may need further discussion but at this time we recommend amending the bill to retain the exemption. Additionally, we recommend clarifying the text under § 11-203(c) to emphasize that these percentages may be granted variances by the BMZA.

Staff proposes an amendment to Table 11-301 that will add Outdoor Dining as a conditional use (CB) in the IMU-2 district, under the Commercial uses category.

Upon enactment of CCB #18-0272, Title 17 of Article 32 – *Zoning* will be replaced. As this bill did not anticipate the creation of a new IMU-2 district, additional amendments will be needed to provide for regulation of signage in the new IMU-2 district.

Notification: Baltimore Industrial Group and City-wide email list have been notified of this action.



Laurie Feinberg
Acting Director

Exhibit: Recommended amendment of CCB #18-0277 is to Propose Amendments to Tables 17-201 and 17-306 of adopted legislation CCB #18-0272. The proposed amendments to those tables are shown in red text (deletions as strikethrus and insertions are underlined).

TABLE 17-201: SIGN REGULATIONS							
(ADDITIONAL SIGN STANDARDS ARE LOCATED IN TITLE 17)							
SIGN TYPES BY ZONING DISTRICT *		ZONING DISTRICT REQUIREMENTS			AREA OF SPECIAL SIGNAGE CONTROL (ASSC)		
	APPROVAL METHOD	MAXIMUM AREA PER SIGN	HEIGHT, WIDTH, AND LOCATION REQUIREMENTS	MAXIMUM QUANTITY	SIGN TYPES ALLOWABLE FOR ASSC DEVIATION	MAXIMUM PERCENTAGE DEVIATION FOR HEIGHT AND AREA	QUANTITY DEVIATION
R-1A THROUGH R-4					NOT ELIGIBLE		
FREESTANDING (MONUMENT)	A	32 SQ. FT.	MAXIMUM 6 FT.	1 PER LOT			
PROVISIONAL FENCE SIGN	A		MAXIMUM 12 FT.				
WINDOW SIGN	A	NO MORE THAN 40% OF EACH WINDOW AREA	GROUND FLOOR AND SECOND FLOOR ONLY				
I-MB-1ML-1							
A-FRAME SIGN	A	8 SQ. FT. PER SIDE	MAXIMUM 4 FT.	1 PER TENANT WITH DIRECT GROUND FLOOR ACCESS (CORNER TENANT 1 PER STREET FRONTAGE)			
ATTENTION-GETTING DEVICES	A						
AWNING OR CANOPY SIGN AND OPEN-STRUCTURAL FRAMEWORK SIGN	A				X	50%	PER APPROVED SIGNAGE PLAN
BANNER SIGN (FREESTANDING)	A	32 SQ. FT.	MAXIMUM 6 FT. EXCEPT FLAGS ON SINGLE POLE MAXIMUM HEIGHT 25 FT.	1 PER LOT	X	50%	PER APPROVED SIGNAGE PLAN

Exhibit: Recommended amendment of CCB #18-0277 is to Propose Amendments to Tables 17-201 and 17-306 of adopted legislation CCB #18-0272. The proposed amendments to those tables are shown in red text (deletions as strikethrus and insertions are underlined).

TABLE 17-201 (CONT'D)	APPROVAL METHOD	MAXIMUM AREA PER SIGN	HEIGHT AND LOCATION REQUIREMENTS	MAXIMUM QUANTITY	SIGN TYPES ALLOWABLE FOR ASSC DEVIATION	MAXIMUM PERCENTAGE DEVIATION FOR HEIGHT AND AREA	QUANTITY DEVIATION
BANNER SIGN (PROJECTING)	A	20 SQ. FT.		1 PER STREET FRONTAGE	X	50%	PER APPROVED SIGNAGE PLAN
BANNER SIGN (WALL MOUNTED)	A	32 SQ. FT.	BELOW PARAPET	1 PER LOT	X	50%	PER APPROVED SIGNAGE PLAN
FREESTANDING SIGN (POLE)	A	50 SQ. FT.	MINIMUM POLE HEIGHT 10 FT./ MAXIMUM SIGN HEIGHT 24 FT.	1 PER LOT	X	50%	PER APPROVED SIGNAGE PLAN
FREESTANDING SIGN (PYLON)	A	50 SQ. FT.	MINIMUM HEIGHT- 6 FT./MAXIMUM SIGN HEIGHT-20 FT./MAXIMUM WIDTH 6 FT.	1 PER LOT	X	50%	PER APPROVED SIGNAGE PLAN
PROJECTING SIGN (GROUND FLOOR)	A	18 SQ. FT.		1 PER TENANT WITH DIRECT GROUND FLOOR ACCESS/ CORNER TENANT 1 PER STREET FRONTAGE	X	50%	PER APPROVED SIGNAGE PLAN
PROJECTING SIGN (ABOVE GROUND FLOOR)	A	48 SQ. FT.		1 PER LOT	X	50%	PER APPROVED SIGNAGE PLAN
PROVISIONAL FENCE SIGN	A		MAXIMUM 12 FT.				
ROOF SIGN	ASSC ONLY	2 SQ. FT. PER LINEAR FOOT OF BUILDING FRONTAGE	MAY NOT PROJECT ANY HIGHER THAN 20 FT. ABOVE THE ROOF	1 PER BUILDING	X	50%	PER APPROVED SIGNAGE PLAN
WALL SIGN (GROUND FLOOR)	A	12 SQ. FT.		1 PER TENANT WITH DIRECT GROUND FLOOR ACCESS/ CORNER TENANT 1 PER STREET FRONTAGE	X	50%	PER APPROVED SIGNAGE PLAN

Exhibit: Recommended amendment of CCB #18-0277 is to Propose Amendments to Tables 17-201 and 17-306 of adopted legislation CCB #18-0272. The proposed amendments to those tables are shown in red text (deletions as strikethrus and insertions are underlined).

WALL SIGN (ABOVE GROUND FLOOR)	A	2 SQ. FT. PER LINEAR FOOT OF BUILDING FRONTAGE		1 PER INTERIOR LOT/ 2 PER CORNER LOT	X	50%	PER APPROVED SIGNAGE PLAN
WINDOW SIGN	A	NO MORE THAN 25% OF EACH WINDOW AREA	GROUND FLOOR AND SECOND FLOOR ONLY		X	50%	PER APPROVED SIGNAGE PLAN
IMU-2							
A-FRAME SIGN	Δ	8 SQ. FT. PER SIDE	MAXIMUM 4 FT.	1 PER TENANT WITH DIRECT GROUND FLOOR ACCESS (CORNER TENANT 1 PER STREET FRONTAGE)			
ATTENTION-GETTING DEVICES	Δ						
AWNING OR CANOPY SIGN AND OPEN-STRUCTURAL FRAMEWORK SIGN	Δ	-	-	-	X	50%	PER APPROVED SIGNAGE PLAN
BANNER SIGN (FREESTANDING)	Δ	32 SQ. FT.	MAXIMUM 6 FT. EXCEPT FLAGS ON SINGLE POLE MAXIMUM HEIGHT 25 FT.	1 PER LOT	X	50%	PER APPROVED SIGNAGE PLAN
BANNER SIGN (PROJECTING)	Δ	20 SQ. FT.	-	1 PER STREET FRONTAGE	X	50%	PER APPROVED SIGNAGE PLAN
BANNER SIGN (WALL MOUNTED)	Δ	32 SQ. FT.	BELOW PARAPET	1 PER LOT	X	50%	PER APPROVED SIGNAGE PLAN
FREESTANDING SIGN (POLE)	Δ	50 SQ. FT.	MINIMUM POLE HEIGHT 10 FT./ MAXIMUM SIGN HEIGHT 24 FT.	1 PER LOT	X	50%	PER APPROVED SIGNAGE PLAN
FREESTANDING SIGN (PYLON)	Δ	50 SQ. FT.	MINIMUM HEIGHT- 6 FT./MAXIMUM SIGN HEIGHT-20 FT./MAXIMUM WIDTH 6 FT.	1 PER LOT	X	50%	PER APPROVED SIGNAGE PLAN
PROJECTING SIGN (GROUND FLOOR)	Δ	18 SQ. FT.	-	1 PER TENANT WITH DIRECT GROUND FLOOR ACCESS/ CORNER TENANT 1	X	50%	PER APPROVED SIGNAGE PLAN

Exhibit: Recommended amendment of CCB #18-0277 is to Propose Amendments to Tables 17-201 and 17-306 of adopted legislation CCB #18-0272. The proposed amendments to those tables are shown in red text (deletions as strikethrus and insertions are underlined).


				PER STREET FRONTAGE			
PROJECTING SIGN (ABOVE GROUND FLOOR)	Δ	48 SO. FT.	-	1 PER LOT	X	50%	PER APPROVED SIGNAGE PLAN
PROVISIONAL FENCE SIGN	Δ	-	MAXIMUM 12 FT.	PROVISIONAL FENCE SIGN			
ROOF SIGN	ASSC ONLY	2 SO. FT. PER LINEAR FOOT OF BUILDING FRONTAGE	MAY NOT PROJECT ANY HIGHER THAN 20 FT. ABOVE THE ROOF	1 PER BUILDING	X	50%	PER APPROVED SIGNAGE PLAN
WALL SIGN (GROUND FLOOR)	Δ	12 SO. FT.	-	1 PER TENANT WITH DIRECT GROUND FLOOR ACCESS/ CORNER TENANT 1 PER STREET FRONTAGE	X	50%	PER APPROVED SIGNAGE PLAN
WALL SIGN (ABOVE GROUND FLOOR)	Δ	2 SO. FT. PER LINEAR FOOT OF BUILDING FRONTAGE	-	1 PER INTERIOR LOT/ 2 PER CORNER LOT	X	50%	PER APPROVED SIGNAGE PLAN
WINDOW SIGN	Δ	NO MORE THAN 25% OF EACH WINDOW AREA	GROUND FLOOR AND SECOND FLOOR ONLY	-	X	50%	PER APPROVED SIGNAGE PLAN
I-1							
ATTENTION-GETTING DEVICES	A						

* IF A SIGN TYPE IS NOT LISTED AS A SIGN TYPE IN A PARTICULAR ZONING DISTRICT IN THE "SIGN TYPES BY ZONING DISTRICT" SECTION OF THIS TABLE THEN THAT SIGN TYPE IS PROHIBITED IN THAT ZONING DISTRICT.

Exhibit: Recommended amendment of CCB #18-0277 is to Propose Amendments to Tables 17-201 and 17-306 of adopted legislation CCB #18-0272. The proposed amendments to those tables are shown in red text (deletions as strikethrus and insertions are underlined).

TABLE 17-306 MAXIMUM CUMULATIVE AREA OF SIGNS						
ZONING DISTRICT	MAXIMUM AREA PER LOT BY INCLUDED SIGN TYPES					
	PROPERTIES OUTSIDE OF AN AREA OF SPECIAL SIGNAGE CONTROL.	PROPERTIES WITHIN AN AREA OF SPECIAL SIGNAGE CONTROL*				
	ALL NON-ELECTRONIC SIGN TYPES AND ELECTRONIC SIGN CATEGORIES I AND II	ALL NON-ELECTRONIC SIGN TYPES AND ELECTRONIC SIGN CATEGORIES I AND II	ALL NON-ELECTRONIC SIGN TYPES AND ELECTRONIC SIGN CATEGORIES I, II AND III	ALL NON-ELECTRONIC SIGN TYPES AND ELECTRONIC SIGN CATEGORIES I, II, III AND IV	ALL NON-ELECTRONIC SIGN TYPES AND ELECTRONIC SIGN CATEGORIES I, II, III, IV AND V	MAXIMUM PERCENTAGE DEVIATION FOR AREA
C-5-G	1000 SQ. FT.	1,000 SQ. FT.	1,500 SQ. FT.	-	-	50%
HMU/JMU-1	350 SQ. FT.	350 SQ. FT.	-	-	-	25%
JMU-2	350 SQ. FT.	350 SQ. FT.	-	-	-	25%
OR-1	125 SQ. FT.	125 SQ. FT.	-	-	-	25%
OR-2	150 SQ. FT.	150 SQ. FT.	-	-	-	25%

*THIS SECTION APPLIES TO ALL PROPERTIES WITHIN A SIGNAGE PLAN. USE THE COLUMN THAT APPLIES TO THE LARGEST ELECTRONIC SIGN CATEGORY PROPOSED FOR THE SPECIFIC PROPERTY WITHIN THE SIGNAGE PLAN.

FROM	NAME & TITLE	Michelle Pourciau, Director	CITY of BALTIMORE M E M O	
	AGENCY NAME & ADDRESS	Department of Transportation (DOT) 417 E Fayette Street, Room 527		
	SUBJECT	City Council Bill 18-0277		

TO Mayor Catherine E. Pugh

DATE: 10/2/18

TO: City Council Land Use and Transportation Committee
 FROM: Department of Transportation
 POSITION: Support
 RE: Council Bill – 18-0277

INTRODUCTION – Zoning – IMU Industrial Mixed-Use Zoning Districts

PURPOSE/PLANS – For the purpose of establishing a new IMU-2 Industrial Mixed-Use Zoning District and specifying the permitted and conditional uses allowed in that district; renaming the current “IMU” Industrial Mixed-Use Zoning District to be known as the “IMU-1” Industrial Mixed-Use Zoning District; and correcting, clarifying, and conforming related provisions.

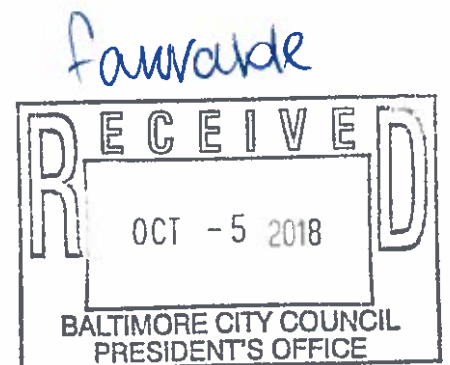
AGENCY/DEPARTMENT POSITION –
 The Department of Transportation Supports City Council 18-0277.

If you have any questions, please do not hesitate to contact Josh Taylor at josh.taylor@baltimorecity.gov, 443-604-3352.

Sincerely,



Michelle Pourciau
 Director



CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

DEREK J. BAUMGARDNER, Executive Director
417 E. Fayette Street, Suite 922
Baltimore, Maryland 21202

April 2, 2019

The Honorable President and
Members of the City Council
City Hall
100 N. Holliday Street
Baltimore, MD 21202

**RE: CC Bill #18-0277 Zoning – IMU Industrial Mixed-Use Zoning
Districts**

Ladies and Gentlemen:

City Council Bill No. 18-277 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

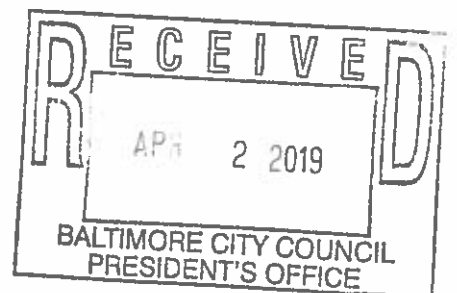
The purpose of City Council Bill No. 18-277 is to establish a new IMU-2 Industrial Mixed-Use Zoning District and specify the permitted and conditional uses allowed in that district; rename the current "IMU" Industrial Mixed-Use Zoning District to be known as the "IMU-1" Industrial Mixed-Use Zoning District; and correct, clarify, and conform related provisions.

The BMZA has reviewed the legislation and recommends approval of CC Bill. 18-277.

Sincerely,

Derek J. Baumgardner
Executive Director

CC: Mayors Office of Council Relations
City Council President
Legislative Reference



P

CITY OF BALTIMORE

CATHERINE E. PUGH,
Mayor

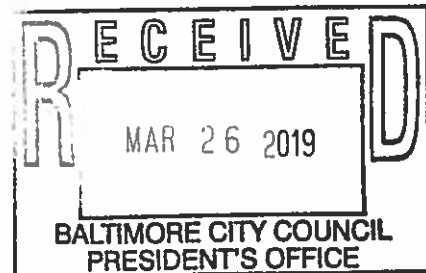


DEPARTMENT OF LAW
ANDRE M. DAVIS, CITY SOLICITOR
100 N. HOLLIDAY STREET
SUITE 101, CITY HALL
BALTIMORE, MD 21202

March 26, 2019

Honorable President and Members
of the City Council of Baltimore
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

Attn: Natawna B. Austin,
Executive Secretary



Re: City Council Bill 18-0277 – Zoning - IMU Industrial Mixed-Use Zoning Districts

Dear President and City Council Members:

The Law Department has reviewed City Council Bill 18-0277 for form and legal sufficiency. The bill establishes a new IMU-2 Industrial Mixed-Use Zoning District and specifies the permitted and conditional uses allowed in that district. The bill also renames the current "IMU" Industrial Mixed-Use Zoning District to be known as the "IMU-1" Industrial Mixed-Use Zoning District.

The Law Department does not see any legal impediments to the adoption of the bill as drafted. CB 18-0277 authorizes a text amendment to the City's zoning code. The zoning code defines a text amendment as a "legislative authorization." Art. 32, § 5-501. Legislative authorizations require that certain procedures be followed in the bill's passage. Specifically, certain notice requirements apply to the bill. *See* Art 32, § 5-601. The bill must be referred to certain City agencies, which are obligated to review the bill in a specified manner. *See* Art. 32, §§ 5-504, 5-506. Certain limitations on the City Council's ability to amend the bill apply. *See* Art. 32 § 5-507. Finally, in order to adopt a text amendment, certain standards must be considered. Specifically:

- (1) the amendment's consistency with the City's Comprehensive Master Plan;
- (2) whether the amendment would promote the public health, safety, and welfare;
- (3) the amendment's consistency with the intent and general regulations of this Code;
- (4) whether the amendment would correct an error or omission, clarify existing requirements, or effect a change in policy; and
- (5) the extent to which the amendment would create nonconformities.

Fav w/ comments

Art. 32 § 5-508. The Planning Commission's report does not discuss the application of these standards. While no "findings of fact" are needed to approve the bill, the City Council is required to consider these standards. To assist in this process, the Law Department recommends that the Planning Department engage the committee members in a discussion about these standards at the bill's public hearing.

Assuming all the procedural requirements are met, the Law Department is prepared to approve the bill for form and legal sufficiency.

Sincerely,



Victor K. Tervala
Chief Solicitor

cc: Andre M. Davis, City Solicitor
Karen Stokes, Director, Mayor's Office of Government Relations
Jeffrey Amoros, Mayor's Legislative Liaison
Elena DiPietro, Chief Solicitor, General Counsel Division
Hilary Ruley, Chief Solicitor
Ashlea Brown, Assistant City Solicitor



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner

MB

Date: March 28, 2019

Re: **City Council Bill 18-0277, Zoning – IMU Industrial Mixed-Use Zoning Districts**

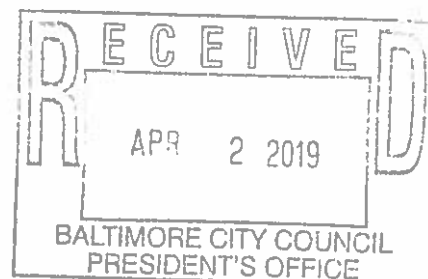
The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 18-0277, for the purpose of establishing a new IMU-2 Industrial Mixed-Use Zoning District and specifying the permitted and conditional uses allowed in that district; renaming the current "IMU" Industrial Mixed-Use Zoning District to be known as the "IMU-1" Industrial Mixed-Use Zoning District; and correcting, clarifying, and conforming related provisions.

The IMU-1 district is generally for industrial buildings that are adjacent to existing residential buildings, typically rowhouses. It would allow for a mixed-use environment in the form of small industrial uses. The IMU-2 district is generally for industrial buildings that are adjacent to heavier industry, port uses, highways, or truck routes. It would not be permitted to include residential uses.

DHCD has no objections to City Council Bill 18-0277.

MB:td

cc: Mr. Jeffrey Amoros, Mayor's Office of Government Relations



*No
obj-*



MEMORANDUM

TO: Honorable President and Members of the City Council
Attention: Natawna B. Austin, Executive Secretary

FROM: William H. Cole, President and CEO *WHC*

DATE: October 4, 2018

SUBJECT: City Council Bill No. 18-0277
Zoning – IMU Industrial Mixed-Use Zoning Districts

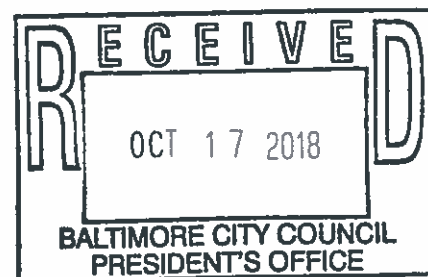
The Baltimore Development Corporation (BDC) has been asked to comment on City Council Bill No. 18-0277, an ordinance for the purpose of establishing a new IMU-2 Industrial Mixed-Use Zoning District and specifying the permitted and conditional uses allowed in that district; renaming the current (IMU) Industrial Mixed-Use Zoning District to be known as the "IMU-1" Industrial Mixed-Use Zoning District; and correcting, clarifying, and conforming related provisions.

The creation of the new IMU-2 Industrial Mixed-Use category provides the opportunity for reuse and redevelopment of industrial buildings for light industrial use, and a variety of non-industrial uses, while preserving and protecting the function of the industrial areas.

BDC supports the proposed ordinance and is respectfully requesting that Bill No. 18-0277 be given favorable consideration by the City Council.

cc: Kyron Banks

Favorable



City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Minutes - Final

Land Use and Transportation Committee

Wednesday, April 3, 2019

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

18-0277

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

Present 7 - Member Edward Reisinger, Member Sharon Green Middleton, Member Mary Pat Clarke, Member Eric T. Costello, Member Ryan Dorsey, Member Leon F. Pinkett III, and Member Robert Stokes Sr.

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0277

Zoning - IMU Industrial Mixed-Use Zoning Districts

For the purpose of establishing a new IMU-2 Industrial Mixed-Use Zoning District and specifying the permitted and conditional uses allowed in that district; renaming the current "IMU" Industrial Mixed-Use Zoning District to be known as the "IMU-1" Industrial Mixed-Use Zoning District; and correcting, clarifying, and conforming related provisions.

Sponsors: City Council President (Administration)

A motion was made by Member Costello, seconded by Member Middleton, that the bill be recommended favorably with amendment. The motion carried by the following vote:

Yes: 6 - Member Reisinger, Member Middleton, Member Costello, Member Dorsey, Member Pinkett III, and Member Stokes Sr.

No: 1 - Member Clarke

ADJOURNMENT

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

HEARING NOTES

Bill: 18-0277

Zoning - IMU Industrial Mixed-Use Zoning Districts

Committee: Land Use and Transportation

Chaired By: Council President – Administration (Department of Planning)

Hearing Date: April 3, 2019

Time (Beginning): 1:00 PM

Time (Ending): 1:27 PM

Location: Clarence "Du" Burns Chamber

Total Attendance: ~20

Committee Members in Attendance:

Reisinger, Edward, Chairman

Middleton, Sharon, Vice Chair

Clarke, Mary Pat

Costello, Eric

Dorsey, Ryan

Pinkett, Leon

Stokes, Robert

Bill Synopsis in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Attendance sheet in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Agency reports read?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Hearing televised or <u>audio-digitally</u> recorded?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Certification of advertising/posting notices in the file?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Evidence of notification to property owners?	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input checked="" type="checkbox"/> n/a
Final vote taken at this hearing?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Motioned by:	Councilmember Costello		
Seconded b	Councilmember Middleton		
Final Vote:	Favorable/Amend		

Major Speakers

(This is not an attendance record.)

- Mr. Eric Tiso, Department of Planning
 - Mr. David Framm, Department of Transportation
 - Mr. Derek Baumgardner, Board of Municipal Zoning Appeals
 - Ms. Victor Tervalá, Department of Law
 - Ms. Tyrell Dixon Department of Housing and Community Development
 - Mr. Jeff Amoros, Office of the Mayor
-

Major Issues Discussed

1. Councilman Reisinger introduced committee members and read the bill's title, purpose and public notice certification information.
 2. Mr. Eric Tiso provided a brief overview of the history and purpose of the bill and the impact the proposed zoning regulations would have on certain uses in zoning districts. He presented the Planning Commission's recommendation and provided information from the Department of Planning's staff report. He also presented a document outlining amendments from the Planning Commission and Planning Department staff's report. The IMU zoning district was created during Transform Baltimore, the comprehensive rezoning process, and was designed to help manage multiple uses allowed on commercial and industrial properties. It was found that 88% of IMU Zoning Districts are within 300 feet of a residential district. After the passage of Transform, the Planning Department received requests for more specific IMU zoning designations to protect heavier industrial areas. Bill 18-0277 proposes two types of IMU zoning districts: IMU-1, which would allow residential uses and the new IMU-2 Zoning District, which would not allow any residential or residentially related uses. Bill 18-0277 would help with retention and reuse of older industrial properties.
 3. There was general discussion about IMU zoning districts, especially near commercial properties and residential communities. Properties zoned IMU under Transform Baltimore would by default become IMU-1. The Planning Department is working on proposing legislation to rezone certain properties which were zoned IMU to IMU-2.
 4. Mr. Victor Tervalá testified that the required zoning standards were presented by Mr. Tiso.
 5. Agency representatives testified in support of their respective agency's position on the bill.
 6. The committee discussed and voted to approve the Planning Commission's amendments for the bill.
 7. The committee voted to recommend the bill favorable as amended.
 8. The hearing was adjourned.
-

Further Study

Was further study requested?
If yes, describe.

Yes No

Committee Vote:

Reisinger, Edward, Chairman..... **Yea**
Middleton, Sharon, Vice Chair..... **Yea**
Clarke, Mary Pat..... **Nay**
Costello, Eric **Yea**
Dorsey, Ryan **Yea**
Pinkett, Leon..... **Yea**
Stokes, Robert:..... **Yea**

Jennifer L. Coates, Committee Staff



Date: April 3, 2019

cc: Bill File
OCS Chrono File



**CITY OF BALTIMORE
CITY COUNCIL HEARING ATTENDANCE RECORD**

Committee: Land Use and Transportation

Chairperson: Edward Reisinger

Date: April 3, 2019

Time: 1:00 PM

Place: Clarence "Du" Burns Chambers

Subject: Zoning - IMU Industrial Mixed-Use Zoning Districts

CC Bill Number: 18-0277

PLEASE PRINT

IF YOU WANT TO TESTIFY PLEASE CHECK HERE



FIRST NAME	LAST NAME	ST. #	ADDRESS/ORGANIZATION NAME	ZIP	EMAIL ADDRESS	TESTIFY	FOR	AGAINST	YES	NO	WHAT IS YOUR POSITION ON THIS BILL?	LOBBYIST: ARE YOU REGISTERED IN THE CITY
John	Doe	100	North Charles Street	21202	Johndoenbmore@yahoo.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Justin	Williams	25	S. Charles St, 21 st Fl.	21201	jwilliams@ceserbergmorth.com	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Al	BARRY	201	E. SAUTE ST	21202	alib@teyghoer.com	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
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						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

(* NOTE: IF YOU ARE COMPENSATED OR INCUR EXPENSES IN CONNECTION WITH THIS BILL, YOU MAY BE REQUIRED BY LAW TO REGISTER WITH THE CITY ETHICS BOARD. REGISTRATION IS A SIMPLE PROCESS. FOR INFORMATION AND FORMS, CALL OR WRITE: BALTIMORE CITY BOARD OF ETHICS, C/O DEPARTMENT OF LEGISLATIVE REFERENCE, 626 CITY HALL, BALTIMORE, MD 21202. TEL: 410-396-4730; FAX: 410-396-8483.

City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland
21202

Meeting Agenda - Final

Land Use and Transportation Committee

Wednesday, April 3, 2019

1:00 PM

Du Burns Council Chamber, 4th floor, City Hall

18-0277

CALL TO ORDER

INTRODUCTIONS

ATTENDANCE

ITEMS SCHEDULED FOR PUBLIC HEARING

18-0277

Zoning - IMU Industrial Mixed-Use Zoning Districts

For the purpose of establishing a new IMU-2 Industrial Mixed-Use Zoning District and specifying the permitted and conditional uses allowed in that district; renaming the current "IMU" Industrial Mixed-Use Zoning District to be known as the "IMU-1" Industrial Mixed-Use Zoning District; and correcting, clarifying, and conforming related provisions.

Sponsors:

City Council President (Administration)

ADJOURNMENT

THIS MEETING IS OPEN TO THE PUBLIC



**BALTIMORE CITY COUNCIL
LAND USE AND TRANSPORTATION COMMITTEE**

Mission Statement

On behalf of the Citizens of Baltimore City, the mission of the Land Use and Transportation Committee is to review and support responsible development and zoning initiatives to ensure compatibility with the aim of improving the quality of life for the diverse population of Baltimore City.

**The Honorable Edward Reisinger
Chairperson**

PUBLIC HEARING

Wednesday, April 3, 2019

1:00 PM

Clarence "Du" Burns Council Chambers

City Council Bill # 18-0277

Zoning - IMU Industrial Mixed-Use Zoning Districts

CITY COUNCIL COMMITTEES

BUDGET AND APPROPRIATIONS

Eric Costello – Chair
Leon Pinkett – Vice Chair
Bill Henry
Sharon Green Middleton
Brandon M. Scott
Isaac "Yitzy" Schleifer
Shannon Sneed
Staff: Marguerite Currin

EDUCATION AND YOUTH

Zeke Cohen – Chair
Mary Pat Clarke – Vice Chair
John Bullock
Kristerfer Burnett
Ryan Dorsey
Staff: Matthew Peters

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Robert Stokes – Chair
Kristerfer Burnett – Vice Chair
Mary Pat Clarke
Zeke Cohen
Isaac "Yitzy" Schleifer
Staff: Marguerite Currin

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Kristerfer Burnett
Bill Henry
Shannon Sneed
Zeke Cohen
Ryan Dorsey
Staff: Richard Krummerich

JUDICIARY AND LEGISLATIVE INVESTIGATIONS

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Leon Pinkett
Edward Reisinger
Brandon Scott
Robert Stokes
Staff: Matthew Peters

LABOR

Shannon Sneed – Chair
Robert Stokes – Vice Chair
Eric Costello
Bill Henry
Mary Pat Clarke
Staff: Samuel Johnson

LAND USE AND TRANSPORTATION

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Eric Costello
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Staff: Jennifer Coates

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Zeke Cohen
Leon Pinkett
Isaac "Yitzy" Schleifer
Staff: Richard Krummerich

TAXATION, FINANCE AND ECONOMIC DEVELOPMENT

Sharon Green Middleton – Chair
Leon Pinkett – Vice Chair
Eric Costello
Edward Reisinger
Robert Stokes
Staff: Samuel Johnson
- Larry Greene (pension only)



BILL SYNOPSIS

Committee: Land Use and Transportation

Bill 18-0277

Zoning – IMU Industrial Mixed-Use Zoning Districts

Sponsor: *The Council President at the request of the Administration (Department of Planning)*
Introduced: *September 17, 2018*

Purpose:

For the purpose of establishing a new IMU-2 Industrial Mixed-Use Zoning District and specifying the permitted and conditional uses allowed in that district; renaming the current "IMU" Industrial Mixed-Use Zoning District to be known as the "IMU-1" Industrial Mixed-Use Zoning District; and correcting, clarifying, and conforming related provisions.

Effective: 30th day after enactment

Hearing Date/Time/Location: April 3, 2019 /1:00 p.m./Clarence "Du" Burns Chambers

Agency Reports

Planning Commission	Favorable/Amend
Board of Municipal and Zoning Appeals	
Department of Transportation	Favorable
Department of Law	Favorable
Department of Housing and Community Development	
Baltimore Development Corporation	Favorable

Analysis

Current Law

BY repealing and reordaining, with amendments

Article 32 - Zoning

Sections 6-206, 6-207, 11-203, 13-202(b), 15-510(a)(1)(iii), 15-701, 15-702(a), 15-703(a), 17-815(l), and 17-902(a)(1) and

Tables 11-301, 11-401, 17-804, and 17-812

Baltimore City Code

(Edition 2000)

BY repealing and reordaining, with amendments

Article - Health

Section 9-201(f)

Baltimore City Revised Code

(Edition 2000)

Background

CC Bill 18-0277, if approved, would establish a new IMU-2 Industrial Mixed-Use Zoning District. The bill would also rename the current IMU Zoning District to be known as IMU-1. The bill would also specify permitted and conditional uses in the new IMU-2 Zoning District, as well as correct, clarify and conform related provisions.

The new Transform Baltimore Zoning Code, which became effective June 5, 2017, adopted a new approach of increasing the number of mixed use zoning districts in order to encourage productive reuse of existing buildings situated near residential communities. Since the passage of Transform Baltimore, there have been a number of redevelopments as a result of the IMU zoning. Requests to rezone properties from Industrial 2 and standard industrial to IMU to allow for a broader mix of uses, such as live entertainment and certain office uses, have also increased. Many property owners making the requests were, however, closer to heavier industry, rail lines, or highways. Bill 18-0277 addresses the need to establish the new IMU-2 Zoning District.

Bill 18-0277 describes two (2) types of IMU Districts. The IMU-1 Zoning District is generally for industrial buildings that are adjacent to existing residential buildings, typically row houses. A variety of residential uses, including live-work dwellings would be allowed in IMU-1 Zoning District. The IMU-2 Zoning District is generally for industrial buildings that are adjacent to heavier industry, port uses, highways, or truck routes and not residential areas. This district is

intended to protect industrial land and truck routes from pressures of residential uses. IMU-2 would prohibit all residential uses.

Key features of the IMU-1 and new IMU-2 Zoning District are:


- IMU-1 requires a percentage of buildings to be used for non-residential purposes.
- IMU-2 requires 50% of the floor area to be used for industrial uses.
- IMU-2 does not include any residential use, playgrounds, hotels, or health clinics
- IMU-2 includes all of the industrial uses of IMU-1 plus general industry, recycling, and composting by conditional use to the Board of Municipal Zoning Appeals (BMZA)

The Planning Department has offered amendments to the text and tables outlined in the bill (*see attached*).

Additional Information

Fiscal Note: Not Available

Information Source(s): Agency Reports

Analysis by: Jennifer L. Coates 
Analysis Date: March 29, 2019

Direct Inquiries to: (410) 396-1260

**CITY OF BALTIMORE
COUNCIL BILL 18-0277
(First Reader)**

Introduced by: The Council President
At the request of: The Administration (Department of Planning)
Introduced and read first time: September 17, 2018
Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – IMU Industrial Mixed-Use Zoning Districts**

3 FOR the purpose of establishing a new IMU-2 Industrial Mixed-Use Zoning District and
4 specifying the permitted and conditional uses allowed in that district; renaming the current
5 “IMU” Industrial Mixed-Use Zoning District to be known as the “IMU-1” Industrial Mixed-
6 Use Zoning District; and correcting, clarifying, and conforming related provisions.

7 BY repealing and reordaining, with amendments

8 Article 32 - Zoning

9 Sections 6-206, 6-207, 11-203, 13-202(b), 15-510(a)(1)(iii), 15-701, 15-702(a),
10 15-703(a), 17-815(l), and 17-902(a)(1)

11 and

12 Tables 11-301, 11-401, 17-804, and 17-812

13 Baltimore City Code

14 (Edition 2000)

15 BY repealing and reordaining, with amendments

16 Article - Health

17 Section 9-201(f)

18 Baltimore City Revised Code

19 (Edition 2000)

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

22 **Baltimore City Code**

23 **Article 32. Zoning**

24 **Title 6. Zoning Districts; Maps and Profiles**

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

Council Bill 18-0277

Subtitle 2. Zoning Districts

§ 6-206. Industrial Districts.

The Industrial Districts are:

OIC	Office-Industrial Campus Zoning District
BSC	Bio-Science Campus Zoning District
[I-MU] IMU-1	Industrial Mixed-Use Zoning District
IMU-2	INDUSTRIAL MIXED-USE ZONING DISTRICT
I-1	Light Industrial Zoning District
I-2	General Industrial Zoning District
MI	Maritime Industrial Zoning District

§ 6-207. Special Purpose Districts.

The Special [Use] PURPOSE Districts are:

OR	Office-Residential Zoning District
TOD-1	Transit-Oriented Development District
TOD-2	Transit-Oriented Development District
TOD-3	Transit-Oriented Development District
TOD-4	Transit-Oriented Development District
EC	Educational Campus Zoning District
H	Hospital Campus Zoning District
T	Transportation Zoning District
W	Waterfront Overlay Zoning District
R-MU	Rowhouse Mixed-Use Overlay District
D-MU	DETACHED DWELLING MIXED-USE OVERLAY DISTRICT
AU	Adult Use Overlay Zoning District
PC	Port Covington Zoning District

Title 11. Industrial Districts

Subtitle 2. District Descriptions

§ 11-203. [I-MU] IMU Industrial Mixed-Use [District] DISTRICTS.

(a) *Intent.*

- (1) The [I-MU] IMU Industrial Mixed-Use Zoning [District is] DISTRICTS ARE intended to encourage the reuse of older industrial buildings for light industrial use, as well as a variety of non-industrial uses.
- (2) 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.

[(b) Surrounding, non-industrial uses.]

Council Bill 18-0277

1 [Examples of non-industrial uses, creating a mixed-use or multi-tenant
2 environment, include:

- 3 (1) live-work dwellings;
4 (2) residential uses;
5 (3) commercial uses; and
6 (4) limited institutional uses.]

7 **(B) TYPES OF IMU DISTRICTS.**

8 (1) 2 TYPES OF IMU DISTRICTS ARE ESTABLISHED, AS FOLLOWS:

9 (I) ONE, THE IMU-1 DISTRICT, ALLOWS A VARIETY OF RESIDENTIAL USES,
10 INCLUDING LIVE-WORK DWELLINGS; AND

11 (II) THE OTHER, THE IMU-2 DISTRICT, PROHIBITS ALL RESIDENTIAL USES.

12 (2) THE IMU-1 DISTRICT IS GENERALLY FOR INDUSTRIAL BUILDINGS THAT ARE
13 ADJACENT TO EXISTING RESIDENTIAL BUILDINGS, TYPICALLY ROWHOUSES.

14 (3) THE IMU-2 DISTRICT IS GENERALLY FOR INDUSTRIAL BUILDINGS THAT ARE
15 ADJACENT TO HEAVIER INDUSTRY, PORT USES, HIGHWAYS, OR TRUCK ROUTES AND
16 NOT RESIDENTIAL AREAS. THIS DISTRICT IS INTENDED TO PROTECT INDUSTRIAL
17 LAND AND TRUCK ROUTES FROM PRESSURES OF RESIDENTIAL USES.

18 **(c) Floor area requirement for certain uses.**

19 (1) In [the I-MU district:] AN IMU-1 DISTRICT, [(2)] a use other than residential and other
20 than parking must account for a floor area (located anywhere in any building on the
21 same lot) equal to at least 60% of the total ground-floor area of all buildings on the
22 lot.

23 (2) IN AN IMU-2 DISTRICT, [(1) an industrial] A use LISTED IN THE "INDUSTRIAL USE
24 CATEGORY" OF TABLE 11-301 {"INDUSTRIAL DISTRICTS – PERMITTED AND
25 CONDITIONAL USES"} AS ALLOWED FOR AN IMU-2 DISTRICT must account for a floor
26 area (located anywhere in any building on the same lot) equal to at least 50% of the
27 total ground floor area of all buildings on the lot[; or].

28 [(d) Floor area exception.]

30 [Subsection (c) of this section does not apply to lots located within 300 feet of
31 a residential zoning district.]

32 **Title 13. Planned Unit Developments**

33 ***Subtitle 2. Requirements; Approval Standards; Exceptions***

Council Bill 18-0277

§ 13-202. General requirements.

(b) Minimum areas.

Planned unit developments must meet the following minimum areas:

- (1) at least 5 acres in the R-1A, R-1B, R-1C, R-1D, R-1E, R-1, R-2, R-3, R-4, R-5, OIC, and BSC Districts;
- (2) at least 2 acres in the R-6, R-7, R-8, R-9, R-10, C-1, C-2, C-3, C-4, [I-MU] IMU-1 AND -2, TOD, OR, and PC Districts; and
- (3) at least 1½ acres in the C-5 District.

Title 15. Site Development Standards

Subtitle 5. Accessory Structures and Uses

§ 15-510. Outdoor storage.

(a) Uses allowed accessory outdoor storage.

(1) The following uses are allowed as accessory outdoor storage:

- ...
- (iii) mini-warehouses in the C-4, [I-MU] IMU-1 AND -2 and I-1 Districts;
-

Subtitle 7. Performance Standards

§ 15-701. Purpose.

The performance standards in this subtitle are designed to promote and protect commercial districts, business areas, and the [I-MU] IMU-1 AND -2 and I-1 Districts, as light industrial areas, thereby promoting and maintaining the most appropriate and beneficial use of these areas. The application of these standards protect business and residential areas in or adjacent to a commercial district or an [I-MU] IMU-1 OR -2 or I-1 District from adverse effects that might otherwise result from the operation of the uses allowed in those districts.

§ 15-702. Applicability of standards.

(a) In general.

Except as specified in subsection (b) of this section, the performance standards in this subtitle apply to:

- (1) all uses in an [I-MU] IMU-1 AND -2 and AN I-1 District; and

Council Bill 18-0277

1 (2) all activities in a commercial district that involve the production, processing,
2 cleaning, servicing, testing, or repair of materials, goods, or products.

3 **§ 15-703. Environmental performance standards.**

4 (a) *In general.*

5 All uses in the commercial districts and the [I-MU] IMU-1 AND -2 and I-1 Districts must
6 be operated so as to comply with the performance standards described in this section. In
7 addition to these performance standards, all uses must be constructed, maintained, and
8 operated so as not to be injurious to the use and occupation of the adjacent premises by
9 reason of the emission or creation of noise, vibration, radiation, fire, explosive hazard, or
10 glare. Nothing in this section may be construed to alter, change, modify, or abrogate any
11 authority granted exclusively to any state or federal regulations.

12 **Title 17. Signs**

13 ***Subtitle 8. Permanent Signs***

14 **§ 17-815. Wall signs.**

15 (l) Cabinet box wall signs.

16 Cabinet box wall signs are prohibited in the C-1, C-1-E, C-1-VC, C-2, OR, [I-MU]
17 IMU-1 AND -2, R-MU, D-MU, and all residential districts.

18 ***Subtitle 9. Areas of Special Sign Control***

19 **§ 17-902. Applicability.**

20 (a) *Districts.*

21 (1) An Area of Special Sign Control may be applied for in the C-1, C-1-E, C-1-VC, C-2,
22 C-3, C-4, C-5, [I-MU] IMU-1 AND -2, OR, or TOD District.

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TABLE 11-301: INDUSTRIAL DISTRICTS – PERMITTED AND CONDITIONAL USES

USES	DISTRICTS							USE STANDARDS
	OIC	BSC	[I-MU] IMU-1	IMU-2	I-1	I-2	MI	
RESIDENTIAL								
Dwelling (Above Non-Residential Ground Floor)		P	P					
Dwelling: Live-Work			P		CB			
Dwelling: Multi-Family		P	P					
Dwelling: Rowhouse		P						
Residential-Care Facility (16 or Fewer Residents)		P	P					Per § 14-334
Residential-Care Facility (17 or More Residents)		CB	CB					Per § 14-334
INSTITUTIONAL								
Cultural Facility			CB					Per § 14-308
Educational Facility: Commercial-Vocational	P	P	P	P	P	CB	CB	
Educational Facility: Post-Secondary	CB	CB	CB					
Educational Facility: Primary and Secondary		P	P					
Government Facility	P	P	P	P	P	P	P	
Homeless Shelter			CO					
Hospital		P	CO					
OPEN-SPACE								
Community-Managed Open-Space Farm	CB	CB	CB					Per § 14-307
Community-Managed Open-Space Garden	P	P	P					Per § 14-307
Park or Playground	P	P	P					
Urban Agriculture	P	P	P	P	P			Per § 14-339

Council Bill 18-0277

	<i>OIC</i>	<i>BSC</i>	<i>IMU-1</i>	<i>IMU-2</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
COMMERCIAL								
Animal Clinic			P	P	P			Per § 14-317
Art Gallery			P	P				
Arts Studio			P	P				
Arts Studio: Industrial	P		P	P	P			
Banquet Hall	CB			P ²				Per § 14-302
Body Art Establishment			P	P				
Broadcasting Station (TV or Radio)	P		P	P	P			
Car Wash				P	P	P		Per § 14-304
Carry-Out Food Shop		P	P	P	CB	CB		
Day-Care Center: Adult or Child	P	P	P	P ¹	P ¹	P ¹	P ¹	Per § 14-309
Drive-Through Facility	CB			CB				Per § 14-311
Entertainment: Indoor		P	P	P				Per § 14-312
Entertainment: Live			CB	CB				Per § 14-319
Entertainment: Live (Accessory to Restaurant, Tavern, Art Studio, or Art Gallery)		CB		P				Per § 14-319
Financial Institution	P ²	P	P	P				
Gas Station				CB	CB	CB		Per § 14-314
Greenhouse		P	P	P	P			Per § 14-339
Health-Care Clinic	P	P	P					
Heavy Sales, Rental, or Service			CO	CB	CB			
Hotel or Motel	P	P	CB					
Kennel			CB	P	P			Per § 14-317
Lodge or Social Club			P	CB	CB	CB	CB	Per § 14-320
Motor Vehicle Service and Repair: Minor			CO	P	CO			Per § 14-326
Nursery		P	P	P	P			Per § 14-339
Office	P	P	P	P	CB ^{2,3}	CB ^{2,3}	CB ^{2,3}	

Council Bill 18-0277

Commercial (cont'd)	OIC	BSC	IMU-1	IMU-2	I-1	I-2	MI	
Outdoor Dining		P	P					Per § 14-329
Personal Services Establishment	P ²	P	P	P	CB			
Recreation: Indoor		P	P	P				Per § 14-312
Recreation: Outdoor			CB					Per § 14-312
Restaurant	P ²	P	P	P	CB	CB		
Retail Goods Establishment (No Alcoholic Beverages Sales)	CB	P	P	P ²	CB			
Retail Goods Establishment (With Alcoholic Beverages Sales)		P	CO	P ²	CB			Per § 14-336
Tavern		P	CO	P	CB	CB		Per § 14-337
Truck Repair				P	P	P		
INDUSTRIAL								
Alternative Energy System: Commercial	P	P	P	P	P	P		
Boat Manufacturing, Repair, and Sales			CB	P	P	P	CB	Per § 14-303
Commercial Composting Facility				CB	CB	P		Per § 14-305
Contractor Storage Yard				CB	P	P		Per § 14-330
Food Processing: Light	P		P	P	P			
Freight Terminal				P	P	P	P	
Heliport		CB			CB	CB		
Helistop		CB			CB	CB		
Industrial Boat Repair Facility						P	P	Per § 14-323
Industrial: General				P		P	CB	Per § 14-315
Industrial: Light	P	P	P	P	P	P		
Industrial: Maritime-Dependent				P		P	P	
Landfill: Industrial						CB		Per § 14-318
Marina: Dry Storage			CB		P	P		Per § 14-323
Marine Terminal						P	P	
Materials Recovery Facility						P		Per § 14-324
Mini-Warehouse			P	P	P			
Movie Studio	P		P	P	P	P		

Council Bill 18-0277

Industrial (cont'd)	OIC	BSC	IMU-1	IMU-2	I-1	I-2	MI	
Outdoor Storage Yard					P	P	P	Per § 14-330
Passenger Terminal			P	P	P	P	P	
Recyclable Materials Recovery Facility				P	P	P		Per § 14-333
Recycling Collection Station				CB	CB	CB		Per § 15-514
Recycling and Refuse Collection Facility				P	P	P		
Research and Development Facility	P	P	P	P	P	P	P	
Resource Recovery Facility						CB		Per § 14-335
Shipyards						P	P	
Truck Stop					P	P		
Truck Terminal					P	P		
Warehouse	P		P	P	P	P	P	
Waterfreight Terminal						P	P	
Wholesale Goods Establishment	P		P	P	P	P		
OTHER								
Alternative Energy System: Community-Based	P	P	P	P	P	P	P	Per § 14-306
Electric Substation: Enclosed or Indoor	P	P	P	P	P	P	P	Per § 14-340
Electric Substation: Outdoor	CB	CB	CB	CB	CB	P	P	Per § 14-340
Parking Garage (Principal Use)	P	P	CO	P	P	P	P	Per § 14-331
Parking Lot (Principal Use)	P	P	CO	CB	P	P	P	Per § 14-331
Telecommunications Facility ⁴	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	CB	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services ⁵	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

¹ Allowed only when (i) accessory to an office structure, research and development facility, or industrial use, and (ii) integrated into that structure, facility, or use to serve its employees.

² Allowed only when secondary to a primary industrial use.

³ Office uses legally established as of the effective date of this Code are deemed conforming and are not required to be secondary to a primary industrial use.

⁴ Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

Council Bill 18-0277

⁵ 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	Section Title	Section Description	Section Number	Section Title	Section Description	Section Number
10	10	10	10	10	10	10
11	11	11	11	11	11	11
12	12	12	12	12	12	12
13	13	13	13	13	13	13
14	14	14	14	14	14	14
15	15	15	15	15	15	15
16	16	16	16	16	16	16
17	17	17	17	17	17	17
18	18	18	18	18	18	18
19	19	19	19	19	19	19
20	20	20	20	20	20	20
21	21	21	21	21	21	21
22	22	22	22	22	22	22
23	23	23	23	23	23	23
24	24	24	24	24	24	24
25	25	25	25	25	25	25
26	26	26	26	26	26	26
27	27	27	27	27	27	27
28	28	28	28	28	28	28
29	29	29	29	29	29	29
30	30	30	30	30	30	30
31	31	31	31	31	31	31
32	32	32	32	32	32	32
33	33	33	33	33	33	33
34	34	34	34	34	34	34
35	35	35	35	35	35	35
36	36	36	36	36	36	36
37	37	37	37	37	37	37
38	38	38	38	38	38	38
39	39	39	39	39	39	39
40	40	40	40	40	40	40
41	41	41	41	41	41	41
42	42	42	42	42	42	42
43	43	43	43	43	43	43
44	44	44	44	44	44	44
45	45	45	45	45	45	45
46	46	46	46	46	46	46
47	47	47	47	47	47	47
48	48	48	48	48	48	48
49	49	49	49	49	49	49
50	50	50	50	50	50	50

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TABLE 11-401: INDUSTRIAL DISTRICTS – BULK AND YARD REGULATIONS

CATEGORIES	SPECIFICATIONS (PER DISTRICT)					
	OIC	BSC	[I-MU] IMU	I-1	I-2	MI
MINIMUM LOT AREA						
Dwelling: Live-Work, Multi-Family, or Rowhouse	N/A	300 sq. ft.	IMU-1: 300 sq. ft. IMU-2: N/A	10,000 sq. ft.	N/A	N/A
All Other Uses	None	None	5,000 sq. ft.	10,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.
MAXIMUM BLDG HEIGHT						
All Uses	60 feet	150 feet ¹	60 feet	60 feet	None ²	None ²
MINIMUM FRONT YARD						
All Uses	None	None	None ³	10 feet	10 feet	10 feet
MINIMUM INTERIOR-SIDE YARD						
All uses	None ⁴	None ⁴	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	None ⁵	None ⁶	None ⁶
MINIMUM CORNER-SIDE YARD						
All Uses	None	None	None ⁷	10 feet	10 feet	10 feet
MINIMUM REAR YARD						
All Uses	None ⁸	None ⁸	None ⁸	None ⁹	None ⁹	None ⁹
BUFFER YARD REQ'T						
All Uses	None	None	Where the Landscape Manual requires a landscaped buffer yard between an industrial use and a non-industrial use, that buffer yard must be provided by the more recent use.			

¹ For a residential use, the Zoning Board may allow a height higher than 150 feet as a conditional use.

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² However, if any part of the building is within 50 feet of an R, OR, C-1, C -1-E, C-1-VC, C-2, or C-3 Zoning District, that part of the building is limited to a maximum height of 60 feet.

³ All outdoor storage areas must be set back 10 feet from the front lot line.

⁴ However, if the interior-side lot line abuts an R Zoning District, a minimum interior-side yard of 10 feet is required.

⁵ However, if the interior-side lot line abuts an R or OR Zoning District, a minimum interior-side yard of 10 feet is required.

⁶ However, if the interior-side lot line abuts an R, OR, C-1, C -1-E, C-1-VC, C-2, or C-3 Zoning District, a minimum interior-side yard of 20 feet is required.

⁷ All outdoor storage areas must be set back 10 feet from the corner-side lot line and the front lot line.

⁸ However, if the rear lot line abuts an R Zoning District, a minimum rear yard of 15 feet is required.

⁹ However, if the rear lot line abuts an R, OR, C-1, C -1-E, C-1-VC, C-2, or C-3 Zoning District, a minimum interior rear yard of 30 feet is required.

COUNCIL BILL 18-0277		
ZONING DISTRICTS		
EXISTING ZONING DISTRICT	NEW ZONING DISTRICT	TRANSITION PERIOD

Council Bill 18-0277

TABLE 17-804: FREESTANDING SIGN REGULATIONS

DISTRICTS	MONUMENT SIGN		POLE SIGN	
	MAXIMUM AREA	MAXIMUM HEIGHT	MAXIMUM AREA	MAXIMUM HEIGHT
...				
INDUSTRIAL				
OIC	50 sq. ft.	8'	50 sq. ft.	24'
BSC	50 sq. ft.	8'	50 sq. ft.	24'
[I-MU] IMU-1 AND IMU-2	50 sq. ft.	8'	50 sq. ft.	24'
I-1 and I-2	50 sq. ft.	8'	50 sq. ft.	24'
MI	50 sq. ft.	8'	50 sq. ft.	24'
....				

TABLE 17-812: PROJECTING SIGN REGULATIONS

DISTRICTS	MAXIMUM SIGN AREA	
	GROUND FLOOR	2 ND FLOOR
...		
INDUSTRIAL		
OIC	48 sq. ft.	Prohibited
BSC	48 sq. ft.	Prohibited
[I-MU] IMU-1 AND IMU-2	48 sq. ft.	Prohibited
I-1 and I-2	48 sq. ft.	Prohibited
MI	48 sq. ft.	Prohibited
....		

Council Bill 18-0277

Baltimore City Revised Code

Article – Health

Title 9. Noise Regulation

Subtitle 2. Basic Sound Level Standards

§ 9-201. Definitions.

(f) *Zone, commercial.*

“Zone, commercial” means any of the following zoning districts established under the Baltimore City Zoning Code:

- (1) all Commercial Zoning Districts;
- (2) all OIC Office-Industrial Campus Zoning Districts;
- (3) all BSC Bio-Science Campus Zoning Districts;
- (4) all [I-MU] IMU-1 AND IMU-2 Industrial Mixed-Use Zoning [District] DISTRICTS;
and
- (5) all TOD Transit-Oriented Development Zoning Districts.

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

SECTION 3. AND BE IT FURTHER ORDAINED, That:

- (a) on the effective date of this Ordinance, every then-designated “I-MU Industrial Mixed-Use Zoning District” shall automatically be redesignated as an “IMU-1 Industrial Mixed-Use Zoning District”; and
- (b) as expeditiously as possible after the effective date of this Ordinance, all official zoning maps, profiles, and records shall be modified to reflect this redesignation.

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

Coates, Jennifer

To: Greene, Larry
Cc: Austin, Natawna B.; Feinberg, Laurie
Subject: Public Notice Instructions for Hearing on Bill 18-0277
Attachments: PNI - Letter - 18-0277 PUD RPL.docx; Afro American; Michele Griesbauer - Sunpaper - Advertising; Darlene Miller

Good Morning Mr. Greene:

Attached is the information you will need to **publish** a public notice for the subject bill to be heard by the Land Use and Transportation Committee on **April 3, 2019 at 1:00 p.m.** at City Hall in the City Council Chamber.

I have attached newspaper contacts.

Thank you and feel free to call me if you need more information.

PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL

Jennifer Coates
Committee Staff



Jennifer L. Coates
Senior Legislative Policy Analyst
Office of Council Services

100 N. Holliday Street, Room 415
Baltimore, MD 21202

jennifer.coates@baltimorecity.gov

OFFICE OF COUNCIL SERVICES

Office: (410) 396-1260

Fax: (410) 545-7596

Confidentiality Notice:

This e-mail, including any attachment(s), is intended for receipt and use by the intended addressee(s), and may contain legal or other confidential and privileged information. If you are not an intended recipient of this e-mail, you are hereby notified that any unauthorized use or distribution of this e-mail is strictly prohibited, and requested to delete this communication and its attachment(s) without making any copies thereof and to contact the sender of this e-mail immediately. Nothing contained in the body and/or header of this e-mail is intended as a signature or intended to bind the addressor or any person represented by the addressor to the terms of any agreement that may be the subject of this e-mail or its attachment(s), except where such intent is expressly indicated.

CITY OF BALTIMORE

CATHERINE E. PUGH, Mayor



OFFICE OF COUNCIL SERVICES

LARRY E. GREENE, Director
415 City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202
410-396-7215 / Fax: 410-545-7596
email: larry.greene@baltimorecity.gov

TO: Mr. Larry Greene, Director, Office of Council Services

FROM: Jennifer L. Coates, Staff, Land Use and Transportation Committee,
Baltimore City Council

Date: February 12, 2019

RE: INSTRUCTIONS FOR NOTICE OF A PUBLIC HEARING – ZONING CODE AMENDMENT
(TEXT AMENDMENT)

The Land Use and Transportation Committee has scheduled the following City Council Bill for a public hearing:

Bill: City Council Bill No. 18-0277

Date: Wednesday, April 3, 2019

Time: 1:00 p.m.

Place: City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street

At the expense of the applicant, notice of the public hearing must be provided in accordance with:

Article 32. Zoning § 5-601 – Map or Text Amendments; PUDs

For helpful information about the notice requirements under Article 32 – Zoning (See *Attachment B*). You can access and review Article 32 using the web link below:

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

Disclaimer. The City makes no claims as to the quality, completeness, accuracy, timeliness, or content of any data contained herein or on this site. All such items and materials are provided on an "as is" basis, and you are fully and solely responsible for your use of them and for any results or consequences of your use. They have been compiled from a variety of sources, including sources beyond the control of the City, and are subject to change without notice from the City. The data is subject to change as modifications and updates are complete. It is understood that the information contained in the site is being used at one's own risk. In no event shall the City or its elected/appointed officials, municipal agencies and departments, employees, agents, or volunteers be liable for any direct, indirect, special, punitive, incidental, exemplary or consequential damages arising your accessing or using the site, or otherwise arising from this site or from anything contained in or displayed on this site. Nothing contained in or displayed on this site constitutes or is intended to constitute legal advice by the City or any of its elected/appointed officials, municipal agencies and departments, employees, agents, and volunteers



Newspaper Advertisement

A notice of the public hearing must be published in one (1) newspaper of general circulation, 15 days prior to the date of the hearing.

You may choose any of the following newspapers for advertising purposes: The Daily Record, The Baltimore Sun; or the Afro-American.

Wording for the Newspaper Advertisement

The information that must be published in a newspaper advertisement, appears between the double lines on the attached page (*see Attachment A*); the deadline date is indicated in **BOLD** letters at the top of Attachment A.

Certification of Postings

Certification of the publication of the newspaper advertisement, in duplicate, must be received four (4) days prior to the hearing by:

Ms. Natawna Austin, Executive Secretary
Baltimore City Council
100 N. Holliday Street, Fourth Floor, Room 400
Baltimore, MD 21202

If the required certification is not received as specified above, the public hearing will be cancelled without notice to the applicant. The deadline dates are as follows:

<i>Newspaper Advertisement Deadline:</i>	<i>March 19, 2019</i>
<i>Certificate of Posting Due:</i>	<i>March 28, 2019</i>

Please note that **ALL** of these requirement **MUST** be met in order for your hearing to proceed as scheduled. If you have any questions regarding your notice requirements please contact:

Ms. Jennifer L. Coates, Committee Staff
Baltimore City Council,
Land Use and Transportation Committee
410-396-1260
Jennifer.Coates@baltimorecity.gov

THE INFORMATION BETWEEN THE DOUBLE LINES (SEE BELOW) MUST BE PUBLISHED IN A NEWSPAPER OF GENERAL CIRCULATION **BY MARCH 19, 2019**, AS DISCUSSED ON THE PREVIOUS PAGE AND OUTLINED ON ATTACHMENT B.

BALTIMORE CITY COUNCIL
PUBLIC HEARING ON BILL NO 18-0277

The Land Use and Transportation Committee of the Baltimore City Council will meet on Wednesday, April 3, 2019 at 1:00 p.m. in the City Council Chambers, 4th floor, City Hall, 100 N. Holliday Street to conduct a public hearing on City Council Bill No. 18-0277

CC 18-0277 Ordinance - Zoning - IMU Industrial Mixed-Use Zoning Districts

FOR the purpose of establishing a new IMU-2 Industrial Mixed-Use Zoning District and specifying the permitted and conditional uses allowed in that district; renaming the current "IMU" Industrial Mixed-Use Zoning District to be known as the "IMU-1" Industrial Mixed-Use Zoning District; and correcting, clarifying, and conforming related provisions.

BY repealing and re-ordaining, with amendments

Article 32 - Zoning
Sections 6-206, 6-207, 11-203, 13-202(b), 15-510(a)(1)(iii), 15-701, 15-702(a),
15-703(a), 17-815(l), and 17-902(a)(1) and
Tables 11-301, 11-401, 17-804, and 17-812
Baltimore City Code
(Edition 2000)

BY repealing and re-ordaining, with amendments

Article - Health
Section 9-201(f)
Baltimore City Revised Code
(Edition 2000)

Applicant: Department of Planning

For more information contact: Committee Staff at (410) 396-1260.

NOTE: This bill is subject to amendment by the Baltimore City Council.

EDWARD REISINGER

Chair

SEND CERTIFICATION OF PUBLICATION TO: SEND BILL FOR THIS ADVERTISEMENT TO:

Baltimore City Council
c/o Natawna B. Austin
Room 409, City Hall
100 N. Holliday Street
Baltimore, MD 21202

Mr. Larry E. Greene
Office of Council Services
100 N. Holliday Street, Room 415
Baltimore, MD 21202
(410) 396-7215

**ZONING
SUBTITLE 6 - NOTICES**

ARTICLE 32, § 5-601

<http://ca.baltimorecity.gov/codes/Art%2032%20-%20Zoning.pdf>

§ 5-601. Map or text amendments; PUDs.

(a) Hearing required.

For a bill proposing a zoning map amendment, a zoning text amendment, or the creation or modification of a planned unit development, the City Council committee to which the bill has been referred must conduct a hearing at which:

- (1) the parties in interest and the general public will have an opportunity to be heard; and
- (2) all agency reports will be reviewed.

(b) Notice of hearing required.

Notice of the hearing must be given by each of the following methods, as applicable:

- (1) by publication in a newspaper of general circulation in the City;
- (2) for the creation or modification of a planned unit development and for a zoning map amendment, other than a comprehensive rezoning:
 - (i) by posting in a conspicuous place on the subject property; and
 - (ii) by first-class mailing of a written notice, on forms provided by the Zoning Administrator, to each person who appears on the tax records of the City as an owner of the property to be rezoned; and
- (3) for a comprehensive rezoning:
 - (i) by posting in conspicuous places within and around the perimeter of the subject area or district, as the Department of Planning designates; and
 - (ii) by first-class mailing of a written notice, on forms provided by the Zoning Administrator, to each person who appears on the tax records of the City as an owner of property within the subject area or district.

(c) Contents of notice.

The notice must include:

- (1) the date, time, place, and purpose of the public hearing;
- (2) the address of the subject property or a drawing or description of the boundaries of the area affected by the proposed rezoning; and
- (3) the name of the applicant.

(d) Number and manner of posted notices.

- (1) For a zoning map amendment or the creation or modification of a planned unit development, the number and manner of posting is as follows:
 - (i) for an individual property, at least 1 sign must be visible from each of the property's street frontages;
 - (ii) for a comprehensive rezoning, a change in the boundaries of a zoning district, or the creation or modification of a planned unit development, at least 2 or more signs are required, as the Department of Planning designates;
 - (iii) each sign must be posted at a prominent location, near the sidewalk or public right-of-way, so that it is visible to passing pedestrians and motorists;
 - (iv) a window-mounted sign must be mounted inside the window glass and placed so that it is clearly visible to passing pedestrians and motorists; and
 - (v) each sign must be at least 3 feet by 4 feet in size.

- (2) Nothing in this subtitle prevents the voluntary posting of more notices than required by this subtitle.

(e) Timing of notices – In general.

The notice must be published, mailed, and, except as provided in subsection (f) of this section, posted:

- (1) at least 15 days before the public hearing; or
- (2) for a comprehensive rezoning, at least 30 days before the public hearing.

(f) Timing of notices – Posting for map amendment or PUDs.

For a zoning map amendment or the creation or modification of a planned unit development, the posted notice must be:

(1) posted at least 30 days before the public hearing; and

(2) removed within 48 hours after conclusion of the public hearing.

(g) Additional notice for proposed rezoning in MI District.

If an application is made to rezone any property in the MI District, the Director of Planning must notify the Maryland Port Administration and the owners of any adjacent property of the application.

(Ord. 16-581; Ord. 17-015.)

Coates, Jennifer

Full Name: Darlene Miller
Last Name: Miller
First Name: Darlene
Company: Daily Record

Business Address: 443-524-8188 Direct, Line
United States of America

Business: (410) 752-3849
Business Fax: (410) 752-5469

E-mail: legalad@thedailyrecord.com
E-mail Display As: Darlene Miller - Daily Record (legalads@thedailyrecord.com)

Coates, Jennifer

Full Name: Michele Griesbauer
Last Name: Griesbauer
First Name: Michele
Company: Sunpaper - Advertising

Business Address: <http://ts.merlinone.com/scripts/foxisapi.dll/sur.x.go?WHkI8OI--1>

Business: (410) 332-6381
Business Fax: (410) 783-2507

E-mail: mgriesbauer@baltsun.com
E-mail Display As: Sunpaper - Advertising (mgriesbauer@baltsun.com)

Monday, June 09, 2014 4:07 PM:
Michele Wharton 410-332-6522

Coates, Jennifer

Full Name: Afro American
Last Name: American
First Name: Afro

Business: (410) 554-8251

E-mail: TRobinson@afro.com
E-mail Display As: TRobinson@afro.com

**CITY OF BALTIMORE
COUNCIL BILL 18-0277
(First Reader)**

Introduced by: The Council President
At the request of: The Administration (Department of Planning)
Introduced and read first time: September 17, 2018
Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 style="text-align:center">**Zoning – IMU Industrial Mixed-Use Zoning Districts**

3 FOR the purpose of establishing a new IMU-2 Industrial Mixed-Use Zoning District and
4 specifying the permitted and conditional uses allowed in that district; renaming the current
5 “IMU” Industrial Mixed-Use Zoning District to be known as the “IMU-1” Industrial Mixed-
6 Use Zoning District; and correcting, clarifying, and conforming related provisions.

7 BY repealing and reordaining, with amendments

8 Article 32 - Zoning

9 Sections 6-206, 6-207, 11-203, 13-202(b), 15-510(a)(1)(iii), 15-701, 15-702(a),
10 15-703(a), 17-815(l), and 17-902(a)(1)

11 and

12 Tables 11-301, 11-401, 17-804, and 17-812

13 Baltimore City Code

14 (Edition 2000)

15 BY repealing and reordaining, with amendments

16 Article - Health

17 Section 9-201(f)

18 Baltimore City Revised Code

19 (Edition 2000)

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

22 style="text-align:center">**Baltimore City Code**

23 style="text-align:center">**Article 32. Zoning**

24 style="text-align:center">**Title 6. Zoning Districts; Maps and Profiles**

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

Council Bill 18-0277

Subtitle 2. Zoning Districts

§ 6-206. Industrial Districts.

The Industrial Districts are:

- OIC Office-Industrial Campus Zoning District
- BSC Bio-Science Campus Zoning District
- [I-MU] IMU-1 Industrial Mixed-Use Zoning District
- IMU-2 INDUSTRIAL MIXED-USE ZONING DISTRICT
- I-1 Light Industrial Zoning District
- I-2 General Industrial Zoning District
- MI Maritime Industrial Zoning District

§ 6-207. Special Purpose Districts.

The Special [Use] PURPOSE Districts are:

- OR Office-Residential Zoning District
- TOD-1 Transit-Oriented Development District
- TOD-2 Transit-Oriented Development District
- TOD-3 Transit-Oriented Development District
- TOD-4 Transit-Oriented Development District
- EC Educational Campus Zoning District
- H Hospital Campus Zoning District
- T Transportation Zoning District
- W Waterfront Overlay Zoning District
- R-MU Rowhouse Mixed-Use Overlay District
- D-MU DETACHED DWELLING MIXED-USE OVERLAY DISTRICT
- AU Adult Use Overlay Zoning District
- PC Port Covington Zoning District

Title 11. Industrial Districts

Subtitle 2. District Descriptions

§ 11-203. [I-MU] IMU Industrial Mixed-Use [District] DISTRICTS.

(a) Intent.

- (1) The [I-MU] IMU Industrial Mixed-Use Zoning [District is] DISTRICTS ARE intended to encourage the reuse of older industrial buildings for light industrial use, as well as a variety of non-industrial uses.
- (2) 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.

[(b) Surrounding, non-industrial uses.]

Council Bill 18-0277

1 [Examples of non-industrial uses, creating a mixed-use or multi-tenant
2 environment, include:

- 3 (1) live-work dwellings;
4 (2) residential uses;
5 (3) commercial uses; and
6 (4) limited institutional uses.]

7 (B) *TYPES OF IMU DISTRICTS.*

8 (1) 2 TYPES OF IMU DISTRICTS ARE ESTABLISHED, AS FOLLOWS:

9 (i) ONE, THE IMU-1 DISTRICT, ALLOWS A VARIETY OF RESIDENTIAL USES,
10 INCLUDING LIVE-WORK DWELLINGS; AND

11 (ii) THE OTHER, THE IMU-2 DISTRICT, PROHIBITS ALL RESIDENTIAL USES.

12 (2) THE IMU-1 DISTRICT IS GENERALLY FOR INDUSTRIAL BUILDINGS THAT ARE
13 ADJACENT TO EXISTING RESIDENTIAL BUILDINGS, TYPICALLY ROWHOUSES.

14 (3) THE IMU-2 DISTRICT IS GENERALLY FOR INDUSTRIAL BUILDINGS THAT ARE
15 ADJACENT TO HEAVIER INDUSTRY, PORT USES, HIGHWAYS, OR TRUCK ROUTES AND
16 NOT RESIDENTIAL AREAS. THIS DISTRICT IS INTENDED TO PROTECT INDUSTRIAL
17 LAND AND TRUCK ROUTES FROM PRESSURES OF RESIDENTIAL USES.

18 (c) *Floor area requirement for certain uses.*

19 (1) In [the I-MU district:] AN IMU-1 DISTRICT, [(2)] a use other than residential and other
20 than parking must account for a floor area (located anywhere in any building on the
21 same lot) equal to at least 60% of the total ground-floor area of all buildings on the
22 lot.

23 (2) IN AN IMU-2 DISTRICT, [(1) an industrial] A use LISTED IN THE "INDUSTRIAL USE
24 CATEGORY" OF TABLE 11-301 {"INDUSTRIAL DISTRICTS – PERMITTED AND
25 CONDITIONAL USES"} AS ALLOWED FOR AN IMU-2 DISTRICT must account for a floor
26 area (located anywhere in any building on the same lot) equal to at least 50% of the
27 total ground floor area of all buildings on the lot[; or].

28 [(d) *Floor area exception.*]

30 [Subsection (c) of this section does not apply to lots located within 300 feet of
31 a residential zoning district.]

32 **Title 13. Planned Unit Developments**

33 ***Subtitle 2. Requirements; Approval Standards; Exceptions***

Council Bill 18-0277

§ 13-202. General requirements.

(b) Minimum areas.

Planned unit developments must meet the following minimum areas:

(1) at least 5 acres in the R-1A, R-1B, R-1C, R-1D, R-1E, R-1, R-2, R-3, R-4, R-5, OIC, and BSC Districts;

(2) at least 2 acres in the R-6, R-7, R-8, R-9, R-10, C-1, C-2, C-3, C-4, [I-MU] IMU-1 AND -2, TOD, OR, and PC Districts; and

(3) at least 1½ acres in the C-5 District.

Title 15. Site Development Standards

Subtitle 5. Accessory Structures and Uses

§ 15-510. Outdoor storage.

(a) Uses allowed accessory outdoor storage.

(1) The following uses are allowed as accessory outdoor storage:

...
(iii) mini-warehouses in the C-4, [I-MU] IMU-1 AND -2 and I-1 Districts;

....

Subtitle 7. Performance Standards

§ 15-701. Purpose.

The performance standards in this subtitle are designed to promote and protect commercial districts, business areas, and the [I-MU] IMU-1 AND -2 and I-1 Districts, as light industrial areas, thereby promoting and maintaining the most appropriate and beneficial use of these areas. The application of these standards protect business and residential areas in or adjacent to a commercial district or an [I-MU] IMU-1 OR -2 or I-1 District from adverse effects that might otherwise result from the operation of the uses allowed in those districts.

§ 15-702. Applicability of standards.

(a) In general.

Except as specified in subsection (b) of this section, the performance standards in this subtitle apply to:

(1) all uses in an [I-MU] IMU-1 AND -2 and AN I-1 District; and

1 (2) all activities in a commercial district that involve the production, processing,
2 cleaning, servicing, testing, or repair of materials, goods, or products.

3 **§ 15-703. Environmental performance standards.**

4 (a) *In general.*

5 All uses in the commercial districts and the [I-MU] IMU-1 AND -2 and I-1 Districts must
6 be operated so as to comply with the performance standards described in this section. In
7 addition to these performance standards, all uses must be constructed, maintained, and
8 operated so as not to be injurious to the use and occupation of the adjacent premises by
9 reason of the emission or creation of noise, vibration, radiation, fire, explosive hazard, or
10 glare. Nothing in this section may be construed to alter, change, modify, or abrogate any
11 authority granted exclusively to any state or federal regulations.

12 **Title 17. Signs**

13 ***Subtitle 8. Permanent Signs***

14 **§ 17-815. Wall signs.**

15 (l) Cabinet box wall signs.

16 Cabinet box wall signs are prohibited in the C-1, C-1-E, C-1-VC, C-2, OR, [I-MU]
17 IMU-1 AND -2, R-MU, D-MU, and all residential districts.

18 ***Subtitle 9. Areas of Special Sign Control***

19 **§ 17-902. Applicability.**

20 (a) *Districts.*

21 (1) An Area of Special Sign Control may be applied for in the C-1, C-1-E, C-1-VC, C-2,
22 C-3, C-4, C-5, [I-MU] IMU-1 AND -2, OR, or TOD District.

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TABLE 11-301: INDUSTRIAL DISTRICTS – PERMITTED AND CONDITIONAL USES

USES	DISTRICTS							USE STANDARDS
	OIC	BSC	[I-MU] IMU-1	IMU-2	I-1	I-2	MI	
RESIDENTIAL								
Dwelling (Above Non-Residential Ground Floor)		P	P					
Dwelling: Live-Work			P		CB			
Dwelling: Multi-Family		P	P					
Dwelling: Rowhouse		P						
Residential-Care Facility (16 or Fewer Residents)		P	P					Per § 14-334
Residential-Care Facility (17 or More Residents)		CB	CB					Per § 14-334
INSTITUTIONAL								
Cultural Facility			CB					Per § 14-308
Educational Facility: Commercial-Vocational	P	P	P	P	P	CB	CB	
Educational Facility: Post-Secondary	CB	CB	CB					
Educational Facility: Primary and Secondary		P	P					
Government Facility	P	P	P	P	P	P	P	
Homeless Shelter			CO					
Hospital		P	CO					
OPEN-SPACE								
Community-Managed Open-Space Farm	CB	CB	CB					Per § 14-307
Community-Managed Open-Space Garden	P	P	P					Per § 14-307
Park or Playground	P	P	P					
Urban Agriculture	P	P	P	P	P			Per § 14-339

Council Bill 18-0277

	<i>OIC</i>	<i>BSC</i>	<i>IMU-1</i>	<i>IMU-2</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
COMMERCIAL								
Animal Clinic			P	P	P			Per § 14-317
Art Gallery			P	P				
Arts Studio			P	P				
Arts Studio: Industrial	P		P	P	P			
Banquet Hall	CB			P ²				Per § 14-302
Body Art Establishment			P	P				
Broadcasting Station (TV or Radio)	P		P	P	P			
Car Wash				P	P	P		Per § 14-304
Carry-Out Food Shop		P	P	P	CB	CB		
Day-Care Center: Adult or Child	P	P	P	P ¹	P ¹	P ¹	P ¹	Per § 14-309
Drive-Through Facility	CB			CB				Per § 14-311
Entertainment: Indoor		P	P	P				Per § 14-312
Entertainment: Live			CB	CB				Per § 14-319
Entertainment: Live (Accessory to Restaurant, Tavern, Art Studio, or Art Gallery)		CB		P				Per § 14-319
Financial Institution	P ²	P	P	P				
Gas Station				CB	CB	CB		Per § 14-314
Greenhouse		P	P	P	P			Per § 14-339
Health-Care Clinic	P	P	P					
Heavy Sales, Rental, or Service			CO	CB	CB			
Hotel or Motel	P	P	CB					
Kennel			CB	P	P			Per § 14-317
Lodge or Social Club			P	CB	CB	CB	CB	Per § 14-320
Motor Vehicle Service and Repair: Minor			CO	P	CO			Per § 14-326
Nursery		P	P	P	P			Per § 14-339
Office	P	P	P	P	CB ^{2,3}	CB ^{2,3}	CB ^{2,3}	

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Commercial (cont'd)	OIC	BSC	IMU-1	IMU-2	I-1	I-2	MI	
Outdoor Dining		P	P					Per § 14-329
Personal Services Establishment	P ²	P	P	P	CB			
Recreation: Indoor		P	P	P				Per § 14-312
Recreation: Outdoor			CB					Per § 14-312
Restaurant	P ²	P	P	P	CB	CB		
Retail Goods Establishment (No Alcoholic Beverages Sales)	CB	P	P	P ²	CB			
Retail Goods Establishment (With Alcoholic Beverages Sales)		P	CO	P ²	CB			Per § 14-336
Tavern		P	CO	P	CB	CB		Per § 14-337
Truck Repair				P	P	P		
INDUSTRIAL								
Alternative Energy System: Commercial	P	P	P	P	P	P		
Boat Manufacturing, Repair, and Sales			CB	P	P	P	CB	Per § 14-303
Commercial Composting Facility				CB	CB	P		Per § 14-305
Contractor Storage Yard				CB	P	P		Per § 14-330
Food Processing: Light	P		P	P	P			
Freight Terminal				P	P	P	P	
Heliport		CB			CB	CB		
Helistop		CB			CB	CB		
Industrial Boat Repair Facility						P	P	Per § 14-323
Industrial: General				P		P	CB	Per § 14-315
Industrial: Light	P	P	P	P	P	P		
Industrial: Maritime-Dependent				P		P	P	
Landfill: Industrial						CB		Per § 14-318
Marina: Dry Storage			CB		P	P		Per § 14-323
Marine Terminal						P	P	
Materials Recovery Facility						P		Per § 14-324
Mini-Warehouse			P	P	P			
Movie Studio	P		P	P	P	P		

Council Bill 18-0277

<i>Industrial (cont'd)</i>	<i>OIC</i>	<i>BSC</i>	<i>IMU-1</i>	<i>IMU-2</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
Outdoor Storage Yard					P	P	P	Per § 14-330
Passenger Terminal			P	P	P	P	P	
Recyclable Materials Recovery Facility				P	P	P		Per § 14-333
Recycling Collection Station				CB	CB	CB		Per § 15-514
Recycling and Refuse Collection Facility				P	P	P		
Research and Development Facility	P	P	P	P	P	P	P	
Resource Recovery Facility						CB		Per § 14-335
Shipyards						P	P	
Truck Stop					P	P		
Truck Terminal					P	P		
Warehouse	P		P	P	P	P	P	
Waterfreight Terminal						P	P	
Wholesale Goods Establishment	P		P	P	P	P		
OTHER								
Alternative Energy System: Community-Based	P	P	P	P	P	P	P	Per § 14-306
Electric Substation: Enclosed or Indoor	P	P	P	P	P	P	P	Per § 14-340
Electric Substation: Outdoor	CB	CB	CB	CB	CB	P	P	Per § 14-340
Parking Garage (Principal Use)	P	P	CO	P	P	P	P	Per § 14-331
Parking Lot (Principal Use)	P	P	CO	CB	P	P	P	Per § 14-331
Telecommunications Facility ⁴	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	CB	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services ⁵	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

¹ Allowed only when (i) accessory to an office structure, research and development facility, or industrial use, and (ii) integrated into that structure, facility, or use to serve its employees.

² Allowed only when secondary to a primary industrial use.

³ Office uses legally established as of the effective date of this Code are deemed conforming and are not required to be secondary to a primary industrial use.

⁴ Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

Council Bill 18-0277

⁵ 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.

Council Bill 18-0277

TABLE 11-401: INDUSTRIAL DISTRICTS – BULK AND YARD REGULATIONS

CATEGORIES	SPECIFICATIONS (PER DISTRICT)					
	OIC	BSC	[I-MU] IMU	I-1	I-2	MI
MINIMUM LOT AREA						
Dwelling: Live-Work, Multi-Family, or Rowhouse	N/A	300 sq. ft.	IMU-1: 300 sq. ft. IMU-2: N/A	10,000 sq. ft.	N/A	N/A
All Other Uses	None	None	5,000 sq. ft.	10,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.
MAXIMUM BLDG HEIGHT						
All Uses	60 feet	150 feet ¹	60 feet	60 feet	None ²	None ²
MINIMUM FRONT YARD						
All Uses	None	None	None ³	10 feet	10 feet	10 feet
MINIMUM INTERIOR-SIDE YARD						
All uses	None ⁴	None ⁴	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	None ⁵	None ⁶	None ⁶
MINIMUM CORNER-SIDE YARD						
All Uses	None	None	None ⁷	10 feet	10 feet	10 feet
MINIMUM REAR YARD						
All Uses	None ⁸	None ⁸	None ⁸	None ⁹	None ⁹	None ⁹
BUFFER YARD REQ'T						
All Uses	None	None	Where the Landscape Manual requires a landscaped buffer yard between an industrial use and a non-industrial use, that buffer yard must be provided by the more recent use.			

¹ For a residential use, the Zoning Board may allow a height higher than 150 feet as a conditional use.

Council Bill 18-0277

² However, if any part of the building is within 50 feet of an R, OR, C-1, C-1-E, C-1-VC, C-2, or C-3 Zoning District, that part of the building is limited to a maximum height of 60 feet.

³ All outdoor storage areas must be set back 10 feet from the front lot line.

⁴ However, if the interior-side lot line abuts an R Zoning District, a minimum interior-side yard of 10 feet is required.

⁵ However, if the interior-side lot line abuts an R or OR Zoning District, a minimum interior-side yard of 10 feet is required.

⁶ However, if the interior-side lot line abuts an R, OR, C-1, C-1-E, C-1-VC, C-2, or C-3 Zoning District, a minimum interior-side yard of 20 feet is required.

⁷ All outdoor storage areas must be set back 10 feet from the corner-side lot line and the front lot line.

⁸ However, if the rear lot line abuts an R Zoning District, a minimum rear yard of 15 feet is required.

⁹ However, if the rear lot line abuts an R, OR, C-1, C-1-E, C-1-VC, C-2, or C-3 Zoning District, a minimum interior rear yard of 30 feet is required.

Council Bill 18-0277

TABLE 17-804: FREESTANDING SIGN REGULATIONS

DISTRICTS	MONUMENT SIGN		POLE SIGN	
	MAXIMUM AREA	MAXIMUM HEIGHT	MAXIMUM AREA	MAXIMUM HEIGHT
...				
INDUSTRIAL				
OIC	50 sq. ft.	8'	50 sq. ft.	24'
BSC	50 sq. ft.	8'	50 sq. ft.	24'
[I-MU] IMU-1 AND IMU-2	50 sq. ft.	8'	50 sq. ft.	24'
I-1 and I-2	50 sq. ft.	8'	50 sq. ft.	24'
MI	50 sq. ft.	8'	50 sq. ft.	24'
....				

TABLE 17-812: PROJECTING SIGN REGULATIONS

DISTRICTS	MAXIMUM SIGN AREA	
	GROUND FLOOR	2 ND FLOOR
...		
INDUSTRIAL		
OIC	48 sq. ft.	Prohibited
BSC	48 sq. ft.	Prohibited
[I-MU] IMU-1 AND IMU-2	48 sq. ft.	Prohibited
I-1 and I-2	48 sq. ft.	Prohibited
MI	48 sq. ft.	Prohibited
....		

Council Bill 18-0277

Baltimore City Revised Code

Article – Health

Title 9. Noise Regulation

Subtitle 2. Basic Sound Level Standards

§ 9-201. Definitions.

(f) *Zone, commercial.*

“Zone, commercial” means any of the following zoning districts established under the Baltimore City Zoning Code:

- (1) all Commercial Zoning Districts;
- (2) all OIC Office-Industrial Campus Zoning Districts;
- (3) all BSC Bio-Science Campus Zoning Districts;
- (4) all [I-MU] IMU-1 AND IMU-2 Industrial Mixed-Use Zoning [District] DISTRICTS;
and
- (5) all TOD Transit-Oriented Development Zoning Districts.

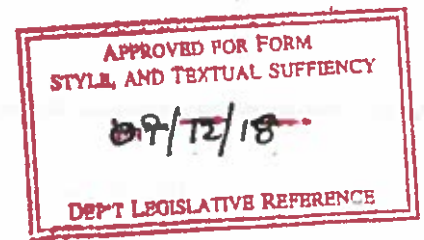
SECTION 2. AND BE IT FURTHER ORDAINED, That the catchlines contained in this Ordinance are not law and may not be considered to have been enacted as a part of this or any prior Ordinance.

SECTION 3. AND BE IT FURTHER ORDAINED, That:

- (a) on the effective date of this Ordinance, every then-designated “I-MU Industrial Mixed-Use Zoning District” shall automatically be redesignated as an “IMU-1 Industrial Mixed-Use Zoning District”; and
- (b) as expeditiously as possible after the effective date of this Ordinance, all official zoning maps, profiles, and records shall be modified to reflect this redesignation.

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

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____



Introduced by: The Council President
At the request of: The Administration (Planning Department)

A BILL ENTITLED

AN ORDINANCE concerning

Zoning – IMU Industrial Mixed-Use Zoning Districts

FOR the purpose of establishing a new IMU-2 Industrial Mixed-Use Zoning District and specifying the permitted and conditional uses allowed in that district; renaming the current “IMU” Industrial Mixed-Use Zoning District to be known as the “IMU-1” Industrial Mixed-Use Zoning District; and correcting, clarifying, and conforming related provisions.

By repealing and reordaining, with amendments

Article 32 - Zoning

Sections 6-206, 6-207, 11-203, 13-202(b), 15-510(a)(1)(iii), 15-701, 15-702(a),
15-703(a), 17-815(l), and 17-902(a)(1)

and

Tables 11-301, 11-401, 17-804, and 17-812

Baltimore City Code
(Edition 2000)

By repealing and reordaining, with amendments

Article - Health

Section 9-201(f)

Baltimore City Revised 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 6. Zoning Districts; Maps and Profiles

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

* WARNING: THIS IS AN UNOFFICIAL, INTRODUCTORY COPY OF THE BILL.
THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.

Subtitle 2. Zoning Districts

§ 6-206. Industrial Districts.

The Industrial Districts are:

OIC	Office-Industrial Campus Zoning District
BSC	Bio-Science Campus Zoning District
[I-MU] IMU-1	Industrial Mixed-Use Zoning District
IMU-2	INDUSTRIAL MIXED-USE ZONING DISTRICT
I-1	Light Industrial Zoning District
I-2	General Industrial Zoning District
MI	Maritime Industrial Zoning District

§ 6-207. Special Purpose Districts.

The Special [Use] PURPOSE Districts are:

OR	Office-Residential Zoning District
TOD-1	Transit-Oriented Development District
TOD-2	Transit-Oriented Development District
TOD-3	Transit-Oriented Development District
TOD-4	Transit-Oriented Development District
EC	Educational Campus Zoning District
H	Hospital Campus Zoning District
T	Transportation Zoning District
W	Waterfront Overlay Zoning District
R-MU	Rowhouse Mixed-Use Overlay District
D-MU	DETACHED DWELLING MIXED-USE OVERLAY DISTRICT
AU	Adult Use Overlay Zoning District
PC	Port Covington Zoning District

Title 11. Industrial Districts

Subtitle 2. District Descriptions

§ 11-203. [I-MU] IMU Industrial Mixed-Use [District] DISTRICTS.

(a) *Intent.*

- (1) The [I-MU] IMU Industrial Mixed-Use Zoning [District is] DISTRICTS ARE intended to encourage the reuse of older industrial buildings for light industrial use, as well as a variety of non-industrial uses.
- (2) 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.

[(b) *Surrounding, non-industrial uses.*]

[Examples of non-industrial uses, creating a mixed-use or multi-tenant environment, include:

- (1) live-work dwellings;
- (2) residential uses;
- (3) commercial uses; and
- (4) limited institutional uses.]

(B) *TYPES OF IMU DISTRICTS.*

(1) 2 TYPES OF IMU DISTRICTS ARE ESTABLISHED, AS FOLLOWS:

- (I) ONE, THE IMU-1 DISTRICT, ALLOWS A VARIETY OF RESIDENTIAL USES, INCLUDING LIVE-WORK DWELLINGS; AND
- (II) THE OTHER, THE IMU-2 DISTRICT, PROHIBITS ALL RESIDENTIAL USES.

(2) THE IMU-1 DISTRICT IS GENERALLY FOR INDUSTRIAL BUILDINGS THAT ARE ADJACENT TO EXISTING RESIDENTIAL BUILDINGS, TYPICALLY ROWHOUSES.

(3) THE IMU-2 DISTRICT IS GENERALLY FOR INDUSTRIAL BUILDINGS THAT ARE ADJACENT TO HEAVIER INDUSTRY, PORT USES, HIGHWAYS, OR TRUCK ROUTES AND NOT RESIDENTIAL AREAS. THIS DISTRICT IS INTENDED TO PROTECT INDUSTRIAL LAND AND TRUCK ROUTES FROM PRESSURES OF RESIDENTIAL USES.

(c) *Floor area requirement for certain uses.*

- (1) In [the I-MU district:] AN IMU-1 DISTRICT, [(2)] a use other than residential and other than parking must account for a floor area (located anywhere in any building on the same lot) equal to at least 60% of the total ground-floor area of all buildings on the lot.
- (2) IN AN IMU-2 DISTRICT, [(1) an industrial] A use LISTED IN THE "INDUSTRIAL USE CATEGORY" OF TABLE 11-301 {"INDUSTRIAL DISTRICTS – PERMITTED AND CONDITIONAL USES"} AS ALLOWED FOR AN IMU-2 DISTRICT must account for a floor area (located anywhere in any building on the same lot) equal to at least 50% of the total ground floor area of all buildings on the lot[; or].

[(d) *Floor area exception.*]

[Subsection (c) of this section does not apply to lots located within 300 feet of a residential zoning district.]

Title 13. Planned Unit Developments

Subtitle 2. Requirements; Approval Standards; Exceptions

§ 13-202. General requirements.

(b) *Minimum areas.*

Planned unit developments must meet the following minimum areas:

- (1) at least 5 acres in the R-1A, R-1B, R-1C, R-1D, R-1E, R-1, R-2, R-3, R-4, R-5, OIC, and BSC Districts;
- (2) at least 2 acres in the R-6, R-7, R-8, R-9, R-10, C-1, C-2, C-3, C-4, [I-MU] IMU-1 AND -2, TOD, OR, and PC Districts; and
- (3) at least 1½ acres in the C-5 District.

Title 15. Site Development Standards

Subtitle 5. Accessory Structures and Uses

§ 15-510. Outdoor storage.

(a) *Uses allowed accessory outdoor storage.*

(1) The following uses are allowed as accessory outdoor storage:

-
- (iii) mini-warehouses in the C-4, [I-MU] IMU-1 AND -2 and I-1 Districts;
-

Subtitle 7. Performance Standards

§ 15-701. Purpose.

The performance standards in this subtitle are designed to promote and protect commercial districts, business areas, and the [I-MU] IMU-1 AND -2 and I-1 Districts, as light industrial areas, thereby promoting and maintaining the most appropriate and beneficial use of these areas. The application of these standards protect business and residential areas in or adjacent to a commercial district or an [I-MU] IMU-1 OR -2 or I-1 District from adverse effects that might otherwise result from the operation of the uses allowed in those districts.

§ 15-702. Applicability of standards.

(a) *In general.*

Except as specified in subsection (b) of this section, the performance standards in this subtitle apply to:

- (1) all uses in an [I-MU] IMU-1 AND -2 and AN I-1 District; and
- (2) all activities in a commercial district that involve the production, processing, cleaning, servicing, testing, or repair of materials, goods, or products.

§ 15-703. Environmental performance standards.

(a) *In general.*

All uses in the commercial districts and the [I-MU] IMU-1 AND -2 and I-1 Districts must be operated so as to comply with the performance standards described in this section. In addition to these performance standards, all uses must be constructed, maintained, and operated so as not to be injurious to the use and occupation of the adjacent premises by

reason of the emission or creation of noise, vibration, radiation, fire, explosive hazard, or glare. Nothing in this section may be construed to alter, change, modify, or abrogate any authority granted exclusively to any state or federal regulations.

Title 17. Signs

Subtitle 8. Permanent Signs

§ 17-815. Wall signs.

(l) Cabinet box wall signs.

Cabinet box wall signs are prohibited in the C-1, C-1-E, C-1-VC, C-2, OR, [I-MU] IMU-1 AND -2, R-MU, D-MU, and all residential districts.

Subtitle 9. Areas of Special Sign Control

§ 17-902. Applicability.

(a) *Districts.*

(1) An Area of Special Sign Control may be applied for in the C-1, C-1-E, C-1-VC, C-2, C-3, C-4, C-5, [I-MU] IMU-1 AND -2, OR, or TOD District.

TABLE 11-301: INDUSTRIAL DISTRICTS – PERMITTED AND CONDITIONAL USES

USES	DISTRICTS							USE STANDARDS
	OIC	BSC	[I-MU] IMU-1	IMU-2	I-1	I-2	MI	
RESIDENTIAL								
Dwelling (Above Non-Residential Ground Floor)		P	P					
Dwelling: Live-Work			P		CB			
Dwelling: Multi-Family		P	P					
Dwelling: Rowhouse		P						
Residential-Care Facility (16 or Fewer Residents)		P	P					Per § 14-334
Residential-Care Facility (17 or More Residents)		CB	CB					Per § 14-334
INSTITUTIONAL								
Cultural Facility			CB					Per § 14-308
Educational Facility: Commercial-Vocational	P	P	P	P	P	CB	CB	
Educational Facility: Post-Secondary	CB	CB	CB					
Educational Facility: Primary and Secondary		P	P					
Government Facility	P	P	P	P	P	P	P	
Homeless Shelter			CO					
Hospital		P	CO					
OPEN-SPACE								
Community-Managed Open-Space Farm	CB	CB	CB					Per § 14-307
Community-Managed Open-Space Garden	P	P	P					Per § 14-307
Park or Playground	P	P	P					
Urban Agriculture	P	P	P	P	P			Per § 14-339

	<i>OIC</i>	<i>BSC</i>	<i>IMU-1</i>	<i>IMU-2</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
COMMERCIAL								
Animal Clinic			P	P	P			Per § 14-317
Art Gallery			P	P				
Arts Studio			P	P				
Arts Studio: Industrial	P		P	P	P			
Banquet Hall	CB			P ²				Per § 14-302
Body Art Establishment			P	P				
Broadcasting Station (TV or Radio)	P		P	P	P			
Car Wash				P	P	P		Per § 14-304
Carry-Out Food Shop		P	P	P	CB	CB		
Day-Care Center: Adult or Child	P	P	P	P ¹	P ¹	P ¹	P ¹	Per § 14-309
Drive-Through Facility	CB			CB				Per § 14-311
Entertainment: Indoor		P	P	P				Per § 14-312
Entertainment: Live			CB	CB				Per § 14-319
Entertainment: Live (Accessory to Restaurant, Tavern, Art Studio, or Art Gallery)		CB		P				Per § 14-319
Financial Institution	P ²	P	P	P				
Gas Station				CB	CB	CB		Per § 14-314
Greenhouse		P	P	P	P			Per § 14-339
Health-Care Clinic	P	P	P					
Heavy Sales, Rental, or Service			CO	CB	CB			
Hotel or Motel	P	P	CB					
Kennel			CB	P	P			Per § 14-317
Lodge or Social Club			P	CB	CB	CB	CB	Per § 14-320
Motor Vehicle Service and Repair: Minor			CO	P	CO			Per § 14-326
Nursery		P	P	P	P			Per § 14-339
Office	P	P	P	P	CB ^{2,3}	CB ^{2,3}	CB ^{2,3}	

<i>Commercial (cont'd)</i>	<i>OIC</i>	<i>BSC</i>	<i>IMU-1</i>	<i>IMU-2</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
Outdoor Dining		P	P					Per § 14-329
Personal Services Establishment	P ²	P	P	P	CB			
Recreation: Indoor		P	P	P				Per § 14-312
Recreation: Outdoor			CB					Per § 14-312
Restaurant	P ²	P	P	P	CB	CB		
Retail Goods Establishment (No Alcoholic Beverages Sales)	CB	P	P	P ²	CB			
Retail Goods Establishment (With Alcoholic Beverages Sales)		P	CO	P ²	CB			Per § 14-336
Tavern		P	CO	P	CB	CB		Per § 14-337
Truck Repair				P	P	P		
INDUSTRIAL								
Alternative Energy System: Commercial	P	P	P	P	P	P		
Boat Manufacturing, Repair, and Sales			CB	P	P	P	CB	Per § 14-303
Commercial Composting Facility				CB	CB	P		Per § 14-305
Contractor Storage Yard				CB	P	P		Per § 14-330
Food Processing: Light	P		P	P	P			
Freight Terminal				P	P	P	P	
Heliport		CB			CB	CB		
Helistop		CB			CB	CB		
Industrial Boat Repair Facility						P	P	Per § 14-323
Industrial: General				P		P	CB	Per § 14-315
Industrial: Light	P	P	P	P	P	P		
Industrial: Maritime-Dependent				P		P	P	
Landfill: Industrial						CB		Per § 14-318
Marina: Dry Storage			CB		P	P		Per § 14-323
Marine Terminal						P	P	
Materials Recovery Facility						P		Per § 14-324
Mini-Warehouse			P	P	P			
Movie Studio	P		P	P	P	P		

<i>Industrial (cont'd)</i>	<i>OIC</i>	<i>BSC</i>	<i>IMU-1</i>	<i>IMU-2</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
Outdoor Storage Yard					P	P	P	Per § 14-330
Passenger Terminal			P	P	P	P	P	
Recyclable Materials Recovery Facility				P	P	P		Per § 14-333
Recycling Collection Station				CB	CB	CB		Per § 15-514
Recycling and Refuse Collection Facility				P	P	P		
Research and Development Facility	P	P	P	P	P	P	P	
Resource Recovery Facility						CB		Per § 14-335
Shipyards						P	P	
Truck Stop					P	P		
Truck Terminal					P	P		
Warehouse	P		P	P	P	P	P	
Waterfreight Terminal						P	P	
Wholesale Goods Establishment	P		P	P	P	P		
OTHER								
Alternative Energy System: Community-Based	P	P	P	P	P	P	P	Per § 14-306
Electric Substation: Enclosed or Indoor	P	P	P	P	P	P	P	Per § 14-340
Electric Substation: Outdoor	CB	CB	CB	CB	CB	P	P	Per § 14-340
Parking Garage (Principal Use)	P	P	CO	P	P	P	P	Per § 14-331
Parking Lot (Principal Use)	P	P	CO	CB	P	P	P	Per § 14-331
Telecommunications Facility ⁴	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	CB	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services ⁵	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

¹ Allowed only when (i) accessory to an office structure, research and development facility, or industrial use, and (ii) integrated into that structure, facility, or use to serve its employees.

² Allowed only when secondary to a primary industrial use.

³ Office uses legally established as of the effective date of this Code are deemed conforming and are not required to be secondary to a primary industrial use.

⁴ Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

⁵ 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.

TABLE 11-401: INDUSTRIAL DISTRICTS – BULK AND YARD REGULATIONS

CATEGORIES	SPECIFICATIONS (PER DISTRICT)					
	OIC	BSC	[I-MU] IMU	I-1	I-2	MI
MINIMUM LOT AREA						
Dwelling: Live-Work, Multi-Family, or Rowhouse	N/A	300 sq.ft.	IMU-1: 300 sq. ft. IMU-2: N/A	10,000 sq. ft.	N/A	N/A
All Other Uses	None	None	5,000 sq. ft.	10,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.
MAXIMUM BLDG HEIGHT						
All Uses	60 feet	150 feet ¹	60 feet	60 feet	None ²	None ²
MINIMUM FRONT YARD						
All Uses	None	None	None ³	10 feet	10 feet	10 feet
MINIMUM INTERIOR-SIDE YARD						
All uses	None ⁴	None ⁴	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	None ⁵	None ⁶	None ⁶
MINIMUM CORNER-SIDE YARD						
All Uses	None	None	None ⁷	10 feet	10 feet	10 feet
MINIMUM REAR YARD						
All Uses	None ⁸	None ⁸	None ⁸	None ⁹	None ⁹	None ⁹
BUFFER YARD REQ'T						
All Uses	None	None	Where the Landscape Manual requires a landscaped buffer yard between an industrial use and a non-industrial use, that buffer yard must be provided by the more recent use.			

¹ For a residential use, the Zoning Board may allow a height higher than 150 feet as a conditional use.

² However, if any part of the building is within 50 feet of an R, OR, C-1, C-1-E, C-1-VC, C-2, or C-3 Zoning District, that part of the building is limited to a maximum height of 60 feet.

³ All outdoor storage areas must be set back 10 feet from the front lot line.

⁴ However, if the interior-side lot line abuts an R Zoning District, a minimum interior-side yard of 10 feet is required.

⁵ However, if the interior-side lot line abuts an R or OR Zoning District, a minimum interior-side yard of 10 feet is required.

⁶ However, if the interior-side lot line abuts an R, OR, C-1, C -1-E, C-1-VC, C-2, or C-3 Zoning District, a minimum interior-side yard of 20 feet is required.

⁷ All outdoor storage areas must be set back 10 feet from the corner-side lot line and the front lot line.

⁸ However, if the rear lot line abuts an R Zoning District, a minimum rear yard of 15 feet is required.

⁹ However, if the rear lot line abuts an R, OR, C-1, C -1-E, C-1-VC, C-2, or C-3 Zoning District, a minimum interior rear yard of 30 feet is required.

TABLE 17-804: FREESTANDING SIGN REGULATIONS

DISTRICTS	MONUMENT SIGN		POLE SIGN	
	MAXIMUM AREA	MAXIMUM HEIGHT	MAXIMUM AREA	MAXIMUM HEIGHT
...				
INDUSTRIAL				
OIC	50 sq. ft.	8'	50 sq. ft.	24'
BSC	50 sq. ft.	8'	50 sq. ft.	24'
[I-MU] IMU-1 AND IMU-2	50 sq. ft.	8'	50 sq. ft.	24'
I-1 and I-2	50 sq. ft.	8'	50 sq. ft.	24'
MI	50 sq. ft.	8'	50 sq. ft.	24'
....				

TABLE 17-812: PROJECTING SIGN REGULATIONS

DISTRICTS	MAXIMUM SIGN AREA	
	GROUND FLOOR	2 ND FLOOR
...		
INDUSTRIAL		
OIC	48 sq. ft.	Prohibited
BSC	48 sq. ft.	Prohibited
[I-MU] IMU-1 AND IMU-2	48 sq. ft.	Prohibited
I-1 and I-2	48 sq. ft.	Prohibited
MI	48 sq. ft.	Prohibited
....		

Baltimore City Revised Code

Article – Health

Title 9. Noise Regulation

Subtitle 2. Basic Sound Level Standards

§ 9-201. Definitions.

(f) *Zone, commercial.*

“Zone, commercial” means any of the following zoning districts established under the Baltimore City Zoning Code:

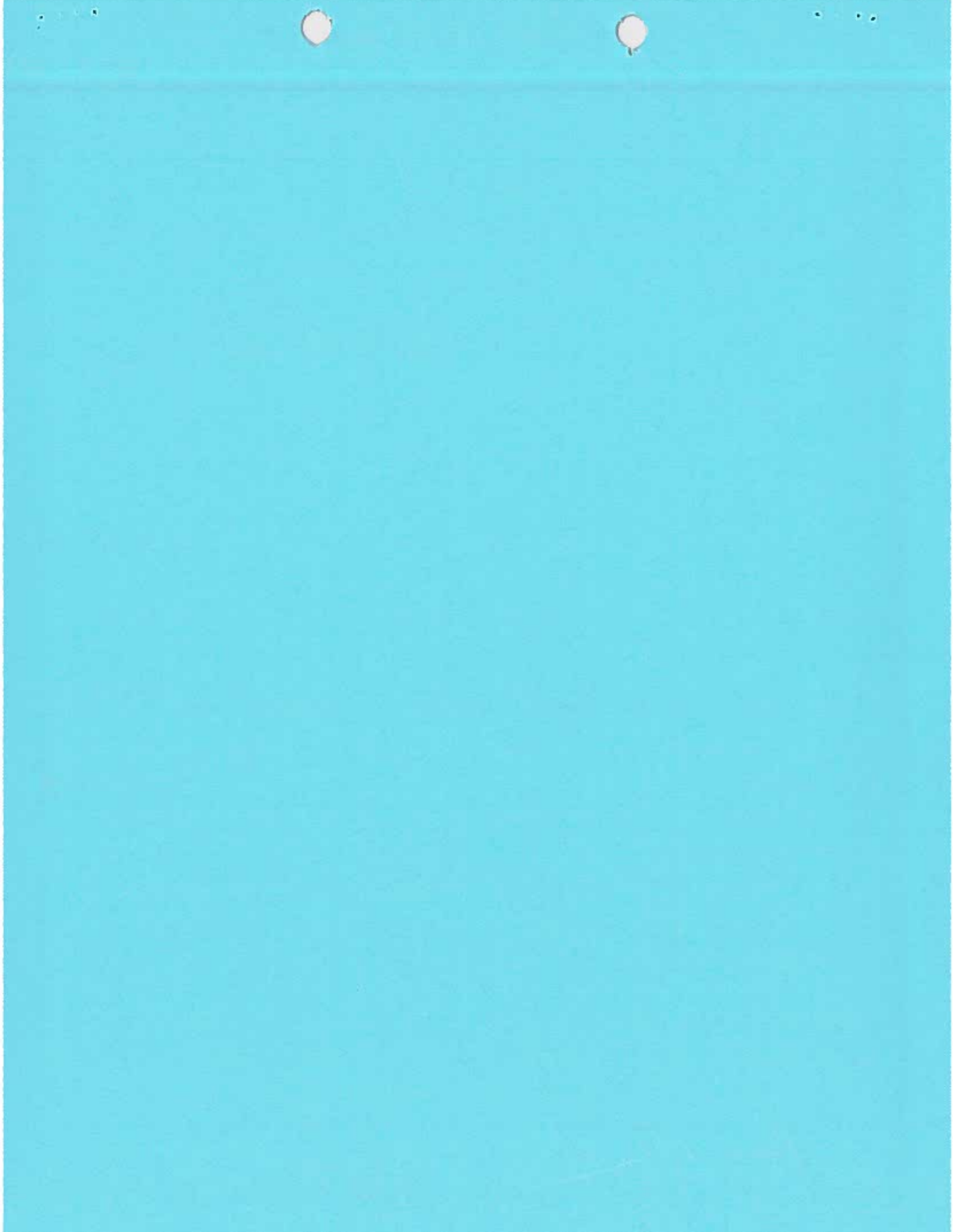
- (1) all Commercial Zoning Districts;
- (2) all OIC Office-Industrial Campus Zoning Districts;
- (3) all BSC Bio-Science Campus Zoning Districts;
- (4) all [I-MU] IMU-1 AND IMU-2 Industrial Mixed-Use Zoning [District] DISTRICTS;
and
- (5) all TOD Transit-Oriented Development Zoning Districts.

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

SECTION 3. AND BE IT FURTHER ORDAINED, That:

- (a) on the effective date of this Ordinance, every then-designated “I-MU Industrial Mixed-Use Zoning District” shall automatically be redesignated as an “IMU-1 Industrial Mixed-Use Zoning District”; and
- (b) as expeditiously as possible after the effective date of this Ordinance, all official zoning maps, profiles, and records shall be modified to reflect this redesignation.

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



ACTION BY THE CITY COUNCIL

SEP 17 2018

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON April 3, _____ 20 19

COMMITTEE REPORT AS OF April 15, _____ 20 19

_____ FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION

Edward R. Casey
Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing. APR 15 2019

THIRD READING _____ APR 22 2019
_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) _____ 20 _____
_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

John D. Ford

President

Ch. [Signature]

Chief Clerk