

Council Bill 17-0021

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§ 12-203. EC Educational Campus [District] DISTRICTS.

[The] EC Educational Campus Zoning [District is] DISTRICTS ARE intended for the campuses of educational facilities to facilitate an orderly and efficient regulation process for these types of users. There are 2 Educational Campus Zoning Districts: a campus district for colleges and universities that allows for certain non-educational uses and dormitories for students and a second campus for primary and secondary educational facilities that is restricted to education-related uses. [The EC Zoning District provides] THESE DISTRICTS PROVIDE a set of base district regulations that offers a certain intensity of development by right. [It] THEY also [provides] PROVIDE an allowance for a Campus Master Plan, which must be approved by ordinance, that allows for flexibility in the development and expansion of the campus above the base district regulations.

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§ 12-204. H Hospital Campus [District] DISTRICTS.

[The] H Hospital Campus Zoning [District is] DISTRICTS ARE intended to address the special needs and impacts of large-scale, multi-functional hospitals and medical campuses, including hospital-related and support service uses, such as offices and commercial uses. [The H Zoning District provides] THESE DISTRICTS PROVIDE a set of base district regulations that offers a certain intensity of development by right. [It] THEY also [provides] PROVIDE an allowance for a General Development Plan, which must be approved by ordinance, that allows for flexibility in the development and expansion of the hospital campus above the base district regulations.

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§ 12-205. T Transportation [District] DISTRICTS.

[The] T Transportation Zoning [District is] DISTRICTS ARE intended to preserve, protect and enhance road, rail and other transportation corridors within the City.

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§ 12-206. {Reserved}

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§ 12-207. W Waterfront Overlay Districts.

[The] W Waterfront Overlay Zoning [District is] DISTRICTS ARE intended to preserve, create, and enhance public views of and access to the waterfront and creatively encourage use of the waterfront by providing a waterfront promenade, including connections to nearby public rights-of-way, open spaces, and other public amenities. [It serves] THESE DISTRICTS SERVE to establish a process to encourage new waterfront development to occur in a manner that seeks to minimize substantial change to existing public views of the waterfront from adjacent public streets and neighborhoods, and TO enhance the existing waterfront promenade by creating a continuous public access via a promenade along non-industrial portions of the City's waterfront.

§ 12-208. R-MU Rowhouse Mixed-Use Overlay [District] DISTRICTS.

[The] R-MU Rowhouse Mixed-Use Overlay Zoning [District is] DISTRICTS ARE intended to address those areas of rowhouse development where a mixed-use environment is desired, where some rowhouse structures are used for residential uses and others for first-floor commercial uses. [This overlay district is] THESE OVERLAY DISTRICTS ARE tied directly to the underlying rowhouse district in order to maintain the existing character of the

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1 development and the neighborhood. Commercial uses are restricted to only those uses that  
2 are compatible with residential uses.

3 § 12-209. D-MU Detached Dwelling Mixed-Use Overlay [District] DISTRICTS.

4 [The] D-MU Detached Dwelling Mixed-Use Overlay Zoning [District addresses] DISTRICTS  
5 ADDRESS those areas of detached dwelling development where a mixed-use environment is  
6 desired, where some detached dwellings are used for residential uses and others for first-floor  
7 non-residential uses. [This overlay district is] THESE OVERLAY DISTRICTS ARE tied directly  
8 to the underlying detached residential district in order to maintain the existing character of  
9 the development and the neighborhood. Non-residential uses are restricted to only those uses  
10 that are compatible with residential uses.

11 § 12-210. AU Adult Use Overlay [District] DISTRICTS.

12 [The] AU Adult Use Overlay Zoning [District is] DISTRICTS ARE intended to provide [an  
13 area] AREAS in which to operate an adult use. [The AU Overlay District is a floating zone,  
14 which will not be designated on the zoning map until an application is made and a  
15 recommendation is made by action of the Planning Commission and approved by the City  
16 Council.]

17 § 12-211. PC Port Covington Zoning District.

18 [(a) *In general.*]

19 [(1)] The Port Covington Zoning District is intended to establish the standards to  
20 accommodate the transition of the Port Covington area, located along the north shore of the  
21 Middle Branch of the Patapsco River, from a heavy industrial area to a high intensity, mixed-  
22 use, waterfront-oriented area over time. [(2)] The standards recognize that this area is unique  
23 because of both its waterfront access and separation from established neighborhoods to the  
24 north by the elevated portion of I-95 and a heavy rail line. [(3)] The [PC] PORT COVINGTON  
25 Zoning District is designed to accommodate an office-industrial headquarters campus and  
26 adjacent high-intensity mixed-use with recreational and entertainment amenities to promote a  
27 live-work-play community within an ecologically sustainable environment.

28 [(b) *Subdistricts.*]

29 [(1) In order to address different characteristics within this District, the  
30 following 4 subdistricts are established:

31 (i) the PC-1, PC-2, and PC-3 Districts, to accommodate the mixed-use  
32 development, with the primary distinctions among them being uses  
33 and height; and

34 (ii) the PC-4 District, to accommodate an office-industrial  
35 headquarters campus.]

36 [(2) The standards provide for synergy among the subdistricts to promote  
37 pedestrian connectivity in and among those subdistricts.]

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1                                    *Subtitle 3. Office-Residential Zoning [District] DISTRICTS*

2    § 12-301. Use regulations.

3            Only those uses of land listed under *Table 12-301: Office-Residential Districts – Permitted*  
4            *and Conditional Uses* are allowed within [the] AN OR Zoning District.

5    § 12-302. Bulk and yard regulations.

6            (a) *In general.*

7                                    *Table 12-302: Office-Residential Districts – Bulk and Yard Regulations* sets forth the  
8                                    applicable bulk and yard regulations for [the] AN OR District[, which is divided into 2  
9                                    subdistricts for the purpose of bulk and yard regulations].

10   § 12-303. Other applicable standards.

11            (a) *In general.*

12                                    [The] OR Zoning [District is] DISTRICTS ARE also subject to the standards listed in this  
13                                    section.

14            (c) *Site development.*

15                                    On-site development standards[, such as permitted encroachments and exterior lighting  
16                                    regulations,] are set forth in Title 15 {"Site Development Standards"} of this Code

17            (f) *Landscaping and screening.*

18                                    All landscaping and screening must comply with the [regulations] REQUIREMENTS of the  
19                                    Baltimore City Landscape Manual.

20            (i) *Residential conversions.*

21                                    The conversion of a single-family dwelling to a multi-family dwelling is allowed in [the]  
22                                    AN OR Zoning District, subject to the requirements of § 9-702 {"Residential  
23                                    Conversions: Design review"} and § 9-703 {"Residential Conversions: Conversion  
24                                    standards"} of this Code.

25                                    *Subtitle 4. Transit-Oriented Development Districts*

26    § 12-403. Bulk and yard regulations.

27            (a) *In general.*

28                                    *Table 12-403: Transit-Oriented Development Districts – Bulk and Yard Regulations* sets  
29                                    forth the applicable bulk and yard regulations for [the OR] A TOD District[, which is  
30                                    divided into 2 subdistricts for the purpose of bulk and yard regulations].

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1     **§ 12-405. Parking requirements.**

2           (a) *In general.*

3                   (2) For all commercial and mixed-use structures, OFF-STREET parking is prohibited in  
4                   front of the CORNER-SIDE OR front building line.

5           (d) *Lots.*

6                   [(1)] Parking lots [must be located to the rear of buildings and] may not exceed 1 acre in  
7                   size.

8                   [(2) Parking lots are prohibited in front of structures.]

9     **§ 12-406. Other applicable standards.**

10          (c) *Site development.*

11                   On-site development standards[, such as permitted encroachments and exterior lighting  
12                   regulations,] are set forth in Title 15 {"Site Development Standards"} of this Code.

13          (f) *Landscaping and screening.*

14                   All landscaping and screening must comply with the [regulations] REQUIREMENTS of the  
15                   Baltimore City Landscape Manual.

16                                   *Subtitle 5. Educational Campus {District} DISTRICTS*

17     **§ 12-502. Bulk and Yard Regulations.**

18          (a) *In general.*

19                   (2) Educational buildings existing as of [the effective date of this Code] JUNE 5, 2017,  
20                   regardless of height and yards, are deemed conforming.

21     **§ 12-503. Educational Campus Master Plan.**

22          (b) *Applicability; Effect.*

23                   A Campus Master Plan may be applied only to those properties owned by [the] AN  
24                   educational facility.

25     **§ 12-504. Other applicable standards.**

26          (c) *Site development.*

27                   On-site development standards[, such as permitted encroachments and exterior lighting  
28                   regulations,] are set forth in Title 15 {"Site Development Standards"} of this Code.

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1 (f) *Landscaping and screening.*

2 All landscaping and screening must comply with the [regulations] REQUIREMENTS of the  
3 Baltimore City Landscape Manual.

4 **§ 12-505. MINIMUM SIZE OF DISTRICT.**

5 AN EDUCATIONAL CAMPUS DISTRICT MUST ENCOMPASS AT LEAST THE SMALLER OF THE  
6 FOLLOWING:

7 (1) 2 ACRES OF LAND; OR

8 (2) THE ENTIRE CITY BLOCK ON WHICH IT IS SITUATED.

9 *Subtitle 6. Hospital Campus [District] DISTRICTS*

10 **§ 12-601. Use regulations.**

11 (a) *Permitted uses.*

12 In a Hospital Campus District, the following uses are permitted:

13 . . .

14 [(6) Medical support facilities.]

15 . . . .

16 **§ 12-602. Bulk and yard regulations.**

17 (a) *In general.*

18 (2) Hospital buildings existing as of [the effective date of this Code] JUNE 5, 2017,  
19 regardless of height and yards, are deemed conforming.

20 **§ 12-603. Hospital General Development Plan.**

21 (b) *Applicability; Effect.*

22 (1) A General Development Plan may be applied only to those properties owned by [the]  
23 A hospital facility at the time of the plan's approval.

24 **§ 12-604. Other applicable standards.**

25 (c) *Site development.*

26 On-site development standards[, such as permitted encroachments and exterior lighting  
27 regulations,] are set forth in Title 15 {"Site Development Standards"} of this Code.

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1 (f) *Landscaping and screening.*

2 All landscaping and screening must comply with the [regulations] REQUIREMENTS of the  
3 Baltimore City Landscape Manual.

4 § 12-605. MINIMUM SIZE OF DISTRICT.

5 A HOSPITAL CAMPUS DISTRICT MUST ENCOMPASS AT LEAST 1 THE SMALLER OF THE  
6 FOLLOWING:

7 (1) 2 ACRES OF LAND; OR

8 (2) THE ENTIRE CITY BLOCK ON WHICH IT IS SITUATED.

9 *Subtitle 7. Transportation [District] DISTRICTS*

10 § 12-701. Use regulations.

11 In [the] A Transportation District, the following uses are permitted:  
12 . . .

13 *Subtitle 9. Waterfront Overlay Zoning [District] DISTRICTS*

14 § 12-901. Applicability.

15 (a) *In general.*

16 The [W-1 and W-2] Waterfront Overlay Districts apply to all waterfront lots as shown on  
17 the zoning map. Unless modified by this section, the underlying zoning district and  
18 critical area regulations apply (*see* Title 7, Subtitle 4).

19 (b) *Subdistricts.*

20 (1) [The] 2 subdistricts of [the] A Waterfront Overlay Zoning District apply, as provided  
21 in this subsection.

22 (2) The W-1 [Overlay Zoning District] SUBDISTRICT applies to land along the waterfront  
23 areas characterized by a hardscape boundary with the water, such as bulkheads, port  
24 facilities, or a hard-surface promenade.

25 (2) The W-2 [Overlay Zoning District] SUBDISTRICT applies to areas with a soft  
26 shoreline, such as wetlands, vegetation, or habitat areas that directly abut the water,  
27 most notably along the Middle Branch. To ensure a compatible development pattern  
28 along the shoreline, property owners are encouraged to cooperate as development  
29 proceeds in [the] A W-2 [Overlay Zoning District] SUBDISTRICT.

30 (c) *Industrial properties excluded.*

31 The [W-1 and W-2] Waterfront Overlay Districts do not apply to industrially zoned  
32 properties.

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1 § 12-904. Protection of public right-of-way view corridors.

2 (a) *W-1 Overlay Subdistrict.*

- 3 (1) No development may block the view of the waterfront from any public street that  
4 extends to the waterfront or that terminates before reaching the waterfront but adjoins  
5 the boundaries of this [district] SUBDISTRICT. These view corridors must be of the  
6 same width as the adjoining public street, and continue to the waterfront as a straight  
7 line extension of the adjoining street. This extension may be modified with approval  
8 of a view corridor modification by the Director of Planning.

9 § 12-905. Building requirements.

10 (b) *W-1 Overlay Subdistrict.*

- 11 (4) Retail uses along the promenade are encouraged. Outdoor extension of these uses are  
12 restricted to a maximum of 8 feet into the required promenade easement and must be  
13 separated from the paved portion with planting beds, raised planters, or a minimum  
14 [a] 2-foot vertical separation. Where planting beds or raised planters are used to  
15 provide separation, landscape should be provided in accordance with the Baltimore  
16 City Landscape Manual. No extensions of residential structures are permitted.

17 (c) *W-2 Overlay Subdistrict.*

- 18 (1) The floor area ratio within this [district] SUBDISTRICT may not exceed a maximum of  
19 2.0. However, mixed-use developments with residential units that constitute 80% or  
20 more of the overall development plan are permitted a floor area ratio of 2.5 for the  
21 entire development area.

22 § 12-906. Waterfront public access promenade, open space, and required easements.

23 (a) *W-1 Overlay Zoning District.*

- 24 (1) In addition to the uses allowed by the underlying zoning districts, on waterfront lots  
25 within the W-1 Overlay [Zoning District] SUBDISTRICT, a continuous public access  
26 waterfront promenade, accessible to the public but built and maintained by the  
27 owners of the underlying land, must be provided on lots, or development parcels  
28 consisting of lots, that adjoin the waterline of the Inner Harbor of the Chesapeake  
29 Bay and, where applicable, the Middle Branch of the Patapsco.
- 30 (3) These required easement improvements must be built and maintained by the property  
31 owner. Public access must be available 24 hours a day, 7 days a week unless  
32 OTHERWISE agreed to by the Director of Planning and stated in the easement. The  
33 completion of the promenade easement area must coincide with the completion of the  
34 adjacent development on the property.
- 35 (6) No mechanical or service equipment may be located adjacent to the promenade  
36 easement [without benefit of full permanent screening] UNLESS IT IS WITHIN AN  
37 ENCLOSED STRUCTURE OR OTHERWISE SCREENED FROM PUBLIC VIEW IN  
38 ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE  
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1 (b) *W-2 Overlay Subdistrict.*

2 (1) In addition to the uses allowed by the underlying zoning districts, on waterfront lots  
3 within the W-2 Overlay [Zoning District] SUBDISTRICT, a conservation easement,  
4 accessible to the public but built and maintained by the owners of the underlying  
5 land, must be provided on lots, or development parcels consisting of lots, that adjoin  
6 the waterline of Middle Branch of the Patapsco.

7 (3) (i) To allow flexibility for development while preserving and creating habitat, the  
8 Director of Planning may approve a reduction of the 100-foot wide buffer to NOT  
9 LESS THAN 50 feet (from the mean high water line) if:  
10 . . . .

11 (5) The hiking and biking trail, TOGETHER WITH A 12-FOOT HARD SURFACE AND A  
12 MEADOW OR MOWN STRIP A MAXIMUM OF 3 FEET WIDE ON EITHER SIDE, must be at  
13 least 50 feet from the mean high tide line[, with a 12-foot hard surface and a meadow  
14 or mown strip a maximum of 3 feet wide on either side]. Public access corridors to  
15 the trail must be provided and included in the easements for the property where they  
16 are located. The trail on any given property must connect to the trail on adjoining  
17 properties. The trail takes the place of the promenade and these hard surfaces are  
18 exempt from the Critical Area buffer requirement, but are not exempt from  
19 stormwater requirements.

20 (12) [Mechanical] NO MECHANICAL or service equipment may be located adjacent to the  
21 conservation easement [only when full permanent screening is installed] UNLESS IT IS  
22 WITHIN AN ENCLOSED STRUCTURE OR OTHERWISE SCREENED FROM PUBLIC VIEW IN  
23 ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE  
24 MANUAL.

25 *Subtitle 10. Rowhouse Mixed-Use Overlay [District] DISTRICTS*

26 § 12-1001. Applicability.

27 (a) *In general.*

28 [The] A Rowhouse Mixed-Use Overlay District may be applied to rowhouse dwellings in  
29 the R-5, R-6, R-7, R-8, R-9, R-10, and OR Districts. This Overlay District allows the  
30 rowhouse dwelling to be used for 1 of the non-residential uses listed in § 12-1003 {"Use  
31 regulations"} of this subtitle.

32 § 12-1002. Minimum size of district.

33 [The] AN R-MU Overlay District may only be applied to a minimum of:  
34 . . . .



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1 § 12-1003. Use regulations.

2 (a) *Permitted non-residential uses.*

3 In [the] AN R-MU Overlay District, 1 (but no more than 1) of the following non-  
4 residential uses is permitted on the ground floor of a rowhouse structure:

5 . . .

6 (7) Retail goods establishment – no [alcohol Sales] ALCOHOLIC BEVERAGE SALES.

7 (b) *Conditional uses.*

8 In [the] AN R-MU Overlay District, the following uses are conditional uses requiring  
9 approval by the Board of Municipal and Zoning Appeals:

10 § 12-1004. Bulk and yard regulations.

11 (a) *In general.*

12 The bulk and yard regulations for rowhouses in the underlying zoning district apply to  
13 [the] A Rowhouse Mixed-Use Overlay District, except as provided in subsection (b) of  
14 this section.

15 § 12-1005. Design and performance standards.

16 (a) *In general.*

17 The design standards for rowhouse dwellings in the underlying zoning district apply to  
18 [the] A Rowhouse Mixed-Use Overlay District.

19 (b) *Additional standards.*

20 (1) Conversion of [the Rowhouse] A ROWHOUSE to a use allowed by § 12-1003 {"Use  
21 regulations"} of this subtitle requires design review. This conversion is subject to the  
22 following design and performance standards.

23 *Subtitle 11. Detached Dwelling Mixed-Use Overlay [District] DISTRICTS*

24 § 12-1101. Applicability.

25 (a) *In general.*

26 [The] A Detached Dwelling Mixed-Use Overlay District may be applied to detached  
27 dwellings. This Overlay District allows the detached dwelling to be used for 1 of the  
28 non-residential uses listed in § 12-1103 {"Use regulations"}.

29 § 12-1102. Minimum Size of District.

30 [The] A D-MU Overlay District may only be applied to a minimum of:

31 . . . .

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**§ 12-1103. Use regulations.**

(a) *Permitted non-residential uses.*

In [the] A D-MU Overlay District, 1 (but no more than 1) of the following non-residential uses is permitted on the ground floor of a detached dwelling:

....

(b) *Conditional uses.*

In [the] A D-MU Overlay District, the following uses are conditional uses requiring approval by the Board of Municipal and Zoning Appeals:

....

**§ 12-1104. Bulk and yard regulations.**

The bulk and yard regulations for detached dwellings in the underlying zoning district apply to [the Detached Dwelling Mixed-Use] A D-MU Overlay District.

**§ 12-1105. Design and performance standards.**

(a) *In general.*

The design standards for detached dwellings in the underlying zoning district apply to [the] A Detached Dwelling Mixed-Use Overlay District.

***Subtitle 13. Port Covington Zoning District***

**§ 12-1301. Subdistricts.**

4 Subdistricts are established to accommodate and encourage redevelopment of the Port Covington area, along the north shore of the Middle Branch of the Patapsco River, as follows:

(1) The PC-1 [Port Covington District] SUBDISTRICT is characterized by commercial use, entertainment, attractions, open-space, waterfront, and recreation amenities that create a focal point within the [PC] PORT COVINGTON Zoning District. The standards recognize that development within this subdistrict is to be ecologically sustainable, oriented to both the street edges and the Middle Branch Waterfront, and predominantly pedestrian-oriented. Development is generally mid-scale to promote connectivity between the waterfront and adjoining subdistricts.

(2) The PC-2 [Port Covington District] SUBDISTRICT is characterized by a wide mix of uses, including residential, commercial, office, open-space, recreation, and entertainment amenities, waterfront, and light industrial in a dense urban setting. The standards recognize that the development in this subdistrict is to accommodate a high-density, walkable, mixed-use environment.

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1 (3) The PC-3 [Port Covington District] SUBDISTRICT is characterized by a wide mix of  
2 uses, including residential, commercial, office, open-space, recreation, and  
3 entertainment amenities, as well as industrial uses as part of a live-work-play  
4 community. The standards recognize that this subdistrict is designed to accommodate  
5 the transition from an historically industrial area to a medium-density, walkable,  
6 mixed-use environment.

7 (4) The PC-4 [Port Covington District] SUBDISTRICT is characterized as an office-  
8 industrial campus on the waterfront that can accommodate the international  
9 headquarters of a major corporation. The standards are intended for architecturally  
10 coordinated office and industrial structures built in a campus-like atmosphere, which  
11 includes a focus on recreation amenities. This subdistrict provides standards to  
12 promote ecologically sustainable design and accommodate a high-density, walkable  
13 environment for this waterfront campus.

14 **§ 12-1302. Use regulations.**

15 Only those uses listed in *Table 12-1302: Port Covington [Districts] DISTRICT – Permitted*  
16 *and Conditional Uses* are allowed within the PC [Zoning Districts] SUBDISTRICTS.

17 **§ 12-1303. Bulk and yard regulations.**

18 (a) *In general.*

19 *Table 12-1303: Port Covington [Districts] DISTRICT – Bulk and Yard Regulations* sets  
20 forth the applicable bulk and yard regulations for the PC [Zoning Districts]  
21 SUBDISTRICTS[, which is divided into 4 subdistricts for the purpose of bulk and yard  
22 regulations].

23 **§ 12-1304. Other applicable standards.**

24 (a) *In general.*

25 The PC [Zoning Districts] SUBDISTRICTS are also subject to the standards listed in this  
26 section.

27 (c) *Site development.*

28 On-site development standards[, such as permitted encroachments and exterior lighting  
29 regulations,] are set forth in Title 15 {"Site Development Standards"} of this Code.

30 (e) *Landscaping and screening.*

31 All landscaping and screening must comply with the [regulations] REQUIREMENTS of the  
32 Baltimore City Landscape Manual.

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**Title 13. Planned Unit Developments**

*Subtitle 1. Purpose; Transition Rules*

**§ 13-102. Transition rules.**

(a) *In general.*

[Previously approved residential] RESIDENTIAL, office-residential, business, and industrial planned unit developments APPROVED BEFORE THE EFFECTIVE DATE OF THIS CODE (JUNE 5, 2017) remain valid [and must] AS LONG AS THEY continue to comply with all requirements and conditions of their [initial approval,] APPROVALS [including all] AND OF THE ZONING Code regulations in effect immediately preceding [the] THAT effective date [of this Code].

*Subtitle 2. Requirements; Approval Standards; Exceptions*

**§ 13-201. Authorization.**

(a) *In general.*

Planned unit developments must be [introduced and enacted] ESTABLISHED by ordinance of the Mayor and City Council in accordance with [a development and public hearing process in which the Planning Commission and other City agencies must report their recommendations to City Council within 60 days of introduction as part of that legislative process. Once a Planned Unit Development is enacted, any major changes can be enacted only by Ordinance of the Mayor and City Council] THE PROVISIONS OF THIS TITLE.

**§ 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, [and] 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, TOD, OR, and PC Districts; AND
- (3) at least 1½ acres in the C-5 District[; and].
- [(4) at least 5 acres in the OIC and BSC Districts.]

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*Subtitle 5. Enforcement*

**§ 13-501. Ordinance and development plan as binding agreement.**

The ordinance and approved final development plan constitute a binding agreement by the [applicant] PROPERTY OWNER AND THE DEVELOPER to proceed with the development in strict accordance with the approved final development plan, including the detailed time schedule.

**§ 13-503. Noncompliance.**

*(b) Notice.*

The Zoning Administrator must provide the [applicant] PROPERTY OWNER AND THE DEVELOPER at least 15 days notice to appear before the Zoning Administrator and answer to any charge of noncompliance.

**Title 14. Use Standards**

*Subtitle 3. Use Standards*

**§ 14-307. Community-managed open-space gardens and farms.**

*(b) Open-space gardens and farms – Structures.*

(2) Temporary greenhouses[, including high tunnels, hoop-houses, cold-frames, and similar structures] are permitted to extend the growing season.

**§ 14-309. Day-care centers: Adult or Child.**

*(a) In general.*

[Day] ADULT AND CHILD DAY-care centers must meet all federal, state, and local requirements, including licensing, health, safety, and building code requirements.

**§ 14-310. Day-care homes: Adult or Child.**

*(a) In general.*

[Day] ADULT AND CHILD DAY-care homes must meet all federal, state, and local requirements, including licensing, health, safety, and building code requirements.

**§ 14-311. Drive-through facilities.**

*(g) Screening.*

[(1)] All drive-through facilities must be [properly] screened FROM PUBLIC VIEW IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE MANUAL.

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1 [(2) Drive aisles of drive-through facilities must be effectively screened from  
2 view along the public right-of-way and at the edges of sites adjoining  
3 residential properties, in order to minimize the impact of exterior site  
4 lighting, headlight glare, and any menu intercom displays.]

5 [(3) Screening may be approved during the site plan review process and must  
6 consist of:

7 (i) an opaque masonry wall (stone, stucco, or brick);

8 (ii) a solid wood or simulated wood screen fence; or

9 (iii) landscaping in accordance with the Baltimore City Landscape  
10 Manual.]

11 **§ 14-313. Fraternity or sorority houses.**

12 (a) *Location.*

13 (2) (ii) [Within 2 years of the effective date of this Code] ON OR BEFORE JUNE 5, 2019,  
14 all fraternity or sorority houses must either secure a use permit or terminate the  
15 fraternity or sorority use.

16 **§ 14-316. Junk or scrap storage and yards.**

17 (b) *Screening.*

18 A junk or scrap storage and yard must be screened FROM PUBLIC VIEW in accordance with  
19 the requirements of the Baltimore City Landscape Manual.

20 **§ 14-318. Landfill: Industrial.**

21 (e) *Screening.*

22 An industrial landfill must be screened FROM PUBLIC VIEW in accordance with the  
23 requirements of the Baltimore City Landscape Manual.

24 **§ 14-324. Materials recovery facilities.**

25 (b) *Operations to be enclosed OR SCREENED.*

26 (1) All loading and unloading must be performed either within an enclosed [building]  
27 STRUCTURE or [within a screened area] OTHERWISE SCREENED FROM PUBLIC VIEW IN  
28 ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE  
29 MANUAL.

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1 § 14-325. Motor vehicle pr recreational vehicle dealerships or rental establishments.

2 (a) *Lot size.*

3 Motor VEHICLE or recreational vehicle dealerships or rental establishments must have a  
4 lot size of at least 20,000 square feet, except in a PC [District] SUBDISTRICT.

5 § 14-326. Motor vehicle service and repair: Major or minor.

6 (a) *Lot size.*

7 (1) Major motor vehicle service and repair shops must have a lot size of at least 20,000  
8 square feet, except in a PC [District] SUBDISTRICT.

9 (2) Minor motor vehicle service and repair shops must have a lot size of at least 10,000  
10 square feet, except in a PC [District] SUBDISTRICT.

11 (d) *Operations to be enclosed OR SCREENED.*

12 (2) Wrecked or junked vehicles must be KEPT WITHIN AN ENCLOSED STRUCTURE OR  
13 OTHERWISE screened from [the public right-of-way and any adjacent residential  
14 districts] PUBLIC VIEW IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE  
15 CITY LANDSCAPE MANUAL.

16 § 14-327. Multi-family dwellings – Accessory non-residential uses.

17 (c) *Aggregate area of uses.*

18 [The] THE aggregate AREA of [all] these uses may not exceed the following:

19 . . . .

20 § 14-331. Parking garages (principal use) and parking lots.

21 (a) *Parking garages (principal use).*

22 (2) In all other [cases] DISTRICTS, if a parking garage does not include active ground floor  
23 uses along at least 50% of the ground floor [or incorporate architectural treatments to  
24 screen views of parked cars at the ground level], the [parking structure] GROUND  
25 FLOOR must be screened [and landscaped] FROM PUBLIC VIEW in accordance with the  
26 REQUIREMENTS OF THE Baltimore City Landscape Manual.

27 (b) *Parking lots.*

28 (5) The parking [lots] LOT must be screened [and landscaped] FROM PUBLIC VIEW in  
29 accordance with the REQUIREMENTS OF THE Baltimore City Landscape Manual. [All  
30 landscape must be maintained in a healthy growing condition.]

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1 § 14-333. **Recyclable materials recovery facilities.**

2 (b) *Operations to be enclosed OR SCREENED.*

3 (1) All loading and unloading must be performed either within an enclosed building or  
4 within [a screened] AN area SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE  
5 REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE MANUAL.

6 § 14-334. **Residential-care facilities.**

7 (a) *Single-family dwelling.*

8 A residential-care facility may locate where single-family dwellings are allowed under  
9 this Code AS PERMITTED OR CONDITIONAL USES, if the facility:

10 ...

11 (3) meets the general requirements, the bulk AND YARD regulations, and all other  
12 requirements of this Code applicable to dwellings in the zoning district within  
13 which the facility is located.

14 (b) *Multi-family dwelling.*

15 A residential-care facility may locate where multi-family dwellings are allowed AS  
16 PERMITTED OR CONDITIONAL USES under this Code, if the facility:

17 ...

18 (2) meets the general requirements, the bulk AND YARD regulations, and all other  
19 requirements of this Code applicable to dwellings in the zoning district within  
20 which the facility is located.

21 § 14-338. **Telecommunications facilities.**

22 (d) *Approval and application requirements.*

23 (2) *Application requirements.*

24 In addition to the general requirements for conditional-use applications, site plan  
25 review submissions, eligible facilities requests, or other documentation, all  
26 applications to erect, construct, or modify any part of a telecommunications facility  
27 must include the following items:

28 (i) a site plan showing:

29 (A) the location, size, screening, and design of all structures,  
30 including fences;

31 (B) the location and size of all outdoor equipment;

32 (C) elevations showing antenna height;



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- 1 (D) a landscape plan [showing all screening]; and
- 2 (E) if the site plan is for a new tower, indication of the fall zone
- 3 (shaded circle);
- 4 . . . .

5 (k) *Stealth design.*

6 (3) To qualify as a permitted stealth design:

- 7 (i) the base station must be [enclosed, camouflaged, screened, obscured, or
- 8 otherwise not readily apparent to a casual observer] WITHIN AN ENCLOSED
- 9 STRUCTURE OR OTHERWISE SCREENED FROM PUBLIC VIEW IN ACCORDANCE
- 10 WITH THE REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE MANUAL;
- 11 . . . .

12 § 14-339. Urban agriculture.

13 (b) *Greenhouses, etc.*

- 14 (1) Greenhouses (permanent or temporary)[, high tunnels, hoop-houses, cold-frames, and
- 15 similar structures] used to extend the growing season are permitted.

16 § 14-340. Utilities AND ELECTRIC SUBSTATIONS.

17 (a) *Affect on traffic, adjacent properties, etc.*

18 [(1)] Utilities AND ELECTRIC SUBSTATIONS must be designed so that the location of

19 entrances and exits, exterior lighting, service areas, and parking and loading facilities will

20 minimize traffic congestion, pedestrian hazards, and adverse impacts on adjacent

21 properties.

22 [(2) Additional landscaping and screening may be required.]

23 (b) *Aboveground structures.*

24 [Electric] EXCEPT AS OTHERWISE PROVIDED IN SUBSECTION (C) OF THIS SECTION,

25 ELECTRIC substations and [any] aboveground utility structures [that are part of an

26 underground utility system], such as pedestals for cable wire access or other access points

27 for underground infrastructure (communications wiring, fiber optic, etc.):

- 28 (1) may not encroach into a required front yard; and

- 29 (2) must be screened from [any] public [right-of-way] VIEW IN ACCORDANCE WITH
- 30 THE REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE MANUAL.

31 (C) *EXEMPTIONS FROM SETBACK AND SCREENING REQUIREMENTS.*

32 THE FOLLOWING ARE EXEMPT FROM THE SETBACK AND SCREENING REQUIREMENTS OF

33 SUBSECTION (B) OF THIS SECTION:

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- 1 (1) AN ABOVE-GROUND, FULLY-ENCLOSED TRANSFORMER, SWITCHGEAR, REGULATOR,  
2 METER, OR CAPACITOR THAT IS LOCATED IN AN INDUSTRIAL ZONING DISTRICT; AND
- 3 (2) AN ABOVE-GROUND, FULLY-ENCLOSED TRANSFORMER, SWITCHGEAR, REGULATOR,  
4 METER, OR CAPACITOR THAT:
- 5 (I) IS LOCATED IN A RESIDENTIAL, OFFICE-RESIDENTIAL, COMMERCIAL, OR  
6 TOD ZONING DISTRICT; AND
- 7 (II) DOES NOT EXCEED 7 FEET IN WIDTH, 7 FEET IN LENGTH, OR 6 FEET IN  
8 HEIGHT.

9 (D) [(c)] *Modifications to electric substations.*

10 On a property where an electric substation has been approved as a conditional use, a  
11 modification of the electric substation is allowed without amendment of the conditional  
12 use, as long as:

- 13 (1) the modification conforms to the bulk and yard regulations of the underlying  
14 zoning district;
- 15 (2) the modification either:
- 16 (i) is located solely within the existing perimeter fence or wall; or
- 17 (ii) covers an area beyond the existing perimeter fence or wall that is not more  
18 than [20%] 10% of the area within the existing perimeter fence or wall;
- 19 (3) the modification is located solely on the property governed by the conditional use;  
20 and
- 21 (4) the electric substation, as so modified, complies with all conditions of the existing  
22 conditional use approval other than a condition that restricts the electric  
23 substation to the equipment configuration allowed under the existing conditional  
24 use approval.

25 *Subtitle 4. Temporary-Use Standards*

26 **§ 14-401. Permits.**

27 (a) *APPLICATIONS.*

28 Any person [desiring] THAT DESIRES a temporary-use permit, as required by this Code,  
29 must file with the Zoning Administrator a written application, [on a] IN THE form  
30 [provided by] THAT the [City] ZONING ADMINISTRATOR REQUIRES.

31 (b) *AUTHORIZATION.*

- 32 (1) The Zoning Administrator may grant temporary-use permits for [those] TEMPORARY  
33 uses, WHETHER THE PROPOSED USE IS SPECIFICALLY listed in this subtitle OR, EXCEPT

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1 FOR A USE THAT INVOLVES ALCOHOLIC BEVERAGE SALES, NOT SPECIFICALLY LISTED IN  
2 THIS SUBTITLE, as long as the Zoning Administrator determines that the proposed use  
3 complies with [the] ALL APPLICABLE requirements [of this] of this subtitle and this  
4 Code.

5 [(c) (1) Temporary uses not specifically listed in this subtitle, except those with  
6 alcoholic beverage sales, require the specific approval of the Zoning  
7 Administrator.]

8 (2) [(c)(2)] Unless otherwise limited, temporary uses may be allowed in any zoning  
9 district[,] as long as that use is consistent with the purpose and intent of this Code and  
10 the zoning district in which it is located.

11 (C) *CONDITIONS, RESTRICTIONS, ETC.*

12 (1) [(d)(2)] No temporary use is [permitted] ALLOWED in any district if it would have a  
13 significant negative impact on any adjacent property or on the area as a whole.

14 (2) [(b)(2)] Unless expressly provided in this subtitle, every temporary use or structure  
15 must comply with the bulk [requirements] AND YARD REGULATIONS applicable [in]  
16 TO the district in which it is located.

17 (3) [(d)(1)] As part of the temporary-use permit approval, the Zoning Administrator [or  
18 Board of Municipal and Zoning Appeals] may impose other conditions,  
19 RESTRICTIONS, OR LIMITATIONS as necessary to achieve the purposes of this Code and  
20 to protect the public health, safety, and welfare.

21 (D) [(e)] *ENFORCEMENT.*

22 (3) All notices must be served by [either first class mail or by personal service by an  
23 authorized representative of the City. If service by either of those methods fails,  
24 notice must be given by posting of the property] BY 1 OF THE METHODS SPECIFIED IN  
25 § 9-207 {"VIOLATION NOTICE: SERVICE"} OF THIS CODE.

26 (4) The notice of the proposed revocation must be sent to:

27 . . .

28 (ii) the persons to whom the temporary-use [approval] PERMIT was granted or  
29 the current operator; and

30 . . . .

31 (5) The notice must specify the nature of the violation and warn the recipient that, unless  
32 the violation is corrected within the time specified in the notice, the [temporary use]  
33 ZONING ADMINISTRATOR will [be] either:

34 (i) [revoked] REVOKE THE PERMIT;

35 (ii) [suspended] SUSPEND THE PERMIT subject to completion of corrective action  
36 or other condition; or

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1 (iii) [affirmed] subject to a schedule for corrective action, with provision for  
2 automatic termination if the schedule is not met.

3 **Title 15. Site Development Standards**

4 ***Subtitle 2. Applicability of Development Standards***

5 **§ 15-201. Compliance required.**

6 (a) *Bulk and yard regulations – New construction.*

7 No structure may be erected except in accordance with the bulk AND YARD regulations  
8 prescribed for the district in which the structure is located or proposed to be located.

9 ***Subtitle 3. Measurement Methodologies***

10 **§ 15-301. Measurement of building height.**

11 (b) *Exclusions from height regulations.*

12 The height regulations of this Code do not apply to the following:

13 . . .

14 (5) parapet walls used to screen mechanical equipment, as long as these walls do not  
15 exceed the height necessary to screen the mechanical equipment listed in  
16 [paragraph] ITEM (3) of this subsection;

17 . . . .

18 ***Subtitle 4. Exceptions and Requirements***

19 **§ 15-401. Street, public transit, and open-space dedications.**

20 (a) *Dedicated area added to area used to compute maximum dwelling units.*

21 Subject to the requirements and limitations of this section, if the owner of a lot gives or  
22 dedicates to the Mayor and City Council of Baltimore any land on or adjacent to the lot  
23 for the purpose of establishing or improving a public street, for the purpose of  
24 establishing or improving public transit, or for the purpose of establishing open space, the  
25 area of the land so given or dedicated may be added to the lot area used to compute the  
26 maximum number of dwelling units that, under the bulk AND YARD regulations of this  
27 Code, are permitted on that lot.

28 **§ 15-403. Rear yard reduction.**

29 (c) *Compliance with other regulations.*

30 A reduction may [only] be taken under this section ONLY if all other bulk AND YARD  
31 regulations are complied with.

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*Subtitle 5. Accessory Structures and Uses*

**§ 15-502. Amateur (ham) radio equipment.**

(c) ?????

(1) Certain additional types of antenna systems that are not freestanding towers are permitted in any yard if they implement stealth design and receive design review approval.

(2) To qualify as a stealth design, antennas must be [enclosed, camouflaged, screened, obscured, or otherwise not readily apparent to a causal observer] WITHIN AN ENCLOSED STRUCTURE OR OTHERWISE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE MANUAL.

**§ 15-503. Automobile charging station (electric and solar).**

Parking spaces within parking lots or parking garages, whether the parking is a principal use or accessory to a principal use, may include [public] electric automobile charging stations, including models that charge by solar energy.

**§ 15-504. Carriage house.**

An accessory carriage house EXISTING ON JUNE 5, 2017, in [all] A residential [districts] DISTRICT [and the] OR IN AN OR District[, existing on the effective date of this Code,] may be subdivided and converted into a detached dwelling, if:

....

**§ 15-506. Greenhouses [and hoop-houses].**

Any lighting used to illuminate a greenhouse [or hoop-house] must be directed and shielded so as to minimize illumination of any adjacent lots. All exterior lighting must comply with the requirements of § 15-505 {"Exterior Lighting"} of this subtitle.

**§ 15-508. Mechanical equipment.**

(b) ?????

If ground-based mechanical equipment is located in a non-residential district adjoining a residential, office-residential, or industrial mixed-use district, the equipment must be [completely screened if visible from the public right-of-way, excluding alleys, or from the adjoining residential, office-residential, or industrial mixed-use district. Screening materials may be masonry, wood, landscape, or other opaque material, and must effectively screen mechanical equipment so no portion is visible from a street or adjacent lot. Where landscape is used to screen mechanical equipment, it must be provided in accordance with the Baltimore City Landscape Manual. Color and texture of a masonry screen wall must be compatible with the color and texture of the principal building on the site. If a principal or accessory structure or landscape blocks the view of ground-based mechanical equipment, the equipment is considered screened] SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE MANUAL.

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1 § 15-509. Outdoor sales and displays by retail goods establishments.

2 (f) *Screening area abutting residential district.*

3 If the rear or interior-side yard of an outdoor sales and display area abuts a residential  
4 district, the area must be [effectively screened from view by an opaque masonry wall  
5 (stone, stucco, or brick), a solid wood or simulated wood screen fence, or landscaping]  
6 SCREENED FROM PUBLIC VIEW in accordance with the REQUIREMENTS OF THE Baltimore  
7 City Landscape Manual.

8 (g) *Screening vehicle display.*

9 [Motor] IF AN OUTDOOR SALES AND DISPLAY LOT OF A MOTOR vehicle OR RECREATIONAL  
10 VEHICLE dealership or rental [establishments] ESTABLISHMENT [with outdoor sales and  
11 display lots must be designed with permanent screening of the outdoor sales and display  
12 area if abutting the] ABUTS A public right-of-way, [excluding alleys] OTHER THAN AN  
13 ALLEY, THE LOT MUST BE[, The screening may consist of landscape screening] SCREENED  
14 in accordance with the REQUIREMENTS OF THE Baltimore City Landscape Manual [or a  
15 low pedestrian wall at least 3 feet high].

16 § 15-510. Outdoor storage.

17 (b) *Standards.*

18 Permitted outdoor storage uses must comply with the following provisions:

19 (4) except in the I-2 and MI Districts, where no screening is required, all outdoor  
20 storage must [comply with the following screening requirements:] MUST BE  
21 SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE REQUIREMENTS OF THE  
22 BALTIMORE CITY LANDSCAPE MANUAL.

23 [(i) no materials stored or displayed outdoors may be of a greater  
24 height than that of the screening provided;

25 [(ii) all outdoor storage areas must be completely screened by an  
26 opaque masonry wall (stone, stucco, or brick) or a solid wood or  
27 simulated wood screen fence that is at least 6 feet high; and

28 [(iii) if feasible, plant materials must be installed along the fence or  
29 wall located along the public right-of-way in accordance with the  
30 Baltimore City Landscape Manual to provide a softening effect.]

31 § 15-511. Parking garages (residential).

32 (b) *Front-loaded attached garages.*

33 (3) [Attached front-loaded] FRONT-LOADED ATTACHED garages must be located at least  
34 5 feet behind the main front facade of the dwelling. This measurement must be taken  
35 from the part of the front facade that adjoins the garage, except that the measurement  
36 may be taken from the part of the house closest to the street if all of the following  
37 conditions are met:

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1                   . . . .

2                   (4) Windows, doors, and roof treatments of that part of [the] A FRONT-LOADED  
3                   ATTACHED garage facing the street must incorporate architectural detail expressive of  
4                   a residence.

5                   (5) Upper level dormers and pitched roof elements must be used to de-emphasize [the] A  
6                   FRONT-LOADED ATTACHED garage. Garage openings, windows, columns, trims,  
7                   decorative paneling, and color must de-emphasize the visual impact of the garage in  
8                   relation to the building as a whole.

9                                 [(6) No garage may be used for commercial body repair, painting, or engine  
10                                 rebuilding.]

11                   (D) [(c)(3)] *All residential garages.*

12                   No RESIDENTIAL garage may be used for commercial body repair, painting, or engine  
13                   rebuilding.

14                   **§ 15-514. Recycling collection stations.**

15                   (b) *Standards.*

16                   Recycling collection stations are conditional uses, subject to the following standards:

17                                 [(1) recycling collection stations are allowed as a conditional use in the C-4, I-1, and  
18                                 I-2 Districts;]  
19                                 . . . .

20                   **§ 15-515. Refuse disposal containers and refuse storage areas.**

21                   (c) ?????

22                   (1) All refuse disposal containers must be fully enclosed on 3 sides by a 6-FEET HIGH OR  
23                   HIGHER:

24                                 (I) solid wood or simulated wood screen fence[,];

25                                 (II) [an] opaque masonry wall (stone, stucco, or brick)[,]; or

26                                 (III) [a] principal structure wall [6 feet high].

27                                 [The enclosure must be gated.]

28                   (2) The materials used for [screening, including] the enclosure[,], must complement the  
29                   architecture of the principal structure.

30                   (3) THE ENCLOSURE MUST BE GATED.

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1 (d) ?????

2 An extension of an exterior principal structure wall may be used as one of the [screening]  
3 3 walls for ENCLOSING a refuse disposal container[,], as long as the [wall] EXTENSION  
4 meets the minimum [6-foot height] 6- FEET HIGH requirement and is of the same building  
5 materials as the principal structure. [This wall may not be the gated enclosure.]

6 (e) ?????

7 (1) [If] THIS SECTION DOES NOT APPLY TO A refuse disposal [containers are] CONTAINER  
8 used as part of on-site construction [this section does not apply. However,] AS LONG  
9 AS:

10 (i) the container [must be kept] IS MAINTAINED on the [site of the] construction  
11 SITE[,]; OR

12 (ii) [unless] a minor privilege permit is obtained to allow the container on the  
13 public right-of-way.

14 (2) The container must be removed once construction is complete.

15 § 15-516. Satellite dish antennas.

16 (c) *Large satellite dish antennas.*

17 (2) *Residential districts.*

18 (iii) A large dish antenna must be [located and] screened FROM PUBLIC VIEW [so that  
19 it cannot be readily seen from public streets or adjacent properties. Screening  
20 includes fences, landscaping, or earth berms located to conceal the sides and rear  
21 of the antenna and its support structure. Landscape screening must be] in  
22 accordance with the REQUIREMENTS OF THE Baltimore City Landscape Manual.

23 (3) *Non-residential districts.*

24 (iii) A ground-mounted large dish antenna must [provide screening, which includes  
25 fencing, berming, or landscaping] BE SCREENED FROM PUBLIC VIEW in accordance  
26 with the REQUIREMENTS OF THE Baltimore City Landscape Manual [so that all  
27 ground-mounted accessory equipment and the lower part of the support structure  
28 are completely screened].

29 § 15-517. Alternative energy systems: Solar.

30 (d) *Screening and safety – Ground-mounted.*

31 All ground-mounted systems must:

32 (1) be [visually] screened [with fencing or landscape screening] FROM PUBLIC VIEW  
33 IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE CITY LANDSCAPE  
34 MANUAL; and



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(2) display warning signs indicating voltage and dangers.

**§ 15-518. Alternative energy systems: Wind.**

(c) *Yard and setback limitations.*

(2) No part of the wind system structure, including guy wire anchors, may extend closer than 10 feet to any lot line [of the installation site]. The system tower must be setback from all lot lines equal to the height of the system.

***Subtitle 7. Performance Standards***

**§ 15-701. Purpose.**

The performance standards in this [title] SUBTITLE are designed to promote and protect commercial districts, business areas, and the I-MU 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 or I-1 District from adverse [characteristics] EFFECTS that might otherwise result from the operation of the uses allowed in those districts.

**§ 15-702. Applicability of standards.**

(a) ?????

Except as specified in subsection (b) of this section, the performance standards in this [title] SUBTITLE apply to:  
....

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

***Subtitle 2. General Applicability***

**§ 16-201. Existing off-street parking facilities.**

(b) ?????

If a building permit was lawfully issued before [the effective date of this Code] JUNE 5, 2017, and if construction began within 180 days of the permit's issuance, [the number of] off-street parking and loading spaces must be provided in the amount required for the issuance of that building permit, regardless of the requirements of this title.

**§ 16-203. Additions or expansions to existing structures.**

(b) ?????

However, a non-residential use that was lawfully established before [the effective date of this Code] JUNE 5, 2017, does not need to provide additional off-street parking for that

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1 increase until the aggregate increase in units of measurement equals 10% or more of the  
2 units of measurement existing on [the effective date of this Code] JUNE 5, 2017. Once  
3 that level of increase has been reached, however, off-street parking facilities must be  
4 provided, as required by this title, for the total increase.

5 *Subtitle 4. Design of Off-street Parking Facilities*

6 § 16-401. Location of off-street parking.

7 (e) *PC [Districts] Subdistricts.*

8 In a PC [District] SUBDISTRICT, off-street parking may be located off-site as long as the  
9 required parking facilities are located in that or any other PC [District] SUBDISTRICT.

10 § 16-402. Minimum dimensions of off-street parking spaces.

11 (b) *Vertical clearance.*

12 (1) All parking spaces must have a minimum vertical clearance of 7 feet 6 inches.

13 (2) [Handicap van accessible floors] FLOORS ACCESSIBLE TO ADA-COMPLIANT VANS  
14 must have a minimum VERTICAL clearance of 8 feet 2 inches.

15 § 16-404. Driveways.

16 (a) *Conformance to DoT Book of Standards.*

17 [All] THE DESIGN OF EVERY driveway [designs] with access onto A City-owned  
18 [roadways] ROADWAY must conform to the City Department of Transportation’s Book of  
19 Standards.

20 (c) *Parking spaces.*

21 (1) Single-family detached and semi-detached dwellings and rowhouse dwellings are  
22 allowed a paved parking [pad] SPACE. This parking [pad] SPACE may not be located  
23 in the required front or corner-side yard. In addition, no parking [pads] SPACE may be  
24 located forward of the front building line.

25 (2) [Parking pads] NO PARKING SPACE may [not] exceed 18 feet in depth, as measured  
26 from the property line or right-of-way.

27 [(3) Any driveway must comply with the requirements of this section.]

28 (3) [(4)] The maximum impervious surface requirement for [the] A lot may not be  
29 exceeded to accommodate a parking [pad] SPACE.

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1 § 16-405. Curb cuts.

2 (a) *Permit required.*

3 (1) Curb cuts for driveways require a curb-cut permit from the Department of [General  
4 Services] TRANSPORTATION, [with] SUBJECT TO review [and approval] by [the  
5 Department of Transportation and] the Department of Planning.

6 (2) No person may construct, widen, remove, or alter any driveway or curb cut without a  
7 permit issued by the Department of [General Services] TRANSPORTATION.

8 (b) *Considerations.*

9 (1) For residential-, commercial-, and industrial-zoned properties, curb cuts will be  
10 considered [under the following conditions] FOR THE FOLLOWING SITUATIONS:

11 (i) for access to parking garages (principal use);

12 (ii) for access to parking lots with more than 5 PARKING spaces;

13 (iii) for dwelling units without rear or side access, where no on-street  
14 parking is allowed along the front lot line;

15 (iv) for dwelling units that are capable of securing side street access  
16 to A garage or [pad] PARKING SPACE; and

17 (v) in cases where the proposed private parking will provide a net gain  
18 over the displaced amount of on-street parking.

19 [§ 16-411. Landscaping and screening.]

20 [All parking lots must be landscaped in accordance with the Baltimore City Landscape  
21 Manual.]

22 *Subtitle 6. Required Off-street Parking*

23 § 16-601. Exemptions from off-street parking requirements.

24 (b) *Zoning districts exempt.*

25 (2) (i) In the PC [Districts] SUBDISTRICTS, the following uses are exempt from the off-  
26 street parking requirements of *Table 16-406: Required Off-Street Parking*:

27 . . . .

28 (f) *Structures over 50 years old, etc.*

29 Structures over 50 years old or structures that have received an historic tax credit are  
30 exempt from the parking requirements, subject to review and approval by the Director of  
31 Planning, if they have not historically provided parking and they lack sufficient space on  
32 the lot to accommodate parking. However, any conversions of rowhouse dwellings

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(Title 9, Subtitle 7) existing as of [the effective date of this Code] JUNE 5, 2017, must provide additional parking spaces for the additional dwelling units required by this Code.

**§ 16-602. Required off-street parking.**

(b) ?????

No more than 1 parking space need be provided for every 2 dwelling units in dwellings that are erected or rehabilitated subject to a restriction that the units be leased to residents with incomes at or below 60% of the Area Median Income, with that restriction being for a term of not less than 15 years from the date of the issuance of a use permit and recorded in the Land Records of Baltimore City. The HOUSING Commissioner [of the Department of] Housing and Community Development] must verify, by letter to the PLANNING Director [of Planning] AND THE ZONING ADMINISTRATOR, the recordation, term, and tenor of the restriction.

(c) ?????

Compact spaces may be substituted for required parking spaces, subject to site plan review and approval. The use of compact spaces [may] DOES not reduce or increase the amount of parking required by *Table 16-406* and this Code.

*Subtitle 7. Required Bicycle Parking*

**§ 16-701. Design standards for all bicycle parking.**

(h) *Lockers,*

[Where] IF required bicycle parking is provided in lockers, the lockers must be:

...

(4) constructed from a strong, weather-resistant, and [low-to-no] LOW- TO NO- MAINTENANCE material;

...

(8) if THE lockers are stacked on top of each other, [provided] EQUIPPED with a wheel guide tray or other mechanism to assist the user with lifting the bicycle.

(i) *Floor racks.*

(1) Required bicycle parking may be provided in floor racks.

(2) Wall and ceiling rack designs are subject to the approval of the Director of Planning as part of site plan review.

(3) [Where] IF required bicycle parking is provided in racks, the racks must meet the following standards:

(1) [(1)] the bicycle frame and 1 wheel must be lockable to the rack with a high security, U-shaped shackle lock if both wheels are left on the bicycle;

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1 (ii) [(2)] a bicycle 6-feet long can be securely held with its frame supported, so  
2 that the bicycle cannot be pushed or fall in a manner that will damage the  
3 bicycle in any way;

4 (iii) [(3)] THE racks must support [the] A bicycle in at least 2 places, preventing it  
5 from falling over; and

6 (iv) [(4)] THE racks must be [anchored so that they cannot be easily removed,]  
7 solidly constructed, resistant to rust and corrosion, [and] resistant to hammers  
8 and saws, AND ANCHORED SO THAT THEY CANNOT BE EASILY REMOVED.

9 (j) *Parking and maneuvering areas.*

10 [Parking] BICYCLE PARKING and maneuvering areas for bicycling parking must meet the  
11 following standards:

12 . . .

13 (3) [where] IF the [bicycle] PARKING AREA adjoins a sidewalk, the maneuvering area  
14 may extend into the right-of-way.

15 (k) *Covered parking.*

16 (1) Covered bicycle parking [can] MAY be provided inside buildings, under roof  
17 overhangs or awnings, in bicycle lockers, or within or under other structures.

18 (2) [Where] IF required [covered] bicycle parking IS TO BE COVERED AND is not within a  
19 building or locker, the cover must be:

20 (i) [(1)] permanent;

21 (ii) [(2)] designed to protect the bicycle from rainfall; and

22 (iii) [(3)] at least 7 feet and 6 inches above the floor or ground.

23 § 16-705. Required number of bicycle spaces.

24 (a) *In general.*

25 [Where off-street parking facilities are provided for motor vehicles, the number of  
26 bicycle] BICYCLE parking spaces must be provided as indicated in *Table 16-705:*  
27 *Required Bicycle Spaces*. No bicycle parking is required for uses not listed in *Table*  
28 *16-705*. Structures under 2,500 square feet in gross floor area are exempt from bicycle  
29 parking requirements.

30 (b) *Minimum spaces.*

31 In all cases where ONLY 1 OF EITHER OR BOTH A LONG-TERM OR SHORT-TERM bicycle  
32 parking SPACE [is] WOULD BE required BY A *TABLE 16-705 CALCULATION*, a minimum of  
33 2 LONG-TERM OR SHORT-TERM spaces, AS THE CASE MAY BE, must be provided.

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1 [(c) Where bicycle parking is required, it must be provided even if vehicle parking is  
2 exempted.]

3 (c) [(d)] ?????

4 After the first 50 bicycle parking spaces are provided, additional bicycle parking spaces  
5 required are at one-half OF THE space-per-unit listed.

6 ***Subtitle 9. Off-Street Loading Requirements***

7 **§ 16-901. Design of off-street loading spaces.**

8 (b) *Dimensions*

9 (2) All structures that, on [the effective date of this Code] JUNE 5, 2017, maintain loading  
10 spaces that do not comply with the dimensions required by this section are considered  
11 to be legally conforming in terms of loading space dimensions. If new loading spaces  
12 are constructed, those spaces must match the dimensions of the existing loading  
13 spaces rather than those of this section.

14 (g) *Landscaping and screening.*

15 All loading facilities must be landscaped AND SCREENED FROM PUBLIC VIEW in  
16 accordance with the REQUIREMENTS OF THE Baltimore City Landscape Manual.

17 **§ 16-902. Required off-street loading spaces.**

18 (a) ?????

19 (1) Off-street loading spaces must be provided IN ACCORDANCE WITH TABLE 16-902:  
20 OFF-STREET LOADING REQUIREMENTS for a building, structure, or use that requires the  
21 receipt or distribution of materials or merchandise by trucks or other vehicles [in  
22 accordance with Table 16-902: Off-Street Loading Requirements].

23 (c) ?????

24 All structures that were constructed before [the effective date of this Code] JUNE 5, 2017,  
25 without on-site loading spaces are considered to be legally conforming in terms of  
26 loading space requirements. No new loading spaces are required to be constructed.

27 **Title 18. Nonconformities**

28 ***Subtitle 2. Definitions; General Provisions***

29 **§ 18-201. Definitions.**

30 (b) *Nonconforming lot.*

31 "Nonconforming lot" means [any] A lawfully existing lot that, AS OF THE EFFECTIVE DATE  
32 OF THIS CODE (JUNE 5, 2017) OR THE EFFECTIVE DATE OF AN AMENDMENT TO THIS CODE,

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1 does not [meet] COMPLY WITH the lot area or lot width [requirements of] REGULATIONS  
2 APPLICABLE TO the district in which it is located.

3 (c) *Nonconforming structure.*

4 “Nonconforming structure” means [any] A lawfully existing structure that, AS OF THE  
5 EFFECTIVE DATE OF THIS CODE (JUNE 5, 2017) OR THE EFFECTIVE DATE OF AN  
6 AMENDMENT TO THIS CODE, does not comply with the [applicable] bulk, [or] yard, OR  
7 OTHER regulations [of] APPLICABLE TO the district in which it is located [or with other  
8 applicable regulations of this Code].

9 (d) *Nonconforming use.*

10 “Nonconforming use” means [any] A lawfully existing use of a structure or of land that,  
11 AS OF THE EFFECTIVE DATE OF THIS CODE (JUNE 5, 2017) OR THE EFFECTIVE DATE OF AN  
12 AMENDMENT TO THIS CODE, does not conform to the [applicable] use regulations [of]  
13 APPLICABLE TO the district in which it is located.

14 **§ 18-202. Authority to continue.**

15 (a) *Legal use, structure, or lot.*

16 Except as otherwise specified in this title, any use, structure, or lot that existed as a  
17 lawful nonconforming use, structure, or lot as of [the effective date of this Code] JUNE 5,  
18 2017, and any use, structure, or lot that has been made nonconforming because of the  
19 terms of this Code or any subsequent amendment to this Code, may continue subject to  
20 the provisions of this title so long as it remains otherwise lawful.

21 (b) *Unlawful use or structure.*

22 A use or structure that was [illegal] UNLAWFUL as of [the effective date of this Code]  
23 JUNE 5, 2017, remains [illegal] UNLAWFUL [if it does not conform] TO THE EXTENT THAT  
24 THE USE OR STRUCTURE CONFLICTS with [each and every requirement] ANY OF THE  
25 REQUIREMENTS of this Code OR OF THE BALTIMORE CITY BUILDING, FIRE, AND RELATED  
26 CODES ARTICLE, INCLUDING THE REQUIREMENTS TO OBTAIN A USE PERMIT AND AN  
27 OCCUPANCY PERMIT.

28 **§ 18-206. Determination of nonconformity.**

29 (b) *By Administrator.*

30 The Zoning Administrator may issue a use permit, without referring the matter to the  
31 Board of Municipal and Zoning Appeals, if:

32 (1) permits, ordinances, the Police Survey of 1931, or other records on file with the  
33 Zoning Administrator:

34 (i) document the existence of a [bona fide] LAWFUL nonconforming use,  
35 nonconforming density, or other nonconformance; and

36 ...  
37 .....

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*Subtitle 3. Nonconforming Uses*

**[§ 18-301. In general.]**

[A nonconforming use is a lawfully existing use of land or structure that, as of the effective date of this Code or an amendment to this Code, is no longer allowed in the zoning district in which they are located.]

**§ 18-311. Junk or scrap storage and yards; Vehicle dismantling facilities; Landfills.**

(a) *Status.*

A junk or scrap storage and yard, a vehicle dismantling facility, or a landfill lawfully existing as of [the effective date of this Code] JUNE 5, 2017, is considered a lawful nonconforming conditional use, subject to the conditions and restrictions previously imposed.

*Subtitle 4. Nonconforming Structures*

**§ 18-401. [In general] APPLICATION OF SUBTITLE.**

(a) *[Applicable only to nonconformance with bulk regulations.] SUBTITLE INAPPLICABLE TO NONCONFORMING SIGNS.*

[(1) A nonconforming structure is a structure that, as of the effective date of this Code or an amendment to this Code, does not comply with the bulk regulations of the district in which the structure is located.]

[(2)] THIS SUBTITLE DOES NOT APPLY TO NONCONFORMING SIGNS. Nonconforming signs are INSTEAD regulated by Subtitle 5 of this title.

**§ 18-406. Relocation.**

A nonconforming structure may not be moved, in whole or in part, to any other location on the lot, unless the structure or the moved part of the structure is made to comply with the bulk AND YARD regulations of the district in which the structure is located.

**§ 18-411. Exceptions – Administrative bulk adjustments.**

(e) *Final decision.*

(2) When issued, the Director’s decision constitutes a recommendation to the Zoning Administrator. The Zoning Administrator’s decision is a final decision for purposes of administrative appeal under Title 19, [Subtitle 2 {“Appeals”}] SUBTITLE 3 {“ADMINISTRATIVE AND JUDICIAL REVIEW”} of this Code.



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1 **§ 18-412. Exceptions – Multi-family structures.**

2 (a) *Scope.*

3 (2) This section does not apply to any nonconforming structure that:

- 4 (i) in compliance with THIS CODE or before [the effective date of this Code] JUNE  
5 5, 2017, was originally designed and built as a multi-family dwelling for 4 or  
6 more dwelling units, as evidenced by permits or records of the City; and  
7 .....

8 **§ 18-413. Structures in Hospital Campus and Educational Campus Districts.**

9 All lawfully existing structures that, as of [the effective date of this Code] JUNE 5, 2017, are  
10 located in a Hospital Campus Zoning District or an Educational Campus Zoning District are  
11 considered to be conforming structures.

12 *Subtitle 6. Nonconforming Lots*

13 **§ 18-601. Construction of single-family dwelling.**

14 (b) *When allowed.*

15 On a nonconforming lot that was established before [April 20, 1971] JUNE 5, 2017, a  
16 single-family dwelling may be erected regardless of the minimum lot area requirements  
17 imposed by this Code[,] as long as:  
18 .....

19 *Subtitle 7. Mandatory Termination of Certain Uses*

20 **§ 18-701. Retail goods establishment – with alcoholic beverage sales.**

21 (a) *In general.*

22 Except as provided in subsection (b) of this section, retail goods establishments with  
23 alcoholic beverage sales in a residential district must be terminated as follows:

- 24 (1) for an establishment with alcoholic beverage sales that existed as a lawful  
25 nonconforming use [prior to the effective date of this Code] BEFORE JUNE 5, 2017,  
26 no later than [2 years after the effective date of this Code] JUNE 4, 2019,  
27 notwithstanding the issuance of any prior use permit as a nonconforming package  
28 goods liquor store; and  
29 (2) for an establishment that becomes nonconforming on or after [the effective date of  
30 this Code] JUNE 5, 2017, whether by the enactment of this Code, by the enactment  
31 of an amendment to this Code, or by the reclassification of the property, no later  
32 than 3 years after the date on which the use became nonconforming.

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1 (b) *Waiver for hardship.*

2 (2) *Timely application.*

3 To obtain an extension, the property owner or lessee must apply to the Board, in  
4 writing, within 1 year after the effective date of this Code (JUNE 5, 2017), of the  
5 amendment to this Code, or of the property reclassification, as the case may be.

6 (3) *General considerations.*

7 (i) For nonconforming uses existing [prior to the effective date of this Code] BEFORE  
8 JUNE 5, 2017, the property owner or lessee seeking an extension must establish  
9 the existence of one of the following factors that would render termination within  
10 the time required by subsection (a) of this section a hardship:  
11 . . . .

12 **Title 19. PROHIBITED CONDUCT; Enforcement;**  
13 **[Appeals] ADMINISTRATIVE AND JUDICIAL REVIEW**

14 ***SUBTITLE 1. PROHIBITED CONDUCT***

15 **§ 19-101. [§ 19-104.] Prohibited conduct.**

16 No person may:

- 17 (1) violate any provision of this Code, of any rule, regulation, or manual adopted under  
18 this Code, or of any permit, notice, or order issued under this Code;
- 19 (2) refuse, neglect, omit, or otherwise fail to comply with any provision of this Code, of  
20 any rule, regulation, or manual adopted under this Code, or of any permit, notice, or  
21 order issued under this Code;
- 22 (3) resist the enforcement of any provision of this Code, of any rule, regulation, or  
23 manual adopted under this Code, or of any notice or order issued under this Code; or
- 24 (4) cause any of these acts or omissions to be done.

25 **§ 19-102. EACH DAY A SEPARATE OFFENSE.**

26 EACH DAY THAT A VIOLATION CONTINUES AFTER WRITTEN NOTICE FROM THE ZONING  
27 ADMINISTRATOR CONSTITUTES A SEPARATE OFFENSE.

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*SUBTITLE 2. ENFORCEMENT*  
*[Subtitle 1. Enforcement]*

*PART I. DEFINITIONS*

§ 19-201. "PERSON RESPONSIBLE" DEFINED.

IN THIS SUBTITLE, "PERSON RESPONSIBLE" MEANS ANY OWNER, OPERATOR, MANAGER, OR TENANT OF A PROPERTY OR USE SUBJECT TO THIS CODE, OR ANY OTHER PERSON RESPONSIBLE FOR OR HAVING THE CARE, CONTROL, OR POSSESSION OF THAT PROPERTY OR USE, WHETHER AS A PRINCIPAL OR AS AN AGENT, PERSONAL REPRESENTATIVE, TRUSTEE, GUARDIAN, OR OTHERWISE, AND WHETHER ALONE OR JOINTLY WITH ANY OTHER PERSON.

§§ 9-202 TO 9-205. {RESERVED}

*PART II. VIOLATION NOTICE*

§ 19-206. [§ 19-101. Notice of violation] ISSUANCE.

(a) *In general.*

[(1)]Whenever the Zoning Administrator learns of a violation of § 19-101 {"PROHIBITED CONDUCT"} OF this Code, [of any rule, regulation, or manual adopted under this Code, or of any notice or order issued under this Code,] the Zoning Administrator [must] MAY issue a [notice of violation] VIOLATION NOTICE to:

- (1) [(i)] the owner of record of the property, as shown on the tax records of Baltimore City; and
- (2) [(ii)] any other person [against whom] WHO the Zoning Administrator [intends to proceed for the violation] HAS REASON TO BELIEVE IS A PERSON RESPONSIBLE FOR THE VIOLATION.

(B) [(2)] *CONTENTS OF NOTICE.*

The notice must:

- (1) [(i)] specify the LOCATION AND nature of the violation;
- (2) [(ii)] cite the provisions of this Code or of the rules, regulations, manual, PERMIT, notice, or order that have been violated; [and]

[(iii)] served by:

- (A) first class mail; or
- (B) personal service by an authorized representative of the City, which service must be certified on the records of the Zoning Administrator.]

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1 (3) STATE THE REQUIREMENTS THAT MUST BE COMPLIED WITH TO RECTIFY THE  
2 VIOLATION AND THE TIME WITHIN WHICH THE VIOLATION MUST BE RECTIFIED; AND

3 (4) ADVISE THE RECIPIENT OF THE RIGHT TO REQUEST A HEARING WITHIN 10 DAYS OF  
4 THE DATE ON WHICH THE NOTICE WAS SERVED.

5 [(b) *Reported violations in certain districts.*]

6 [The Zoning Administrator may issue a notice of violation under this section  
7 on receipt of 2 or more separate statements that:

8 (1) describe an unauthorized activity or use in a C-1, C-1-E, C-1VC, C-2,  
9 or C-3 District;

10 (2) give the date, time, and location at which the violation occurred; and

11 (3) are signed by owners or lessees of different properties.]

12 (c) *Compliance required.*

13 On receipt of a VIOLATION notice from the Zoning Administrator, the recipient must  
14 immediately take appropriate steps to correct the violation.

15 § 19-207. SERVICE.

16 (A) *IN GENERAL.*

17 EXCEPT AS OTHERWISE SPECIFIED IN THIS CODE, ALL NOTICES ISSUED BY THE ZONING  
18 ADMINISTRATOR MUST BE SERVED ON:

19 (1) THE PERSON FOR WHOM THE NOTICE IS INTENDED; OR

20 (2) AN AUTHORIZED AGENT OR REPRESENTATIVE OF THAT PERSON.

21 (B) *MORE THAN 1 PERSON RESPONSIBLE.*

22 IF MORE THAN 1 PERSON IS RESPONSIBLE FOR THE VIOLATION OR OTHERWISE  
23 RESPONSIBLE FOR COMPLYING WITH THIS CODE, AS IN A CASE OF PROPERTY OWNED BY  
24 MORE THAN 1 PERSON, NOTICE MAY BE SERVED ON ANY 1 OF THOSE PERSONS OR ON  
25 ANY AUTHORIZED AGENT OR REPRESENTATIVE OF ANY OF THEM.

26 (C) *METHOD OF SERVICE – IN GENERAL.*

27 A NOTICE IS PROPERLY SERVED ON A PERSON IF:

28 (1) SERVED PERSONALLY ON THAT PERSON (OR ON THAT PERSON'S AUTHORIZED  
29 AGENT OR REPRESENTATIVE);

30 (2) HAND-DELIVERED TO THE HOME OR BUSINESS ADDRESS OF THAT PERSON (OR OF  
31 THAT PERSON'S AUTHORIZED AGENT OR REPRESENTATIVE); OR

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1 (3) SENT BY CERTIFIED OR REGISTERED MAIL, RETURN RECEIPT REQUESTED, TO THE  
2 HOME OR BUSINESS ADDRESS OF THAT PERSON (OR OF THAT PERSON'S AUTHORIZED  
3 AGENT OR REPRESENTATIVE).

4 (D) *METHOD OF SERVICE – POSTING.*

5 ADEQUATE AND SUFFICIENT NOTICE MAY BE MADE BY POSTING A COPY OF THE NOTICE ON  
6 THE PROPERTY IN QUESTION IF:

7 (1) THE IDENTITY OR WHEREABOUTS OF THE PERSON RESPONSIBLE UNKNOWN; OR

8 (2) A NOTICE THAT WAS HAND-DELIVERED OR MAILED UNDER SUBSECTION (C) OF THIS  
9 SECTION IS REFUSED, RETURNED UNCLAIMED, OR DESIGNATED UNDELIVERABLE BY  
10 THE POST OFFICE FOR ANY REASON, AND NEITHER OF THE FOLLOWING SOURCES  
11 CAN PROVIDE A MORE ACCURATE ADDRESS:

12 (i) THE TAX RECORDS OF THE CITY'S BUREAU OF TREASURY MANAGEMENT,  
13 COLLECTIONS DIVISION; AND

14 (ii) THE PROPERTY REGISTRATION FILES OF THE DEPARTMENT OF HOUSING  
15 AND COMMUNITY DEVELOPMENT.

16 § 19-208. EXTENSION OF TIME LIMIT.

17 THE ZONING ADMINISTRATOR MAY EXTEND THE TIME WITHIN WHICH TO COMPLY WITH A  
18 VIOLATION NOTICE IF, IN THE ADMINISTRATOR'S JUDGMENT, MORE TIME IS NEEDED TO  
19 COMPLY.

20 §§ 19-209 TO 19-210. {RESERVED}

21 *PART III. SUBSEQUENT PROCEEDINGS*

22 § 19-211. [§ 19-102.] [Enforcement] REMEDIES generally.

23 (a) *Administrator [to] MAY [institute appropriate proceedings] SEEK.*

24 If a violation is not promptly discontinued [or abated] AND RECTIFIED or if a violation  
25 notice [or order] is not complied with promptly, the Zoning Administrator may institute  
26 or cause to be instituted any appropriate civil or criminal ACTION OR [enforcement  
27 proceedings] PROCEEDING TO SECURE COMPLIANCE.

28 (b) *Types of proceedings.*

29 These enforcement proceedings [may] include:

30 (1) [injunctive or other equity proceedings] CIVIL COURT PROCEEDINGS (SEE  
31 § 19-213);

32 (2) [criminal prosecution] SERVICE OF CITATIONS (SEE § 19-2134; [or] AND

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1 (3) [administrative proceedings] CRIMINAL PROSECUTION (SEE § 19-215).

2 § 19-212. [§ 19-103.] Remedies not exclusive.

3 In pursuing a violation, the Zoning Administrator may use any one or more available  
4 remedies or enforcement actions. The initiation of any one remedy or enforcement action  
5 does not preclude pursuing any other remedy or enforcement action authorized by law.

6 § 19-213. [§ 19-106.] [Civil penalties and costs.] CIVIL COURT PROCEEDINGS.

7 (a) [Injunctive or other equity proceedings] IN GENERAL.

8 [In injunctive or other equity proceedings instituted under this Code:] THE ZONING  
9 ADMINISTRATOR, ON BEHALF OF THE MAYOR AND CITY COUNCIL, MAY FILE A PETITION IN  
10 CIRCUIT COURT TO COMPEL COMPLIANCE WITH OR OBTAIN OTHER RELIEF UNDER THIS  
11 CODE.

12 (b) [Additional legal action] JUDICIAL RELIEF.

13 [The imposition of penalties does not preclude the City from instituting appropriate legal  
14 proceedings to] IN AN ACTION BROUGHT UNDER THIS SECTION, THE COURT MAY COMPEL  
15 COMPLIANCE WITH THIS CODE BY:

16 (1) ISSUING AN ORDER TO CEASE AND DESIST FROM A VIOLATION; AND

17 (2) GRANTING OTHER INJUNCTIVE RELIEF, AS APPROPRIATE TO:

18 (i) [(1)] prevent unlawful construction;

19 (ii) [(2)] restrain, correct, or abate a violation;

20 (iii) [(3)] prevent illegal occupancy of a structure or premises; or

21 (iv) [(4)] stop an illegal act, conduct, business, or use of a structure on or  
22 about any premises.

23 (c) CIVIL FINES AND COSTS.

24 IN AN ACTION BROUGHT UNDER THIS SECTION, THE COURT MAY ALSO:

25 (1) [a violation for which equitable relief is sought is subject to] IMPOSE a civil fine  
26 of [not more than] UP TO \$500 for each day that [the] A violation continues  
27 [unabated]; and  
28

29 (2) [the defendant is liable for the City's] AWARD TO THE CITY REASONABLE  
30 enforcement costs and [reasonable attorneys'] ATTORNEY'S fees, [at the rate  
31 established by the Court of Appeals,] whether or not the attorney is a salaried  
32 employee of the City.

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1 § 19-214. [§ 19-105.] Enforcement by citation.

2 In addition to any other civil or criminal remedy or enforcement procedure, [certain  
3 provisions of] this Code may be enforced by issuance of the following:

- 4 (1) an environmental citation under City Code Article 1, Subtitle 40 {"Environmental  
5 Control Board"};
- 6 (2) a civil citation under City Code Article 1, Subtitle 41 {"Civil Citations"}; and
- 7 (3) a pre-payable criminal citation under City Code Article 19, Subtitle 71 {"Special  
8 Enforcement Officers"}.

9 § 19-215. [§ 19-107.] Criminal penalties.

10 [(a) *Violation a misdemeanor.*]

11 Any person who violates any provision of [§ 19-104] § 19-101 {"Prohibited conduct"} of  
12 this [subtitle] TITLE is guilty of a misdemeanor and, on conviction, is subject to [the penalties  
13 specified in this section] A FINE OF NOT MORE THAN \$500 OR IMPRISONMENT FOR NOT MORE  
14 THAN 30 DAYS OR BOTH FINE AND IMPRISONMENT FOR EACH OFFENSE.

15 [(b) *Each day a separate offense.*]

16 [Each day that a violation continues after written notice from the Zoning  
17 Administrator constitutes a separate offense.]

18 [(c) *Penalties.*]

19 [(1) Except as otherwise specified in this section, the penalty for a violation is a  
20 fine of not more than \$500 for each offense.]

21 [(2) For occupying or using any land or structure in violation of a required use  
22 permit after written notice from the Zoning Administrator, the penalty is a fine  
23 of not more than \$500 or imprisonment for not more than 30 days or both fine  
24 and imprisonment for each offense.]

25 [(3) For violating any provision of § 17-602 {"Alcoholic beverage and cigarette  
26 advertising signs"}}, the penalty is a fine of not more than \$1,000 for each  
27 offense.]

28 *SUBTITLE 3. ADMINISTRATIVE AND JUDICIAL REVIEW*

29 [*Subtitle 2. Appeals*]

30 § 19-301. [§ 19-201.] Administrative appeals.

31 (a) *Who may appeal.*

32 A decision of the Zoning Administrator OR OTHER AUTHORIZED ADMINISTRATIVE  
33 OFFICER OR UNIT, including the issuance of a violation notice under Subtitle [1] 2

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1 {"Enforcement"} of this title, may be appealed to the Board of Municipal and  
2 Zoning Appeals by:

3 (1) any person aggrieved by the decision; or

4 (2) any officer[,] OR department, board, [or] bureau, OR OTHER UNIT of the City  
5 AFFECTED BY THE DECISION.

6 (b) *When and how taken.*

7 (1) The notice of appeal must be filed as follows:

8 (i) in the case of a violation notice, within 10 days of the date the notice was  
9 served; and

10 (ii) in the case of any other decision, within 10 days of the date on which notice of  
11 the decision was given.

12 (2) The notice of appeal must:

13 (i) be filed with the Zoning Administrator, in the form that the rules of the  
14 Board of Municipal and Zoning Appeals require; and

15 (ii) specify the grounds for the appeal.

16 (3) Once the Zoning Administrator determines the notice of appeal is timely and  
17 complete, the Zoning Administrator must transmit the notice to the Board of  
18 Municipal and Zoning Appeals, together with all information that constitutes the  
19 record of the action appealed from.

20 (c) *Stay of proceedings.*

21 (1) If the appeal is timely filed and pursued, an appeal to the Board of Municipal and  
22 Zoning Appeals stays all proceedings in furtherance of the action appealed from,  
23 except as provided in paragraph (2) of this subsection.

24 (2) If the Zoning Administrator certifies to the Board of Municipal and Zoning Appeals  
25 that, by reason of facts stated in the certification, a stay would, in his or her opinion,  
26 cause imminent peril to life or property or is not justified by any material fact, the  
27 proceedings are not stayed, unless otherwise ordered by the Board of Municipal and  
28 Zoning Appeals or, on application to a court of competent jurisdiction, with notice to  
29 the Zoning Administrator, by the court on good cause shown.

30 (d) *Decision of Board.*

31 (1) Within 30 days of the public hearing, the Board of Municipal and Zoning Appeals  
32 must render its decision in writing, setting forth its findings of fact and conclusions of  
33 law. If, however, the Board of Municipal and Zoning Appeals determines that  
34 additional time is needed to render a decision, the Board may, on written notice to the  
35 parties, extend the time for an additional 30 days.



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1 (2) In exercising its powers of review, the Board of Municipal and Zoning Appeals may:

2 (i) reverse or affirm, wholly or in part, or modify the decision appealed  
3 from; and

4 (ii) make any order, requirement, decision, or determination as ought to  
5 be made in accordance with this Code.

6 (3) For these purposes, the Board of Municipal and Zoning Appeals has all the powers  
7 conferred by this Code on the Zoning Administrator.

8 **§ 19-302. [§ 19-202.] Judicial review.**

9 (a) *Final administrative decision.*

10 All decisions and findings of the Board of Municipal and Zoning Appeals that are made  
11 on appeals, on application for conditional uses or variances, and in all other matters on  
12 which the Board of Municipal and Zoning Appeals is required to act after public notice  
13 and hearing, are final administrative decisions, subject to judicial review.

14 (b) *Who may seek.*

15 Judicial review of a final administrative decision of the Board of Municipal and Zoning  
16 Appeals may be sought by [those authorized to do so under State Land Use Article  
17 § 4-401(a) {"Who may file"}]:

18 (1) ANY PERSON AGGRIEVED BY THE DECISION; OR

19 (2) ANY OFFICER OR DEPARTMENT, BOARD, BUREAU, OR OTHER UNIT OF THE CITY  
20 AGGRIEVED BY THE DECISION.

21 (c) *How and when taken.*

22 (1) This review must be sought within the time and in the manner required by law and  
23 the Maryland Rules of Procedure.

24 (2) Before the petition for judicial review is filed with the court, the petitioner must file  
25 a copy with the Board of Municipal and Zoning Appeals and the Zoning  
26 Administrator.

27 (3) The Board of Municipal and Zoning Appeals must promptly notify the City Solicitor  
28 of the filing of every petition for judicial review.

29 (d) *Stay of proceedings.*

30 (1) The filing of a petition for judicial review does not stay the proceedings for which the  
31 review is sought.

32 (2) On motion and hearing, the court may grant a stay on good cause shown, subject to  
33 the conditions of bond or otherwise that the court considers proper.

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1 § 19-303. APPELLATE REVIEW.

2 [(e) *Appellate review.*]

3 [A] ANY party to the judicial review may appeal the court's final judgment to the Court of  
4 Special Appeals in accordance with the Maryland Rules of Procedure.

5 Article 1. Mayor, City Council, and Municipal Agencies

6 Subtitle 40. Environmental Control Board

7 § 40-14. Violations to which subtitle applies.

8 (e) *Provisions and penalties enumerated.*

9 (5A) [(5)] *Article 31. Transit and Traffic*

10 .....  
11 (5B) *ARTICLE 32. ZONING*

12 § 19-101. PROHIBITED CONDUCT

\$500

13 (5C) [(5a)] *Building, Fire, and Related Codes Article – Building Code*

14 .....  
15 [(8) *Zoning Code*]

16 [§ 2-402. Use permit required \$500]  
17 [§ 3-107. Prohibited uses - storage, etc., of vehicles \$ 50]  
18 [§ 17-401(c). Conditional-use live entertainment \$500]

19 Subtitle 41. Civil Citations

20 § 41-14. Offenses to which subtitle applies – Listing.

21 (4A) *ARTICLE 32. ZONING*

22 § 19-101. PROHIBITED CONDUCT

\$500

23 [(7) *Zoning Code*]

24 [§ 3-107. Prohibited uses - storage, etc., of vehicles \$ 50]

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Article 19. Police Ordinances

Subtitle 71. Special Enforcement Officers

§ 71-2. Prepayable criminal citations.

(i) *Enumeration of code violations and penalties.*

The authority of a Special Enforcement Officer to issue prepayable criminal citations is limited to the following provisions of the City Code:

...

[(3) *Zoning Code*]

[§ 2-402. Use permit required \$100]

[§ 3-107. Prohibited uses – Storage, etc., of vehicles \$ 50]

(3) [(3a)] *Article 7. Natural Resources*

Division I. Floodplain Management \$500

...

(5) ARTICLE 32. ZONING

§ 19-101. PROHIBITED CONDUCT \$500

SECTION 3. AND BE IT FURTHER ORDAINED, That (i) Tables 7-202 through 17-812, as adopted by Ordinance 16-581, are repealed, and (ii) new Tables 7-202 through 17-812 are substituted, to read as follows:

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**Council Bill 17-0021**

**TABLE 7-202: OPEN-SPACE DISTRICTS –  
PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS	USE STANDARDS
	<b>OS</b>	
<b>RESIDENTIAL</b>		
Dwelling: Caretaker's	P	
<b>INSTITUTIONAL</b>		
Cultural Facility	CB	Per 14-308
Government Facility	P	
<b>OPEN-SPACE</b>		
Cemetery	CB	
Community-Managed Open-Space Farm	CB	Per 14-307
Community-Managed Open-Space Garden	P	Per 14-307
Fishing Pier	CB	
Forest and Nature Preserve	P	
Horse Stable	CB	
Marina: Recreational	CB	Per 14-323
Park or Playground	P	
Urban Agriculture	CB	Per 14-339
Zoo	CB	
<b>COMMERCIAL</b>		
Country Club	P	
Driving Range	CB	
Fairground	CB	
Golf Course	CB	
Recreation: Indoor	CB	Per 14-312
Recreation: Outdoor	P	Per 14-312
Restaurant (Within Publicly-Owned Park)	CO	

**Council Bill 17-0021**

	<i>OS</i>	
<b>OTHER</b>		
Electric Substation: Enclosed or Indoor	CB	Per 14-340
Parking Lot (Accessory Use)	CO	Per 14-331
Parking Garage (Accessory Use)	CO	
Telecommunications Facility	CB	Per 14-338
Utilities	CB	Per 14-340
Wireless Communications Services <sup>1</sup>	CB, P	Per 14-338

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<sup>1</sup> Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.

**Council Bill 17-0021**

**TABLE 7-203: OPEN-SPACE DISTRICTS –  
BULK AND YARD REGULATIONS**

CATEGORIES	SPECIFICATIONS (FOR ALL OS DISTRICTS)
<b>MINIMUM LOT AREA</b>	
Cemetery	2 acres
All Other Uses	None
<b>MAXIMUM BUILDING HEIGHT</b>	
Principal Structure - Private	35 feet
Principal Structure - Public	50 feet
Accessory Structure – Private	20 feet (but no more than 1 story)
Accessory Structure – Public	None
Front Yard	20 feet
<b>MINIMUM YARDS</b>	
Corner Side Yard	20 feet
Rear Yard	25 feet

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**Council Bill 17-0021**

**TABLE 8-301: DETACHED AND SEMI-DETACHED RESIDENTIAL DISTRICTS –  
PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS										USE STANDARDS
	R-1A	R-1B	R-1C	R-1D	R-1E	R-1	R-2	R-3	R-4		
<b>RESIDENTIAL</b>											
Bed and Breakfast	CB	CB	CB	CB	CB	CB	CB	CB	CB	CB	
Day-Care Home: Adult or Child	P	P	P	P	P	P	P	P	P	P	Per §14-310
Dwelling: Detached	P	P	P	P	P	P	P	P	P	P	
Dwelling: Semi-Detached							P			P	
Home Occupation	P	P	P	P	P	P	P	P	P	P	Per §15-507
Residential-Care Facility	P	P	P	P	P	P	P	P	P	P	Per §14-334
<b>INSTITUTIONAL</b>											
Community Center	CB	CB	CB	CB	CB	CB	CB	CB	CB	CB	
Cultural Facility	CB	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-308
Educational Facility: Post-Secondary	CB	CB	CB	CB	CB	CB	CB	CB	CB	CB	
Educational Facility: Primary and Secondary	CB	CB	CB	CB	CB	CB	CB	CB	CB	CB	
Government Facility	CB	CB	CB	CB	CB	CB	CB	CB	CB	CB	
Place of Worship	CB	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-332
<b>OPEN-SPACE</b>											
Community-Managed ... Farm	CB	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-307
Community-Managed ... Garden	P	P	P	P	P	P	P	P	P	P	Per §14-307
Park or Playground	P	P	P	P	P	P	P	P	P	P	
Urban Agriculture	CB	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-339
<b>COMMERCIAL</b>											
Country Club	P	P	P	P	P	P	P	P	P	P	
Day-Care Center: Adult or Child	CB	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-309
Lodge or Social Club	CB	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-320

**Council Bill 17-0021**

	<i>R-1A</i>	<i>R-1B</i>	<i>R-1C</i>	<i>R-1D</i>	<i>R-1E</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	
<b>OTHER</b>										
Alternative Energy System: Community-Based <sup>1</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per §14-306
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-340
Telecommunications Facility	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-338
Utilities	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-340
Wireless Communications Services <sup>2</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per §14-338

<sup>1</sup> A Community-Based Alternative Energy System: (i) if on a lot less than 0.5 acre in lot area, requires conditional-use approval by the Zoning Board, and (ii) if on a lot 0.5 acres or more in lot area, is a permitted use.

<sup>2</sup> Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.

**Council Bill 17-0021**

**TABLE 8-401: DETACHED AND SEMI-DETACHED RESIDENTIAL DISTRICTS –  
BULK AND YARD REGULATIONS**

CATEGORIES	SPECIFICATIONS (PER DISTRICT)								
	R-1A	R-1B	R-1C	R-1D	R-1E	R-1	R-2	R-3	R-4
<b>MINIMUM LOT AREA</b>									
Community ... Open-Space Garden or Farm	2 acres	None	None	None	None	None	None	None	None
Dwelling: Detached or Semi-Detached	2 acres	1 acre	21,780 sq.ft.	14,520 sq.ft.	9,000 sq.ft.	7,300 sq.ft.	5,000 sq.ft.	5,000 sq.ft.	3,000 sq.ft.
Park or Playground	2 acres	None	None	None	None	None	None	None	None
Urban Agriculture	2 acres	None	None	None	None	None	None	None	None
All Other Uses	2 acres	1 acre	20,000 sq.ft.	20,000 sq.ft.	20,000 sq.ft.	20,000 sq.ft.	20,000 sq.ft.	5,000 sq.ft.	3,000 sq.ft.
<b>MINIMUM LOT WIDTH</b>									
Dwelling: Semi-Detached	100 feet	75 feet	75 feet	60 feet	60 feet	50 feet	30 feet	45 feet	30 feet
All Other Uses	100 feet	75 feet	75 feet	60 feet	60 feet	50 feet	50 feet	45 feet	45 feet
<b>MAXIMUM BUILDING HEIGHT</b>									
All Uses	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
<b>MAXIMUM LOT COVERAGE</b>									
All Uses	25%	25%	25%	25%	25%	30%	30%	35%	35%
<b>MAXIMUM IMPERVIOUS SURFACE</b>									
All Uses	25%	25%	25%	25%	25%	30%	30%	35%	35%
<b>MINIMUM FRONT YARD</b>									
All Uses <sup>1</sup>	40 feet	40 feet	40 feet	40 feet	30 feet	30 feet	30 feet	25 feet	25 feet

**Council Bill 17-0021**

	<i>R-1A</i>	<i>R-1B</i>	<i>R-1C</i>	<i>R-1D</i>	<i>R-1E</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>
<b>MINIMUM INTERIOR-SIDE YARD</b>									
Dwelling: Detached	20 feet	20 feet	15 feet	15 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Dwelling: Semi-Detached <sup>2</sup>	20 feet	20 feet	15 feet	15 feet	10 feet	10 feet	15 feet	10 feet	15 feet
All Other Uses	20 feet	20 feet	15 feet	15 feet	10 feet	10 feet	15 feet	10 feet	15 feet
<b>MINIMUM CORNER-SIDE YARD</b>									
All Uses	25 feet	25 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
<b>MINIMUM REAR YARD</b>									
All Uses	40 feet	40 feet	40 feet	30 feet	30 feet	30 feet	30 feet	25 feet	25 feet

<sup>1</sup> These minimums per district apply if less than 50% of the lots on the blockface have been developed. If, however, 50% or more of the lots on the blockface have been developed, the applicable minimum, for all of these districts, is the lesser of (i) the average of the front-yard depths of the improved lots or (ii) 40 feet.

<sup>2</sup> For semi-detached dwellings, interior-side yards are required only along the interior-side lot line where the party wall between dwellings is not located.

**Council Bill 17-0021**

**TABLE 9-301: ROWHOUSE AND MULTI-FAMILY RESIDENTIAL DISTRICTS –  
PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS						USE STANDARDS
	R-5	R-6	R-7	R-8	R-9	R-10	
<b>RESIDENTIAL</b>							
Day-Care Home: Adult or Child	P	P	P	P	P	P	Per § 14-310
Dwelling: Detached or Semi-Detached	P	P	P	P	P	CB	
Dwelling: Multi-Family	P	P	P	P	P	P	Per § 14-327
Dwelling: Rowhouse	P	P	P	P	P	P	
Fraternity or Sorority House					CO	CO	Per § 14-313
Home Occupation	P	P	P	P	P	P	Per § 15-507
Residential-Care Facility (16 or Fewer Residents)	P	P	P	P	P	P	Per § 14-334
Residential-Care Facility (17 or More Residents)	CB	CB	CB	CB	CB	CB	Per § 14-334
Rooming House (10 or Fewer Units)				CB	CB	CB	
Rooming House (11 or More Units)					CB	CB	
<b>INSTITUTIONAL</b>							
Community Center	CB	CB	CB	CB	CB	CB	
Cultural Facility	CB	CB	CB	CB	CB	CB	Per § 14-308
Educational Facility: Post-Secondary	CB	CB	CB	CB	CB	CB	
Educational Facility: Primary and Secondary	P	P	P	P	P	P	
Government Facility	CB	CB	CB	CB	CB	CB	
Hospital	CB	CB	CB	CB	CB	CB	
Place of Worship	P	P	P	P	P	P	Per § 14-332

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	<i>R-5</i>	<i>R-6</i>	<i>R-7</i>	<i>R-8</i>	<i>R-9</i>	<i>R-10</i>	
<b>1 OPEN-SPACE</b>							
<b>2 Community-Managed Open-Space Farm</b>	CB	CB	CB	CB	CB	CB	Per § 14-307
<b>3 Community-Managed Open-Space Garden</b>	P	P	P	P	P	P	Per § 14-307
<b>4 Park or Playground</b>	P	P	P	P	P	P	
<b>5 Urban Agriculture</b>	CB	CB	CB	CB	CB	CB	Per § 14-339
<b>6 COMMERCIAL</b>							
<b>7 Day-Care Center: Adult or Child</b>	CB	CB	CB	CB	CB	CB	Per § 14-309
<b>8 Lodge or Social Club</b>	CB	CB	CB	CB	CB	CB	Per § 14-320
<b>9 Neighborhood Commercial Establishment</b>	CB	CB	CB	CB	CB	CB	Per § 14-328
<b>10 OTHER</b>							
<b>11 Alternative Energy System: Community-</b> <b>12 Based <sup>1</sup></b>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-306
<b>13 Electric Substation: Enclosed, Indoor, or</b> <b>14 Outdoor</b>	CB	CB	CB	CB	CB	CB	Per § 14-340
<b>15 Parking Lot (Principal Use)</b>	CO	CO	CO	CO	CO	CO	Per § 14-331
<b>16 Parking Garage (Principal Use)</b>	CO	CO	CO	CO	CO	CO	Per § 14-331
<b>17 Telecommunications Facility</b>	CB	CB	CB	CB	CB	CB	Per § 14-338
<b>18 Utilities</b>	CB	CB	CB	CB	CB	CB	Per § 14-340
<b>19 Wireless Communications Services <sup>2</sup></b>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

<sup>1</sup> A Community-Based Alternative Energy System: (i) if on a lot less than 0.5 acre in lot area, requires conditional-use approval by the Zoning Board, and (ii) if on a lot 0.5 acres or more in lot area, is a permitted use.

<sup>2</sup> Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.

**Council Bill 17-0021**

**TABLE 9-401: ROWHOUSE AND MULTI-FAMILY RESIDENTIAL DISTRICTS—  
BULK AND YARD REGULATIONS**

CATEGORIES	SPECIFICATIONS (PER DISTRICT)					
	R-5	R-6	R-7	R-8	R-9	R-10
<b>MINIMUM LOT AREA</b>						
Community ... Open-Space Garden or Farm	None	None	None	None	None	None
Dwelling: Detached	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.
Dwelling: Semi-Detached	2,500 sq.ft.	2,000 sq.ft.	2,000 sq.ft.	2,000 sq.ft.	2,500 sq.ft.	2,000 sq.ft.
Dwelling: Rowhouse	2,500 sq.ft.	1,500 sq.ft.	1,100 sq.ft.	750 sq.ft.	750 sq.ft.	500 sq.ft.
Dwelling: Multi-Family (Generally)	2,500 sq.ft./du	1,500 sq.ft./du	1,100 sq.ft./du	750 sq.ft./du	550 sq.ft./du	200 sq.ft./du
Dwelling: Multi-Family (Age-Restricted)	1,875 sq.ft./du	1,125 sq.ft./du	825 sq.ft./du	575 sq.ft./du	550 sq.ft./du	200 sq.ft./du
Park or Playground	None	None	None	None	None	None
Residential-Care Facility (Generally)	Lot area to be comparable to that for a like-sized M-FD (Gen'ly)	Lot area to be comparable to that for a like-sized M-FD (Gen'ly)	Lot area to be comparable to that for a like-sized M-FD (Gen'ly)	Lot area to be comparable to that for a like-sized M-FD (Gen'ly)	Lot area to be comparable to that for a like-sized M-FD (Gen'ly)	Lot area to be comparable to that for a like-sized M-FD (Gen'ly)
Residential-Care Facility (Age-Restricted)	Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)	Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)	Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)	Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)	Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)	Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)
Rooming House	N/A	N/A	N/A	375 sq.ft./ru	275 sq.ft./ru	100 sq.ft./ru
Urban Agriculture	None	None	None	None	None	None
All Other Uses	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.
<b>MAXIMUM BLDG HEIGHT</b>						
Dwelling: Detached or Semi-Detached	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Dwelling: Rowhouse	35 feet	35 feet	35 feet	35 or 45 feet <sup>1</sup>	35 or 45 feet <sup>1</sup>	35 or 45 feet <sup>1</sup>
Dwelling: Multi-Family	35 or 45 feet <sup>2</sup>	35 or 45 feet <sup>2</sup>	35 or 45 feet <sup>2</sup>	45 or 60 feet <sup>3</sup>	3.0 FAR	6.0 FAR
All Other Uses	35 or 45 feet <sup>2</sup>	35 or 45 feet <sup>2</sup>	35 or 45 feet <sup>2</sup>	45 or 60 feet <sup>3</sup>	45 feet	45 feet

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	<i>R-5</i>	<i>R-6</i>	<i>R-7</i>	<i>R-8</i>	<i>R-9</i>	<i>R-10</i>
<b>MAXIMUM LOT COVERAGE</b>						
Dwelling: Detached or Semi-Detached	35%	35%	35%	35%	35%	35%
Dwelling: Rowhouse	40%	45%	50%	60% or 80% <sup>4</sup>	40%	80%
Dwelling: Multi-Family	40%	45%	70%	80%	40%	80%
All Other Uses	40%	40%	70%	70%	40%	70%
<b>MAXIMUM IMPERVIOUS SURFACE</b>						
Dwelling: Detached or Semi-Detached	60%	60%	60%	60%	60%	60%
Dwelling: Rowhouse (Rear Yard)	65%	65%	65%	65%	65%	65%
<b>MINIMUM FRONT YARD</b>						
Dwelling: Detached or Semi-Detached	Lesser of 25ft. or blockface average <sup>5</sup>	Lesser of 20ft. or blockface average <sup>5</sup>	Lesser of 20ft. or blockface average <sup>5</sup>	Lesser of 20ft. or blockface average <sup>5</sup>	Lesser of 40ft. or blockface average <sup>5</sup>	Lesser of 20ft. or blockface average <sup>5</sup>
Dwelling: Rowhouse	25 feet	20 feet	10 feet	None	25 feet	None
Dwelling: Multi-Family	25 feet	20 feet	10 feet	None	45 or 65 feet <sup>6</sup>	None
All Other Uses	25 feet	20 feet	10 feet	None	25 feet	None
<b>MINIMUM INTERIOR-SIDE YARD</b>						
Dwelling: Detached	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Dwelling: Semi-Det'd <sup>7</sup>	15 feet	15 feet	10 feet	10 feet	10 feet	10 feet
Dwelling: Rowhouse	None	None	None	None	None	None
Dwelling: Multi-Family	15 feet	15 feet	10 feet	10 feet	10 feet	10 feet
All Other Uses	15 feet	15 feet	15 feet	10 feet	10 feet	10 feet



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	<i>R-5</i>	<i>R-6</i>	<i>R-7</i>	<i>R-8</i>	<i>R-9</i>	<i>R-10</i>
<b>MINIMUM CORNER-SIDE YARD</b>						
Dwelling: Detached or Semi-Detached	20 feet	20 feet	15 feet	15 feet	15 feet	15 feet
Dwelling: Rowhouse	20 feet	20 feet	21 feet	None	None	None
Dwelling: Multi-Family	20 feet	20 feet	15 feet	15 feet	25 feet	15 feet
All Other Uses	20 feet	20 feet	15 feet	15 feet	15 feet	15 feet
<b>MINIMUM REAR YARD</b>						
Dwelling: Detached or Semi-Detached	25 feet	25 feet	25 feet	25 feet	10 feet	10 feet
Dwelling: Rowhouse	25 feet	25 feet	25 feet	20 feet	10 feet	10 feet
Dwelling: Multi-Family	25 feet	25 feet	25 feet	25 feet	10 feet	10 feet
All Other Uses	25 feet	25 feet	25 feet	25 feet	10 feet	10 feet

<sup>1</sup> A height higher than 35 feet – up to a maximum of 45 feet – may only be allowed by the Zoning Board as a conditional use for: (i) a rowhouse located on an interior lot that adjoins a street right-of-way of at least 30 feet wide; or (ii) a rowhouse located on a corner lot at which each of the adjoining street rights-of-way are at least 30 feet wide.

<sup>2</sup> For a structure located on an interior lot, the maximum height is 35 feet. For a structure located on a corner lot at which each of the adjoining street rights-of-way are at least 30 feet wide, the maximum height is 45 feet.

<sup>3</sup> For a structure located on an interior lot, the maximum height is 45 feet. For a structure located on a corner lot at which each of the adjoining street rights-of-way are at least 30 feet wide, the Zoning Board may allow a height of up to 60 feet as a conditional use.

<sup>4</sup> For a lot with a depth of 80 feet or more, the maximum lot coverage is 60%. For a lot with a depth of less than 80 feet, the maximum lot coverage is 80%.

<sup>5</sup> In this listing, “blockface average” means the average of the front-yard setbacks of the improved lots on the blockface.

<sup>6</sup> For a structure that comprises 6 or fewer stories, the minimum front-yard requirement is 45 feet. For a structure that comprises 7 or more stories, the minimum front-yard requirement is 65 feet. However, a structure designed with a courtyard is allowed a reduction of the minimum front-yard requirement, as provided in § 9-403 (“Setback reduction for courtyard design”).

<sup>7</sup> For semi-detached dwellings, interior-side yards are required only along the interior-side lot line where the party wall between dwellings is not located.

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**TABLE 10-301: COMMERCIAL DISTRICTS – PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS							USE STANDARDS
	C-1	C-1-VC	C-1-E	C-2	C-3	C-4	C-5	
<b>RESIDENTIAL</b>								
Day-Care Home: Adult or Child	P	P	P	P	P		P	Per § 14-310
Dwelling (Above Non-Residential Ground Floor)	P	P	P	P	P	CB	P	
Dwelling: Live-Work		P	P	P	P	CB	P	
Dwelling: Multi-Family	P	CB	P	P	P		P	Per § 14-327
Dwelling: Rowhouse	P	P	P	CB	CB		P	
Dormitory							P	
Fraternity or Sorority House	CO	CO	CO	CO	CO		CO	Per § 14-313
Residential-Care Facility (16 or Fewer Residents)	P	P	P	P	P		P	Per § 14-334
Residential-Care Facility (17 or More Residents)	CO	CO	CO	CO	CB		CB	Per § 14-334
Rooming House	CB	CB	CB	CB	CB		CB	
<b>INSTITUTIONAL</b>								
Community Center	CB	CB	CB	CB	P		P	
Cultural Facility	CB	CB	CB	CB	P		P	Per § 14-308
Educational Facility: Commercial-Vocational				CB	P	P	P	
Educational Facility: Post-Secondary	CB	CB	CB	CB	P	P	P	
Educational Facility: Primary and Secondary	CB	CB	CB	CB	CB		P	
Government Facility	CB	CB	CB	CB	CB	CB	CB	
Homeless Shelter					CB	CB	CB	
Hospital				CB	CB	CB	P	
Place of Worship	P	P	P	P	P	P	P	Per § 14-332

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	<i>C-1</i>	<i>C-1-VC</i>	<i>C-1-E</i>	<i>C-2</i>	<i>C-3</i>	<i>C-4</i>	<i>C-5</i>	
<b>1 OPEN-SPACE</b>								
<b>2 Community-Managed Open-Space Farm</b>	CB	CB	CB	CB	CB	CB	CB	Per § 14-307
<b>3 Community-Managed Open-Space Garden</b>	P	P	P	P	P	P	P	Per § 14-307
<b>4 Park or Playground</b>	P	P	P	P	P	P	P	
<b>5 Marina: Dry Storage</b>				CB	CB	P		Per § 14-323
<b>5 Marina: Recreational</b>				CB	CB	P	P	Per § 14-323
<b>7 Urban Agriculture</b>	CB	CB	CB	CB	CB	CB	CB	Per § 14-339
<b>3 COMMERCIAL</b>								
<b>9 Animal Clinic</b>	P	P	P	P	P	P	P	Per § 14-317
<b>10 Art Gallery</b>	P	P	P	P	P		P	
<b>11 Arts Studio</b>	P	P	P	P	P	P	P	
<b>12 Arts Studio: Industrial</b>				CB	CB	P	CB	
<b>13 Bail Bond Establishment</b>			CO	CO	CO	CO	CO	
<b>14 Banquet Hall</b>				CO	CB	CB	P	Per § 14-302
<b>15 Body Art Establishment</b>	CB	CB	CB	P	P	P	P	
<b>16 Broadcasting Station (TV or Radio)</b>				CB	P	P	P	
<b>17 Car Wash (Fully Enclosed Structure)</b>					P	P	CB	Per § 14-304
<b>18 Car Wash (Outdoor)</b>					CB	P		Per § 14-304
<b>19 Carry-Out Food Shop</b>	CB	CB	CB	P	P	P	P	
<b>20 Check-Cashing Establishment</b>	CO	CO	CO	CO	CO	CB	CB	
<b>21 Convention Center</b>							P	
<b>22 Day-Care Center: Adult or Child</b>	CB	CB	CB	P	P	P	P	Per § 14-309
<b>23 Drive-Through Facility</b>				CB	CB	CB		Per § 14-311
<b>24 Entertainment: Indoor</b>	CB	CB	P	P	P	P	P	Per § 14-312
<b>25 Entertainment: Live</b>			P		P	P	P	Per § 14-319
<b>26 Entertainment: Live (Accessory to 27 Restaurant, Tavern, Art Studio, or Art 28 Gallery)</b>	CB	CB		CB				Per § 14-319
<b>29 Financial Institution</b>	P	P	P	P	P	P	P	

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	<i>C-1</i>	<i>C-1-VC</i>	<i>C-1-E</i>	<i>C-2</i>	<i>C-3</i>	<i>C-4</i>	<i>C-5</i>	
1	<b>Commercial (cont'd)</b>							
2				CB	P	P		
3				CB	CB	P		Per § 14-314
4	P	P	P	P	P	P	CB	Per § 14-339
5	CB	CB	CB	P	P	P	P	
6	P	P	P	P	P	P	P	
7					CB	P		
8	CB	CB	CB	P	P	P	P	
9					CB	P	CB	Per § 14-317
10	CB	CB	CB	CB	P	P	P	Per § 14-320
11				P	P	P	P	Per § 14-325
12								
13					CB	P		Per § 14-325
14								
15	P			P	P	P	P	Per § 14-325
16								
17					CB	P		Per § 14-325
18								
19						P		Per § 14-326
20				P	P	P	P	Per § 14-326
21								
22				CB	P	P		Per § 14-326
23								
24	-	-	-	-	-	-	-	-
25	P	P	P	P	P	P	P	
26	P	P	P	P	P	P	P	Per § 14-329
27				CB	CB	CB	CB	
28	P	P	P	P	P	P	P	
29						CB		
30				P	P	P	P	Per § 14-312
31				CB	CB	CB	CB	Per § 14-312
32					CB	P		
33	P	CB	P	P	P	P	P	

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<i>Commercial (cont'd)</i>	<i>C-1</i>	<i>C-1-VC</i>	<i>C-1-E</i>	<i>C-2</i>	<i>C-3</i>	<i>C-4</i>	<i>C-5</i>	
Retail: Big Box Establishment					CB	CB	CB	Per § 14-335.1
Retail Goods Establishment (No Alcoholic Beverages Sales)	P	P	P	P	P	P	P	
Retail Goods Establishment (With Alcoholic Beverages Sales)	CO	CO	CO	CO	CO	P	P	Per § 14-336
Stadium						CB	CB	
Tavern	CB	CB	P	P	P	P	P	Per § 14-337
Video Lottery Facility				P			P	
<b>INDUSTRIAL</b>								
Food Processing: Light	CB	CB	CB	CB	CB	CB	CB	
Heliport							CB	
Helistop							CB	
Industrial: Light						P		
Mini-Warehouse					CB	P	CB <sup>1</sup>	
Motor Vehicle Operations Facility						P		
Movie Studio						P	P	
Printing Establishment				P	P	P	P	
Recycling Collection Station						CB		Per § 15-514
Research and Development Facility							P	
Truck Stop						CB		
<b>OTHER</b>								
Alternative Energy System: Community-Based	P	P	P	P	P	P	P	Per § 14-306
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	CB	CB	CB	CB	CB	Per § 14-340
Parking Lot (Principal Use)	CB	CB	CB	CB	P	P	CO	Per § 14-331
Parking Garage (Principal Use)				CB	P	P	CB <sup>2</sup>	Per § 14-331
Telecommunications Facility <sup>3</sup>	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 <sup>4</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

<sup>1</sup> Allowed only in an existing structure.

<sup>2</sup> However, along Pratt Street in the C-5 District, principal-use parking garages are prohibited. See § 10-503(c)(1).

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1       <sup>3</sup> Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered  
2 permitted uses.

3       <sup>4</sup> Only Wireless Communication Services that are modifications to – and do not substantially change the physical  
4 dimension of – an existing telecommunications facility, are considered permitted uses.

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**TABLE 10-401: COMMERCIAL DISTRICTS (C-1 TO C-4) – BULK AND YARD REGULATIONS**

CATEGORIES	SPECIFICATIONS (PER DISTRICT)					
	C-1	C-1-VC <sup>1</sup>	C-1-E	C-2	C-3	C-4
<b>MINIMUM LOT AREA</b>						
Dwelling: Live-Work, Multi-Family, or Rowhouse	300 sq.ft	5,000 sq.ft	550 sq.ft	225 sq.ft	300 sq.ft	300 sq.ft
Residential-Care Facility (Age-Restricted)	200 sq.ft/du	200 sq.ft/du	200 sq.ft/du	120 sq.ft/du	120 sq.ft/du	120 sq.ft/du
Rooming House	None	2,500 sq.ft/ru	None	None	None	N/A
All Other Uses	None	None	None	None	None	None
<b>MAXIMUM LOT AREA</b>						
Restaurant	None	4,000 sq. ft.	None	None	None	None
Retail Goods Est't (Food Store)	20,000 sq. ft.	15,000 sq. ft.	20,000 sq. ft.	None	None	None
All Other Uses	10,000 sq. ft.	2,000 sq. ft.	10,000 sq. ft.	None	None	None
<b>MAXIMUM BLDG HEIGHT</b>						
Dwelling: Multi-Family	60 feet	40 feet	60 feet	60 or 100 feet <sup>2</sup>	60 or 100 feet <sup>2</sup>	60 feet
Mixed-Use with Dwelling Above the Ground Floor	60 feet	40 feet	60 feet	60 or 100 feet <sup>2</sup>	60 or 100 feet <sup>2</sup>	60 feet
Residential-Care Facility (Age-Restricted)	60 feet	40 feet	60 feet	60 or 100 feet <sup>2</sup>	60 or 100 feet <sup>2</sup>	60 feet
All Other Uses	40 feet	40 feet	40 feet	60 feet	60 feet	60 feet
<b>MINIMUM BLDG HEIGHT</b>						
All Uses	20 feet	None	20 feet	20 feet	20 feet	None
<b>MAXIMUM FLOOR AREA RATIO</b>						
All Uses	None	0.8	None	None	None	None

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	<i>C-1</i>	<i>C-1-VC</i> <sup>1</sup>	<i>C-1-E</i>	<i>C-2</i>	<i>C-3</i>	<i>C-4</i>
<b>MINIMUM / MAXIMUM FRONT YARD</b>						
All Uses	No front yard required but, if one is provided, it may not exceed 5 feet	20 feet	No front yard required but, if one is provided, it may not exceed 5 feet	No front yard required but, if one is provided, it may not exceed 5 feet	None	None <sup>3</sup>
<b>MINIMUM INTERIOR-SIDE YARD</b>						
All Uses	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	None <sup>4</sup>
<b>MINIMUM CORNER-SIDE YARD</b>						
All Uses	For 1 <sup>st</sup> 25 ft. from front lot line: Where structure is to be located, must build to corner-side lot line. After 1 <sup>st</sup> 25 ft.: No yard requirement.	For 1 <sup>st</sup> 25 ft. from front lot line: Where structure is to be located, must build to corner-side lot line. Minimum setback of 25 ft.	For 1 <sup>st</sup> 25 ft. from front lot line: Where structure is to be located, must build to corner-side lot line. After 1 <sup>st</sup> 25 ft.: No yard requirement.	None	None	None <sup>5</sup>
<b>MINIMUM REAR YARD</b>						
All Uses	If rear yard abuts an alley: None. Otherwise: 20 ft.	30 feet	If rear yard abuts an alley: None. Otherwise: 20 ft.	If rear yard abuts an alley: None. Otherwise: 20 ft.	20 feet	20 feet

<sup>1</sup> In the C-1-VC District, no change to an existing setback or yard may be made unless approved by the Board as a variance.

<sup>2</sup> For a structure that contains dwellings above a non-residential use, a height of up to 100 feet may be allowed by the Board as a conditional use. Otherwise, the maximum height is 60 feet.

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

<sup>4</sup> However, if the interior-side lot line abuts a Residential Zoning District or an Office-Residential Zoning District, a minimum interior-side yard of 10 feet is required.

<sup>5</sup> All outdoor storage areas must be set back 10 feet from the corner-side lot line and the front lot line.

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

CATEGORIES	SPECIFICATIONS (PER SUBDISTRICT)						
	C-5-DC	C-5-III	C-5-DE	C-5-HT	C-5-TO	C-5-HS	C-5-G
<b>MAXIMUM BLDG HEIGHT</b>							
All Uses	None	100 feet	125 feet	80 feet	175 feet	175 feet	80 feet
<b>MINIMUM BLDG HEIGHT</b>							
All Uses	36 feet	None	36 feet	36 feet	36 feet	36 feet	36 feet
<b>MINIMUM FRONT YARD</b>							
All Uses	Build to front lot line <sup>1</sup>	None	Build to front lot line <sup>1</sup>	Build to front lot line <sup>1</sup>	Build to front lot line <sup>1</sup>	Build to front lot line <sup>1</sup>	Build to front lot line <sup>1</sup>
<b>MINIMUM INTERIOR-SIDE YARD</b>							
All Uses	None	None	None	None	None	None	None
<b>MINIMUM CORNER-SIDE YARD</b>							
All Uses	Build to corner-side lot line <sup>2</sup>	None	Build to corner-side lot line <sup>2</sup>	Build to corner-side lot line <sup>2</sup>	Build to corner-side lot line <sup>2</sup>	Build to corner-side lot line <sup>2</sup>	Build to corner-side lot line <sup>2</sup>
<b>MINIMUM REAR YARD</b>							
All Uses	None	None	None	None	None	None	None

<sup>1</sup> However, a front yard may be allowed by the Zoning Board as a conditional use.

<sup>2</sup> However, a corner-side yard may be allowed by the Zoning Board as a conditional use.

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

USES	DISTRICTS						USE STANDARDS
	OIC	BSC	I-MU	I-1	I-2	MI	
<b>RESIDENTIAL</b>							
Dwelling (Above Non-Residential Ground Floor)		P	P				
Dwelling: Live-Work			P	CB			
Dwelling: Multi-Family		P	P				Per § 14-327
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
<b>INSTITUTIONAL</b>							
Cultural Facility			CB				Per § 14-308
Educational Facility: Commercial-Vocational	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	
Homeless Shelter			CO				
Hospital		P	CO				
<b>OPEN-SPACE</b>							
Community-Managed Open-Space Farm	P	P	P				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			Per § 14-339

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	<i>OIC</i>	<i>BSC</i>	<i>I-MU</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
1	<b>COMMERCIAL</b>						
2			P	P			Per § 14-317
3			P				
4			P				
5	P		P	P			
6	CB						Per § 14-302
7			P				
8	P		P	P			
9				P	P		Per § 14-304
10		P	P	CB	CB		
11	P	P	P	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	Per § 14-309
12	CB						Per § 14-311
13		P	P				Per § 14-312
14			CB				Per § 14-319
15		CB					Per § 14-319
16							
17	P <sup>2</sup>	P	P				
18				CB	CB		Per § 14-314
19		P	P	P			Per § 14-339
20	P	P	P				
21			CO	CB			
22	P	P	CB				
23			CB	P			Per § 14-317
24			P	CB	CB	CB	Per § 14-320
25			CO	CO			Per § 14-326
26							
27		P	P	P			Per § 14-339
28	P	P	P	CB <sup>2,3</sup>	CB <sup>2,3</sup>	CB <sup>2,3</sup>	

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	<i>Commercial (cont'd)</i>	<i>OIC</i>	<i>BSC</i>	<i>I-MU</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
1	<i>Commercial (cont'd)</i>							
2	Outdoor Dining		P	P				Per § 14-329
3	Personal Services Establishment	P <sup>2</sup>	P	P	CB			
4	Recreation: Indoor		P	P				Per § 14-312
5	Recreation: Outdoor			CB				Per § 14-312
6	Restaurant	P <sup>2</sup>	P	P	CB	CB		
7	Retail Goods Establishment (No Alcoholic Beverages Sales)	CB	P	P	CB			
8								
9	Retail Goods Establishment (With Alcoholic Beverages Sales)		P	CO	CB			Per § 14-336
10								
11	Tavern		P	CO	CB	CB		Per § 14-337
12	Truck Repair				P	P		
13	<b>INDUSTRIAL</b>							
14	Alternative Energy System: Commercial	P	P	P	P	P		
15	Boat Manufacturing, Repair, and Sales			CB	P	P	CB	Per § 14-303
16	Commercial Composting Facility				CB	P		Per § 14-305
17	Contractor Storage Yard				P	P		Per § 14-330
18	Food Processing: Light	P		P	P			
19	Freight Terminal				P	P	P	
20	Heliport		CB		CB	CB		
21	Helistop		CB		CB	CB		
22	Industrial Boat Repair Facility					P	P	Per § 14-323
23	Industrial: General					P	CB	Per § 14-315
24	Industrial: Light	P	P	P	P	P		
25	Industrial: Maritime-Dependent					P	P	
26	Landfill: Industrial					CB		Per § 14-318
27	Marina: Dry Storage			CB	P	P		Per § 14-323
28	Marine Terminal					P	P	
29	Materials Recovery Facility					P		Per § 14-324
30	Mini-Warehouse			P	P			

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	<i>Industrial (cont'd)</i>	<i>OIC</i>	<i>BSC</i>	<i>I-MU</i>	<i>I-1</i>	<i>I-2</i>	<i>MI</i>	
1	Motor Vehicle Operations Facility				P	P		
2	Movie Studio	P		P	P	P		
3	Outdoor Storage Yard				P	P	P	Per § 14-330
4	Passenger Terminal			P	P	P	P	
5	Recyclable Materials Recovery Facility				P	P		Per § 14-333
6	Recycling Collection Station				CB	CB		Per § 15-514
7	Recycling and Refuse Collection Facility				P	P		
8	Research and Development Facility	P	P	P	P	P	P	
9	Resource Recovery Facility					CB		Per § 14-335
10	Shipyards					P	P	
11	Truck Stop				P	P		
12	Truck Terminal				P	P		
13	Warehouse	P		P	P	P	P	
14	Waterfreight Terminal					P	P	
15	Wholesale Goods Establishment	P		P	P	P		
16	<b>OTHER</b>							
17	Alternative Energy System: Community-Based	P	P	P	P	P	P	Per § 14-306
18	Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	CB	CB	CB	CB	Per § 14-340
19	Parking Lot (Principal Use)	P	P	CO	P	P	P	Per § 14-331
20	Parking Garage (Principal Use)	P	P	CO	P	P	P	Per § 14-331
21	Telecommunications Facility <sup>4</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338
22	Utilities	CB	CB	CB	CB	CB	CB	Per § 14-340
23	Wireless Communications Services <sup>5</sup>	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-338

<sup>1</sup> 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.

<sup>2</sup> Allowed only when secondary to a primary industrial use.

<sup>3</sup> 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.

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



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1  
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<sup>5</sup> Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.

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

CATEGORIES	SPECIFICATIONS (PER DISTRICT)					
	OIC	BSC	I-MU	I-1	I-2	MI
<b>MINIMUM LOT AREA</b>						
Dwelling: Live-Work, Multi-Family, or Rowhouse	N/A	300 sq. ft.	300 sq. ft.	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.
<b>MAXIMUM BLDG HEIGHT</b>						
All Uses	60 feet	150 feet <sup>1</sup>	60 feet	60 feet	None <sup>2</sup>	None <sup>2</sup>
<b>MINIMUM FRONT YARD</b>						
All Uses	None	None	None <sup>3</sup>	10 feet	10 feet	10 feet
<b>MINIMUM INTERIOR-SIDE YARD</b>						
All uses	None <sup>4</sup>	None <sup>4</sup>	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	None <sup>5</sup>	None <sup>6</sup>	None <sup>6</sup>
<b>MINIMUM CORNER-SIDE YARD</b>						
All Uses	None	None	None <sup>7</sup>	10 feet	10 feet	10 feet
<b>MINIMUM REAR YARD</b>						
	None <sup>8</sup>	None <sup>8</sup>	None <sup>8</sup>	None <sup>9</sup>	None <sup>9</sup>	None <sup>9</sup>
<b>BUFFER YARD REQ'T</b>						
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.			

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

<sup>2</sup> 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.

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1       <sup>3</sup> All outdoor storage areas must be set back 10 feet from the front lot line.

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

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

6       <sup>6</sup> 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  
7 minimum interior-side yard of 20 feet is required.

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

9       <sup>8</sup> However, if the rear lot line abuts an R Zoning District, a minimum rear yard of 20 feet is required.

10       <sup>9</sup> 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  
11 rear yard of 20 feet is required

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**TABLE 12-301: OFFICE-RESIDENTIAL DISTRICTS –  
PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS	USE STANDARDS
<b>OR</b>		
<b>RESIDENTIAL</b>		
Bed and Breakfast	CB	
Day-Care Home: Adult or Child	P	Per §14-310
Dwelling: Detached	P	
Dwelling: Semi-Detached	P	
Dwelling: Multi-Family	P	Per § 14-327
Dwelling: Rowhouse	P	
Fraternity or Sorority House	CO	Per § 14-313
Residential-Care Facility (16 or Fewer Residents)	P	Per § 14-334
Residential-Care Facility (17 or More Residents)	CO	Per § 14-334
Rooming House	CO	
<b>INSTITUTIONAL</b>		
Cultural Facility	P	Per 14-308
Educational Facility: Primary and Secondary	P	
Government Facility	CB	
Place of Worship	P	Per § 14-332
<b>OPEN-SPACE</b>		
Community-Managed Open-Space Farm	CB	Per § 14-307
Community-Managed Open-Space Garden	P	Per § 14-307
Park or Playground	P	
Urban Agriculture	CB	Per § 14-339

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<b>COMMERCIAL</b>		
Broadcasting Station (TV or Radio)	CB	
Health-Care Clinic	P	
Lodge or Social Club	CB	Per § 14-320
Neighborhood Commercial Establishment	CB	Per § 14-328
Office	P	
<b>OTHER</b>		
Electric Substation: Enclosed, Indoor, or Outdoor	CB	Per § 14-340
Parking Lot (Principal Use)	CB	Per § 14-331
Parking Garage (Principal Use)	CB	Per § 14-331
Telecommunications Facility <sup>1</sup>	CB, P	Per § 14-338
Utilities	CB	Per § 14-340
Wireless Communications Services <sup>2</sup>	CB, P	Per § 14-338

<sup>1</sup> Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

<sup>2</sup> Only Wireless Communication Services that are modifications to – and do not substantially change the physical dimension of – an existing telecommunications facility, are considered permitted uses.

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**TABLE 12-302: OFFICE-RESIDENTIAL DISTRICTS –  
BULK AND YARD REGULATIONS**

CATEGORIES	SPECIFICATIONS (PER SUBDISTRICT)	
	OR-1	OR-2
<b>MINIMUM LOT AREA</b>		
Dwelling: Multi-Family	500 sq.ft./du	200 sq.ft./du
All Other Uses	None	None
<b>MAXIMUM BLDG HEIGHT</b>		
All Uses	40 or 60 feet <sup>1</sup>	100 feet
<b>MINIMUM FRONT YARD</b>		
All Uses	None	None
<b>MINIMUM INTERIOR-SIDE YARD</b>		
All Uses	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet	No interior-side yard required but, if one is provided, it must be a minimum of 10 feet
<b>MINIMUM CORNER-SIDE YARD</b>		
All Uses	10 feet	None
<b>MINIMUM REAR YARD</b>		
All Uses	10 feet	10 feet

<sup>1</sup> A height higher than 40 feet – up to a maximum of 60 feet – may only be allowed by the Zoning Board as a conditional use.

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**TABLE 12-402: TRANSIT-ORIENTED DEVELOPMENT DISTRICTS –  
PERMITTED AND CONDITIONAL USES**

USES	DISTRICTS				USE STANDARDS
	TOD-1	TOD-2	TOD-3	TOD-4	
<b>RESIDENTIAL</b>					
Dwelling (Above Non-Residential Ground Floor)	P	P	P	P	
Dwelling: Multi-Family	P	P	P	P	Per § 14-327
Dwelling: Rowhouse	P	P	P	P	
Residential-Care Facility (16 or Fewer Residents)	P	P	P	P	Per § 14-334
Residential-Care Facility (17 or More Residents)	CB	CB	CB	CB	Per § 14-334
<b>INSTITUTIONAL</b>					
Community Center	P	P	P	P	
Cultural Facility	CB	CB	CB	P	Per § 14-308
Educational Facility: Commercial-Vocational	P	P	P	P	
Educational Facility: Post-Secondary	P	P	P	P	
Educational Facility: Primary and Secondary	P	P	P	P	
Government Facility	CB	CB	CB	CB	
Homeless Shelter	P	CB	P	CB	
Place of Worship		P		P	Per § 14-332
<b>OPEN-SPACE</b>					
Community ... Open-Space Garden or Farm	P	P	P	P	
Park or Playground (Passive Recreation Only) <sup>1</sup>		P		P	

**Council Bill 17-0021**

	<i>TOD-1</i>	<i>TOD-2</i>	<i>TOD-3</i>	<i>TOD-4</i>		
1	<b>COMMERCIAL</b>					
2	Animal Clinic	P		P	P	Per § 14-317
3	Art Gallery	P	P	P	P	
4	Arts Studio		P		P	
5	Banquet Hall		CO		CO	Per § 14-302
6	Day-Care Center: Adult or Child	P	P	P	P	Per § 14-309
7	Entertainment: Indoor		P		P	Per § 14-312
8	Entertainment: Live		CB		CB	Per § 14-319
9	Financial Institution		P		P	
10	Health-Care Clinic	P	P	P	P	
11	Health Center	P	P	P	P	
12	Hotel or Motel		P		P	
13	Kennel				CB	Per § 14-317
14	Lodge or Social Club		CO		CO	Per § 14-320
15	Office	P	P	P	P	
16	Outdoor Dining	P	P	P	P	
17	Personal Services Establishment	P	P	P	P	Per § 14-329
18	Recreation: Indoor		P		P	Per § 14-312
19	Restaurant	P <sup>2</sup>	P	P <sup>2</sup>	P	
20	Retail Goods Establishment (No Alcoholic 21 Beverages Sales)	P <sup>2</sup>	P	P <sup>2</sup>	P	
22	Retail Goods Establishment (With Alcoholic 23 Beverages Sales)		P		P	Per § 14-336
24	Tavern	CB	P	CB	P	Per § 14-337

**Council Bill 17-0021**

	<i>TOD-1</i>	<i>TOD-2</i>	<i>TOD-3</i>	<i>TOD-4</i>	
1 <b>OTHER</b>					
2 Electric Substation: Enclosed, Indoor, or 3 Outdoor	CB	CB	CB	CB	Per § 14-340
4 Parking Garage (Principal Use)	CB	CB	CB	CB	Per § 14-331
5 Parking Lot (Principal Use)	CB	CB	CB	CB	Per § 14-331
6 Telecommunications Facility <sup>3</sup>	CB, P	CB, P	CB, P	CB, P	Per § 14-338
7 Utilities	CB	CB	CB	CB	Per § 14-340
8 Wireless Communications Services <sup>4</sup>	CB, P	CB, P	CB, P	CB, P	Per § 14-338

9  
10 <sup>1</sup> No recreation facilities are allowed, except for standard playground equipment and outdoor furniture.

11 <sup>2</sup> Not to exceed 5,000 sq. ft. of the structure's gross floor area.

12 <sup>3</sup> Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered  
13 permitted uses.

14 <sup>4</sup> Only Wireless Communication Services that are modifications to – and do not substantially change the physical  
15 dimension of – an existing telecommunications facility, are considered permitted uses.

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Council Bill 17-0021

**TABLE 12-403: TRANSIT-ORIENTED DEVELOPMENT DISTRICTS –  
BULK AND YARD REGULATIONS**

CATEGORIES	SPECIFICATIONS (PER DISTRICT)			
	TOD-1	TOD-2	TOD-3	TOD-4
<b>MINIMUM LOT AREA</b>				
Dwelling: Multi-Family	300 sq.ft/du	None	300 sq.ft/du	None
All Other Uses	None	None	None	None
<b>MAXIMUM BUILDING HEIGHT</b>				
All Uses	60 feet and no more than 5 stories	60 feet and no more than 5 stories <sup>1</sup>	100 feet <sup>2</sup>	100 feet <sup>2</sup>
<b>MINIMUM BUILDING HEIGHT</b>				
All Uses	24 feet and no less than 2 stories	24 feet and no less than 2 stories	24 feet and no less than 2 stories	24 feet and no less than 2 stories
<b>MINIMUM / MAXIMUM FRONT YARD</b>				
All Uses	No front yard required but, if one is provided, it may not exceed 5 feet <sup>3</sup>	No front yard required but, if one is provided, it may not exceed 5 feet <sup>3</sup>	No front yard required but, if one is provided, it may not exceed 5 feet <sup>3</sup>	No front yard required but, if one is provided, it may not exceed 5 feet <sup>3</sup>
<b>MINIMUM INTERIOR-SIDE YARD</b>				
All Uses	None	None	None	None
<b>MINIMUM CORNER-SIDE YARD</b>				
All Uses	None	None	None	None
<b>MAXIMUM REAR YARD</b>				
All Uses	15 feet	15 feet	None	None

<sup>1</sup> A higher height – up to a maximum of 100 feet – may be allowed by the Zoning Board as a conditional use.

<sup>2</sup> A higher height may be allowed by the Zoning Board as a conditional use.

<sup>3</sup> However, the front yard may be increased to the extended needed accommodate a courtyard, plaza, or seating area adjacent to the public street.

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Council Bill 17-0021

**TABLE 12-502: EDUCATIONAL CAMPUS DISTRICTS –  
BULK AND YARD REGULATIONS**

CATEGORIES	SPECIFICATIONS (PER DISTRICT)	
	EC-1	EC-2
<b>MAXIMUM BLDG HEIGHT</b>		
All Uses	35 feet	65 feet
<b>MAXIMUM FLOOR AREA RATIO</b>		
All uses	0.8	None
<b>MINIMUM FRONT YARD</b>		
All Uses	None	None
<b>MINIMUM INTERIOR-SIDE YARD</b>		
All Uses	None <sup>1</sup>	None <sup>2</sup>
<b>MINIMUM CORNER-SIDE YARD</b>		
All Uses	None	None
<b>MINIMUM REAR YARD</b>		
All Uses	None <sup>3</sup>	None <sup>4</sup>

<sup>1</sup> However, if the interior-side lot line abuts a Residential Zoning District, a minimum interior-side yard of 20 feet is required.

<sup>2</sup> However, if the interior-side lot line abuts a Residential Zoning District, a minimum interior-side yard of 10 feet is required.

<sup>3</sup> However, if the rear lot line abuts a Residential Zoning District, a minimum rear yard of 40 feet is required.

<sup>4</sup> However, if the rear lot line abuts a Residential Zoning District, a minimum rear yard of 15 feet is required.

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**Council Bill 17-0021**

**TABLE 12-602: HOSPITAL CAMPUS DISTRICTS –  
BULK AND YARD REGULATIONS**

CATEGORIES	SPECIFICATIONS (FOR ALL HC DISTRICTS)
<b>MAXIMUM BUILDING HEIGHT</b>	
Adjacent to a Residential Zoning District (other than R-9 and R-10)	40 feet <sup>1</sup>
Adjacent to an R-9, R-10, or a C-1 to C-4 Zoning District	65 feet <sup>1</sup>
Adjacent to any other Zoning District	150 feet or, if higher, up to the height of the tallest structure existing on the campus as of June 5, 2017.
<b>MINIMUM FRONT YARD</b>	
All Uses	None
<b>MINIMUM INTERIOR-SIDE YARD</b>	
All Uses	None <sup>2</sup>
<b>MINIMUM CORNER-SIDE YARD</b>	
All Uses	None
<b>MINIMUM REAR YARD</b>	
All Uses	None <sup>3</sup>

<sup>1</sup> The structure may then rise at an angle of 45 degrees to a maximum of 150 feet.

<sup>2</sup> However, if the interior-side lot line abuts a Residential Zoning District, a minimum interior-side yard of 20 feet is required.

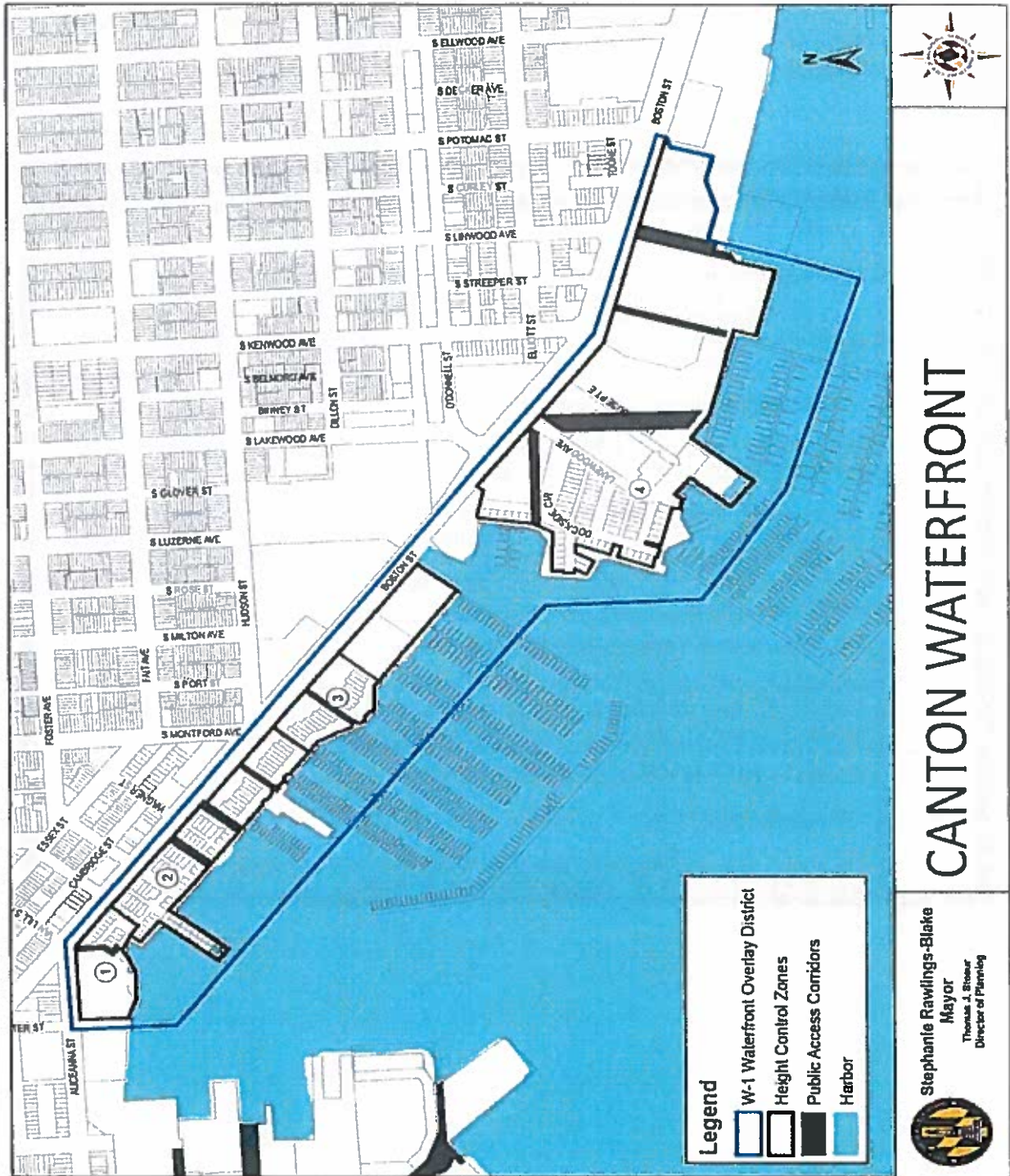
<sup>3</sup> However, if the rear lot line abuts a Residential Zoning District, a minimum rear yard of 10 feet is required.

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Council Bill 17-0021

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TABLE 12-903(1): CANTON WATERFRONT AREA



**Council Bill 17-0021**

**Height Limitations** - The height of structures along the waterfront shall not exceed 35 feet, except in Areas 1 through 4. Height controls are provided in Areas 1 through 4 to minimize the impact of building heights on adjacent neighborhoods. Specific locations for higher buildings are provided, as well as guidelines for building setbacks and stepbacks. The maximum building height shall be defined as the vertical distance measured, in the case of flat roofs, from the mean curb level of the highest point of the roof adjacent to the street wall, and in the case of pitched roofs, from the mean curb level to the mean height level of the roof. Where the walls of a building are not adjacent to a street curb, the height of a building shall be measured from the average elevation of the ground adjoining the walls.

AREA	HEIGHT LIMITATIONS
1	<p>Average height of the built area may not exceed 45 feet Maximum building height may be 50 feet.</p> <p>Maximum building height along Alicanna Street, Chester Street, and the water's edge may be 40 feet. Additional height above 40 feet up to the maximum of 50 feet may be constructed so that it is not visible from that portion of the promenade adjacent to the area or may step up at an angle of no more than 45 degrees. The building may be setback a minimum of 20 feet from the Chester Street right-of-way.</p>
2	<p>Average height of the built area may not exceed 65 feet.</p> <p>Maximum height, excluding HVAC or other mechanical systems, is 75 feet. Maximum height for the HVAC and other mechanical systems may not exceed 90 feet.</p> <p>The maximum building height on Boston Street, the northwest and the water's edge may be 60 feet. Additional height above 60 feet up to the maximum of 75 feet may be constructed so it is not visible from that portion of the promenade adjacent to the area and from the sidewalk on the north side of Boston Street adjacent to the area or may step up at an angle of no more than 45 degrees.</p>
3	<p>The water's edge may have a maximum height of 40 feet.</p> <p>Additional height above 40 feet up to a maximum height no higher than the existing properties at 2351- 2439 Boston Street may be constructed so that it is not visible from that portion of the promenade adjacent to the area or may step up at an angle of no more than 45 degrees.</p>
4	<p>Average height of the built area may not exceed 50 feet</p> <p>Maximum height is 79 feet.</p> <p>The water's edge may have a maximum height of 40 feet. Additional height above 40 feet may be setback at an angle of no more than 45 degrees up to 79 feet.</p>

**Council Bill 17-0021**

1 **Public Access Corridors** - Minimum width of the corridors may be 50 feet, unless otherwise noted  
 2 below. Landscaping, trees, lights, benches, tables, and other public amenities that will enhance, not  
 3 impede, public view of the water may be permitted. All access corridors should connect sidewalk and  
 4 promenade and be physically and visually uninterrupted. In cases where a public access corridor is to be  
 5 located between 2 properties, the center of the corridor may be on the property line and the width of the  
 6 corridor may be evenly divided between the 2 properties.

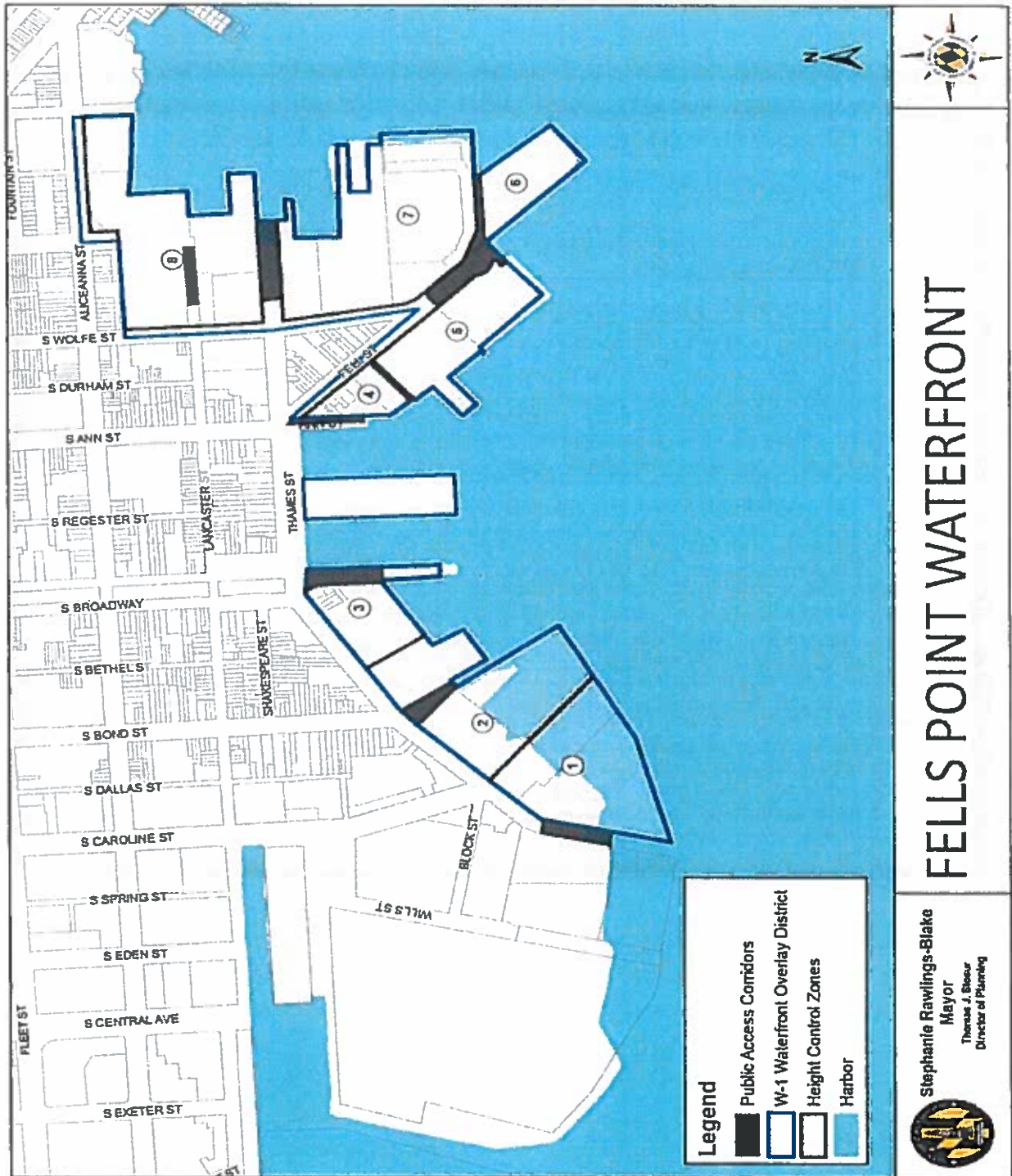
CORRIDOR	LOCATION
1	From a point at the approximate intersection of Boston and Aliceanna Streets south to the water between 2201 and 2121 Boston Street.
2	A 30 foot wide public access corridor may be designated between 2301 Boston Street (North shore) and 2351 Boston Street (Anchorage Townhomes), consisting of a 15 foot wide public access corridor each on 2301 Boston Street and 2351 Boston Street.
3	A 15-foot wide public access corridor may be designated between 2369 and 2371, between 2389 and 2401, and between 2419 and 2421 Boston Street.
4	A 30-foot wide public access corridor may be designated between 2439 and 2449 Boston Street.
5	From a point at the approximate intersection of Luzerne Avenue and Hudson Street due south along the axis of Luzerne Avenue to the waterfront park. In the Luzerne Avenue corridor, if financially necessary and subject to the review and approval of the Commissioner of Housing and Community Development, a second level pedestrian bridge may be allowed.
6	From a point at the approximate intersection of Lakewood Avenue and Boston Street due south along the axis of Lakewood Avenue through to the water.
7	From a point at the approximate intersection of Kenwood Avenue and Boston Street along the axis of the existing 2809 Boston Street approximately southwest to the water.
8	From a point at the approximate intersection of Linwood Avenue and Boston Street along the axis of the existing 2809 Boston Street approximately southwest to the water.
9	This public access corridor may be described by a set of parallel lines. The northern line may extend west from the intersection of Elliott Street and Kenwood Avenue along the north axis of Elliott Street to the water; the southern will be parallel and 50 feet south of the above line.

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TABLE 12-903(2): FELLS POINT WATERFRONT AREA



**Council Bill 17-0021**

**Height Limitations** - The maximum building height may be defined as the vertical distance measured, in the case of flat roofs, from the mean curb level of the highest point of the roof adjacent to the street wall, and in the case of pitched roofs, from the mean curb level to the mean height level of the roof. Where the walls of a building are not adjacent to a street curb, the height of a building may be measured from the average elevation of the ground adjoining the walls.

AREA	HEIGHT LIMITATIONS
1	The maximum building heights may be as set forth in the Constellation PUD.
2	The maximum building heights may be as set forth in the Constellation PUD.
3	Thames Street elevations may be no higher than 40 feet. A building addition up to a maximum of 53 feet will be permitted if it is set back and designed so that it is not visible from the street frontage opposite this area.
4	Maximum building height may not exceed 40 feet.
5	Maximum building height may not exceed 60 feet, except on the property known as 1000 Fell Street where rehabilitation of the roof structure to accommodate a seventh story is permitted, provided that this seventh story is recessed so as not to be Subject ton from the street frontage of the subject property, and a further exception is provided for the property known as 932-944 Fell Street (Belt's Wharf Condominium Property) for a building addition up to a maximum of 74 feet if recessed 40 feet from the street frontage of the property.
6	The average height of built area may be no more than 50 feet, with a maximum height of 60 feet. The maximum height along the water's edge is 40 feet. Additional height over 40 feet up to the maximum of 60 feet may be constructed so that it is not visible from that portion of the promenade adjacent to the area or may step up at an angle of no more than 45 degrees.
7	The average height of built area may be no more than 75 feet, with a maximum height of 90 feet. The maximum height along Wolfe Street and the water's edge is 40 feet. The maximum height along Thames Street is 60 feet. Additional height over the 40 feet and 60 feet up to the maximum of 90 feet may be constructed so that it is not visible from that portion of the promenade adjacent to the area, Wolfe Street or Thames Street or may step up at an angle of no more than 45 degrees.
8	The average height of built area may be 45 feet, with a maximum height of 65 feet. The maximum height on Aliceanna Street, Chester Street and the water side may be 40 feet for a minimum of 40 feet depth. The building may be set back a minimum of 20 feet from the Chester Street right-of-way. Additions to the existing building at 705 S. Wolfe Street are permitted up to 65 feet. These additions may be set back so as not to be Subject ton from Wolfe Street, Aliceanna Street and the promenade adjacent to the area.



**Council Bill 17-0021**

**Public Access Corridors** - In order to assure public access to the Pedestrian Promenade and to preserve and enhance views of the water, the following public access corridors may be designated. The minimum width of the corridors may be 50 feet. Landscaping, trees, lights, benches, tables, and other public amenities that will enhance, not impede, public view of the water may be permitted. Off-street parking is not permitted within these corridors, except following review and approval of the Commissioner of the Department of Housing and Community Development. All access corridors should connect sidewalk and promenade and be physically and visually uninterrupted, and they must be accessible 24 hours daily. The general location of the following public access corridors are shown on the accompanying exhibit.

CORRIDOR	LOCATION
1	From a point at the approximated intersection of Thames, Philpot, and Caroline Streets extended south to the water.
2	From a point at the approximate intersection of Thames and existing Caroline Street southeast to the water.
3	From the eastern right-of-way of Bond and Thames Streets, 50 feet west to a point, southeast to the water's edge to a point, 100 feet east on the water's edge to the point of the existing right-of-way of Bond Street north to the intersection of Bond and Thames Streets.
4	From the end of Broadway south to the water.
5	From the end of Ann Street south to the water.
6	From a point approximately in front of 929 Fell Street southwest to the water.
7	From a point at the end of Fell Street east to the water along the property line between 1001 Fell Street and 935 S. Wolfe Street. The corridor may extend 25 feet on either side of the property line.
8	From a point at the intersection of Washington Street extended and Thames Street south to the water.
9	From point at the approximate intersection of Fell and Wolfe Streets southeast to the water.
10	From the end of Thames Street east to the water.
11	From the end of Lancaster Street east to the water.
12	From a point at the approximate intersection of Aliceanna and Chester Streets south to the water.
13	The following public streets – Broadway, Ann, and Chester Streets – may be designated as long view corridors. New obstructions, such as balconies, bridges or structures may be permitted only with prior approval of the Commissioner of the Department of Housing and Community Development.
14	From a point at the approximate intersection of the realigned Wills Street and Philpot Street south to the water.

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**Council Bill 17-0021**

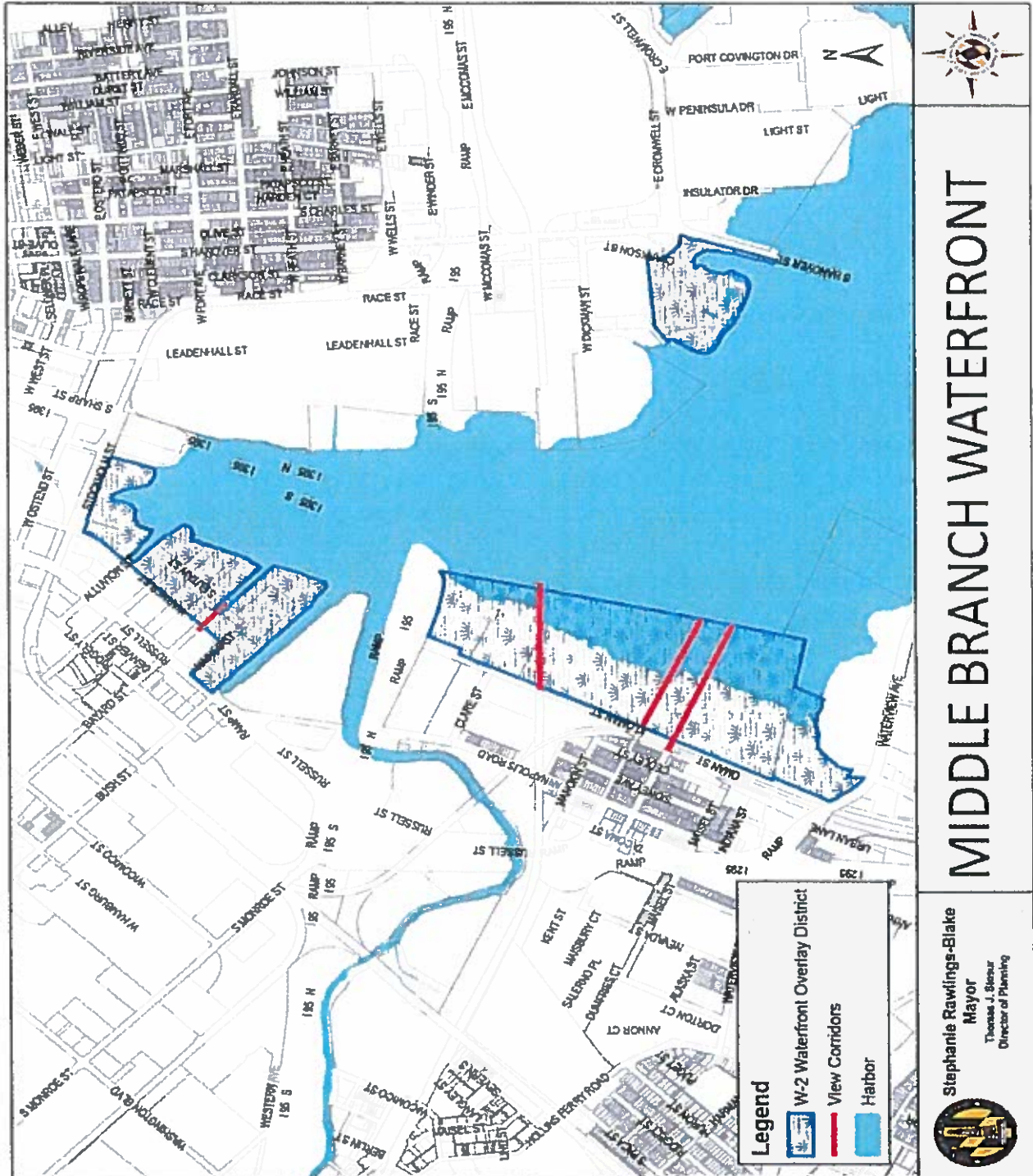
AREA	HEIGHT LIMITATIONS
1	<p>Building height may not exceed 290 feet above Mean Low Tide. Building coverage in this area may not exceed the following percentages of the existing aggregate of those areas:</p> <p>(a) Grade to El. 58 feet: 65%.                      (b) El. 58 feet to El. 150 feet: 30%.                      (c) El. 150 feet to El. 390 feet: 16%.</p> <p>Maximum height of El. 58 feet in the area north of the eastward extension of Grindall Street and Key Highway.</p> <p>No structure located between El. 150 feet and El. 390 feet shall exceed 14,000 square feet in area nor be located less than 100 feet from any structure located between El. 150 feet and El. 390 feet. Rooftop mechanical equipment may exceed such a maximum permitted elevations, as approved by DHCD.</p>
2	<p>Minimum Building Height along Key Highway – 35 feet.                      Maximum Base Building Height – 60 feet.</p> <p>15 foot setback for building above 40 feet along Key Highway.                      All new buildings shall be setback a minimum of 18' from the existing curb line of Key Highway.</p> <p>Towers (building above 60 feet base building height) subject to the following:</p> <p>Maximum Floor-plates above 60 feet – 11,000 Gross Square Feet (GSF).                      Spaced no less than 100 feet from another tower.                      Maximum Total Building Height – 140 feet.</p> <p>Priority Open Space Bonus: additional height and density above 140 feet may be earned for the development of priority open space in Areas A, B, and C as labeled on the Table 12-903(3) Key Highway Waterfront Area, at a rate of 10 GSF building/ 1.0 GSF of priority open space provided. Only bonus density may be used above 140 feet. Maximum building height with bonuses shall not exceed 290 feet. Priority Open Space created to calculate bonus density may not exceed 37,500 total square feet in Area A and may not exceed 28,000 total square feet in Areas B and C combined. Priority open space does not include the required Promenade and is to be built and maintained by the landowner for credit. Open spaces shall be established by public easements granted to the City.</p>

AREA	PUBLIC-ACCESS AND PUBLIC-VIEW CORRIDORS
1	<p>Public-Access Corridors must be provided from Key Highway to the water's edge from the five locations shown and connect the public sidewalk along Key Highway to the Public Promenade.</p>
2	<p>Public-Access Corridors must be a minimum of 20 feet in width of permanently constructed hard scape within a Public-View Corridor. The associated Public-View Corridor must be a minimum of 60 feet wide that connects the public sidewalk along Key Highway to the Public Promenade.</p>



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TABLE 12-903(4): MIDDLE BRANCH WATERFRONT AREA



**Council Bill 17-0021**

***{TO BE DETERMINED}***

**Council Bill 17-0021**

**TABLE 12-1302: PORT COVINGTON DISTRICT – PERMITTED AND CONDITIONAL USES**

USES	SUBDISTRICTS				USE STANDARDS
	PC-1	PC-2	PC-3	PC-4	
<b>RESIDENTIAL</b>					
Day-Care Home: Adult or Child	P	P	P		Per § 14-310
Dwelling (Above Non-Residential Ground Floor)	P	P	P		
Dwelling: Multi-Family	P	P	P		Per § 14-327
Dwelling: Rowhouse			P		
Dwelling: Live-Work	P	P	P		
Fraternity or Sorority House		P	P		
Residential-Care Facility (16 or Fewer Residents)	P	P	P		Per § 14-334
Residential-Care Facility (17 or More Residents)	P	CB	P		Per § 14-334
<b>INSTITUTIONAL</b>					
Community Center	P	P	P	P	
Cultural Facility	P	P	P	P	Per § 14-308
Educational Facility: Commercial-Vocational		P	P	P	
Educational Facility: Post-Secondary		P	P	P	
Educational Facility: Primary and Secondary		P	P	P	
Government Facility	P	P	P	P	
Homeless Shelter		CB	CB		
Hospital		P	P		
Place of Worship	P	P	P		Per § 14-332
<b>OPEN-SPACE</b>					
Community-Managed Open-Space Farm	P	P	P	P	Per § 14-307
Community-Managed Open-Space Garden	P	P	P	P	Per § 14-307
Fishing Pier	P	P	P	P	

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	<i>PC-1</i>	<i>PC-2</i>	<i>PC-3</i>	<i>PC-4</i>	
1	<b>Open-Space (cont'd)</b>				
2	P	P	P	P	
3	P	P	P		
4	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	Per § 14-323
5	P	P	P	P	
6	P	P	P	P	
7	P	P	P	P	Per § 14-339
8	CB	CB	CB		
9	<b>COMMERCIAL</b>				
10		P	P		Per § 14-317
11	P	P	P	P	
12	P	P	P		
13	P	P	P		
14	P	P	P	P	Per § 14-302
15	P	P	P	P	
16	P	P	P	P	
17		P	P	P	Per § 14-304
18		CB	CB	P	Per § 14-304
19	P	P	P	P	
20	CB	CB	CB	CB	
21		P	P	P	
22		P	P	P	
23		P	P	P	Per § 14-309
24	P	P	P		Per § 14-311
25		P	P	P	
26	P	P	P	P	Per § 14-312



**Council Bill 17-0021**

	<i>Commercial (cont'd)</i>	<i>PC-1</i>	<i>PC-2</i>	<i>PC-3</i>	<i>PC-4</i>	
1						
2	Entertainment: Live	P	P	P	P	Per § 14-319
3	Fairground		P	P		
4	Financial Institution	P	P	P	P	
5	Funeral Home	P	P	P	P	
6	Gas Station		P	P		Per § 14-314
7	Greenhouse or Nursery	P	P	P	P	Per § 14-339
8	Health-Care Clinic		P	P	P	
9	Health Center		P	P	P	
10	Heavy Sales, Rental, or Service		CB	P		
11	Hotel or Motel	P	P	P	P	
12	Kennel		P	P		Per § 14-317
13	Lodge or Social Club	P	P	P	P	Per § 14-320
14	Motor Vehicle Dealership (Fully Enclosed Structure)		P	P		Per § 14-325
15						
16	Motor Vehicle Dealership (Outdoor Vehicle Display)		P	P		Per § 14-325
17						
18	Motor Vehicle Rental Establishment (Fully Enclosed Structure)		P	P	P	Per § 14-325
19						
20	Motor Vehicle Rental Establishment (Outdoor Vehicle Display)		P	P		Per § 14-325
21						
22	Motor Vehicle Service and Repair: Major		P	P		Per § 14-326
23	Motor Vehicle Service and Repair: Minor (Fully Enclosed Structure)		P	P	P	Per § 14-326
24						
25	Motor Vehicle Service and Repair: Minor (Outdoor Vehicle Storage)		P	P		Per § 14-326
26						
27	Nursery (See "Greenhouse or Nursery")	-	-	-	-	-
28	Office	P	P	P	P	
29	Outdoor Dining	P	P	P	P	Per § 14-329
30	Pawn Shop		CB	CB		

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<i>Commercial (cont'd)</i>	<i>PC-1</i>	<i>PC-2</i>	<i>PC-3</i>	<i>PC-4</i>	
Personal Services Establishment	P	P	P	P	
Racetrack		P	P		
Recreation: Indoor	P	P	P	P	Per § 14-312
Recreation: Outdoor	P	P	P	P	Per § 14-312
Recreational Vehicle Dealership			P		
Restaurant	P	P	P	P	
Retail Goods Establishment (No Alcoholic Beverages Sales)	P	P	P	P	
Retail Goods Establishment (With Alcoholic Beverages Sales)	P	P	P	P	Per § 14-336
Stadium	P	P	P	P	
Tavern	P	P	P	P	Per § 14-337
Video Lottery Facility		P	P		
<b>INDUSTRIAL</b>					
Alternative Energy System: Commercial	P	P	P	P	
Boat Manufacturing, Repair, and Sales					Per § 14-303
Commercial composting facility		CB	P		Per § 14-305
Food Processing: Light	P	P	P	P	
Contractor Storage Yard		CB	P		Per § 14-330
Freight Terminal		CB	P		
Heliport	P	P	P	P	
Helistop	P	P	P	P	
Industrial Boat Repair Facility		P	P		Per § 14-323
Industrial: General		P	P	P	Per § 14-315
Industrial: Light		P	P	P	
Industrial: Maritime-Dependent	P	P	P	P	
Marina: Dry Storage		P	P		Per § 14-323

**Council Bill 17-0021**

	<i>PC-1</i>	<i>PC-2</i>	<i>PC-3</i>	<i>PC-4</i>	
<b>Industrial (cont'd)</b>					
Marine Terminal		CB	CB		
Materials Recovery Facility		CB	P		Per § 14-324
Mini-Warehouse		P	P		
Motor Vehicle Operations Facility		P	P		
Movie Studio		P	P		
Outdoor Storage Yard		CB	P	P	Per § 14-330
Passenger Terminal	P	P	P	P	
Printing Establishment		P	P		
Recyclable Materials Recovery Facility		CB	P		Per § 14-333
Research and Development Facility	P	P	P	P	
Resource Recovery Facility		CB	CB		Per § 14-335
Shipyards		P	P		
Truck Stop		CB	CB		
Truck Terminal		CB	CB		
Warehouse		P	P	P	
Waterfreight Terminal		CB	CB		
Wholesale Goods Establishment		P	P	P	
<b>OTHER</b>					
Alternative Energy System: Community-Based	P	P	P	P	Per § 14-306
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	CB	CB	Per § 14-340
Parking Lot (Principal Use)		P	P	P	Per § 14-331
Parking Garage (Principal Use)		P	P	P	Per § 14-331
Telecommunications Facility <sup>2</sup>	CB, P	CB, P	CB, P	CB, P	Per § 14-338
Utilities	CB	CB	CB	CB	Per § 14-340
Wireless Communications Services <sup>3</sup>	CB, P	CB, P	CB, P	CB, P	Per § 14-338

<sup>1</sup> Subject to conformance with the Marina Master Plan.

<sup>2</sup> Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

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1 <sup>3</sup> Only Wireless Communication Services that are modifications to – and do not substantially change the physical  
2 dimension of – an existing telecommunications facility, are considered permitted uses.

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**TABLE 12-1303: PORT COVINGTON DISTRICT – BULK AND YARD REGULATIONS**

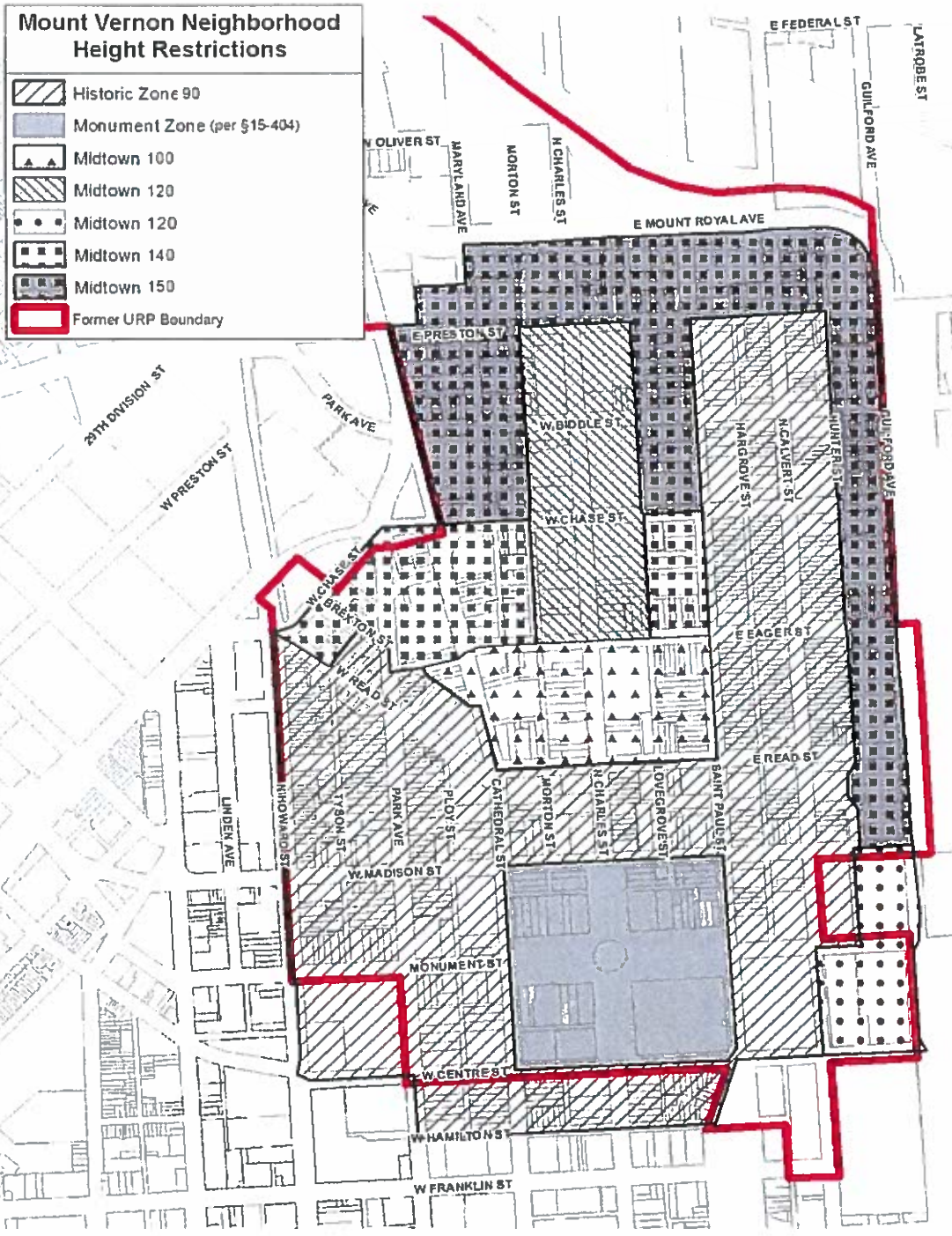
CATEGORIES	SPECIFICATIONS (PER SUBDISTRICT)			
	TOD-1	TOD-2	TOD-3	TOD-4
<b>MINIMUM LOT AREA</b>				
All Uses	None	None	None	None
<b>MAXIMUM BUILDING HEIGHT</b>				
All Uses	100 feet	None	200 feet	None
<b>MINIMUM BUILDING HEIGHT</b>				
All Uses	None	20 feet <sup>1</sup>	20 feet <sup>1</sup>	None
<b>MINIMUM FRONT YARD</b>				
All Uses	None	None	None	None
<b>MINIMUM INTERIOR-SIDE YARD</b>				
All Uses	None	None	None	None
<b>MINIMUM CORNER-SIDE YARD</b>				
All Uses	None	None	None	None
<b>MAXIMUM REAR YARD</b>				
All Uses	None	None	None	None

<sup>1</sup> However, a structure used for one or more of the following purposes has no minimum height requirement: open-space uses, alternative energy systems, utilities, or government facilities .

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**TABLE 15-405: MOUNT VERNON NEIGHBORHOOD HEIGHT MAP**



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**TABLE 15-601: PERMITTED ENCROACHMENTS INTO REQUIRED YARDS**

PERMITTED ENCROACHMENTS	FRONT YARD/ CORNER-SIDE YARD	INTERIOR- SIDE YARD	REAR YARD
Accessibility ramp	x	x	x
Alternative energy system, solar, ground-mounted – As in § 15-517	x	x	x
Alternative energy system, wind – As in § 15-518			x
Amateur (ham) radio equipment (§ 15-202) – Not incl. tower	x	x	x
Amateur (ham) radio equipment (§ 15-202) – Tower			x
Arbor or trellis – Attached to principal structure	x	x	x
Arbor or trellis – Freestanding			x
Awning, sun shade, or canopy extending from a window, porch, or door – No more than 3' into a required yard	x	x	x
Balcony – At least 5' from front lot line or corner-side lot line	x		x
Chimney – No more than 2' into a required yard	x	x	x
Compost pile – Must be (i) within a bin (no open air composting); and (ii) at least 3' from any lot line			x
Cornice, eave, belt course, sill, 1-story bay window, or similar architectural feature – No more than 2' into a required yard	x	x	x
Deck			x
Exterior stairwell – No more than 4' into a required yard			x
Fence or wall (Front or corner-side yard) – No more than 3.5' high	x		
Fence or wall (Rear or interior-side yard) – No more than 6' high		x	x
Fire escape	x Corner-side yard only	x	x
Fireplace			x
Flagpole	x	x	x
Garage (Residential, detached) (§ 15-511)			x
Greenhouse or hoop-house (§ 15-506)			x
Laundry-drying equipment			x

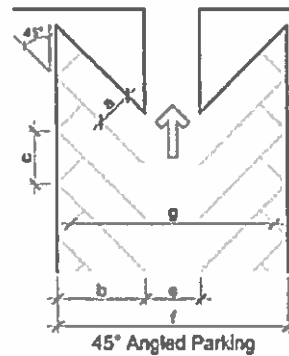
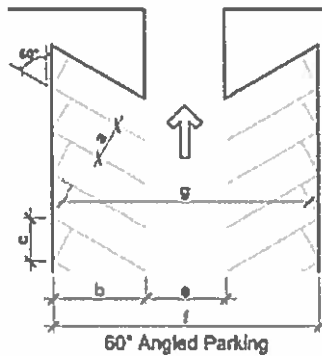
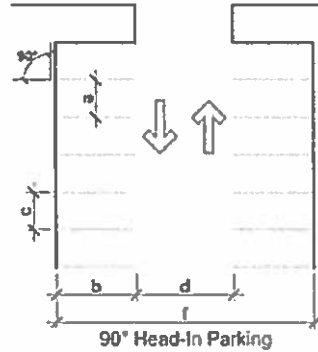
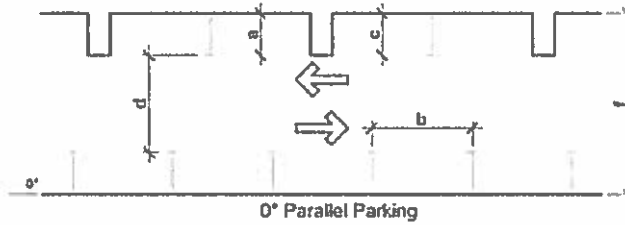
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	<i>PERMITTED ENCROACHMENTS</i>	<i>FRONT YARD/ CORNER-SIDE YARD</i>	<i>INTERIOR- SIDE YARD</i>	<i>REAR YARD</i>
2	Lawn furniture (benches, bird baths, sundials, etc.)	x	x	x
3	Lighting, exterior	x	x	x
4	Mechanical equipment (§ 15-508)	x	x	x
5	Patio or terrace, open	x	x	x
6	Playground equipment and playhouses	x Corner-side yard only	x	x
7	Porch (§ 15-512), unenclosed, with or without roof – No more than 1	x	x	x
8	story high; No more than 8' into a required yard.			
9	Rain barrel or above-ground cistern	x	x	x
10	Recycling collection station (§ 15-514)			x
11	Refuse disposal container or storage area (§ 15-515)		x	x
12	Satellite dish antenna (§ 15-516) – 1 meter or less in diameter	x	x	x
13	Satellite dish antenna (§ 15-516) – More than 1 meter in diameter		x Non-res'l districts only	x
14	Shed, tool house, or similar storage structure	x	x	x
15	Steps, open	x	x	x
16	Stormwater management facilities	x	x	x
17	Swimming pool			x
18	Tennis court			x
19	Terrace ( <i>See</i> "Patio or terrace")	-	-	-
20	Tool house ( <i>See</i> "Shed...")	-	-	-
21	Walls ( <i>See</i> "Fence or wall")	-	-	-

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TABLE 16-402: OFF-STREET PARKING DIMENSIONS

PARKING ANGLE $x^\circ$	MINIMUM DIMENSIONS						
	Stall Width (a)	Stall Depth (b)	Skew Width (c)	Aisle Width (Two-Way) (d)	Aisle Width (One-Way) (e)	Overall Module (f)	Wheel Stop (g)
0° (Parallel)	9 feet	18 feet	9 feet	22 feet	11 feet	41 feet	—
90° (Head-In)	9 feet	18 feet	9 feet	22 feet	20 feet	58 feet	—
60°	9 feet	21 feet	9.8 feet	—	18 feet	60 feet	55.75 feet
45°	9 feet	19.8 feet	12 feet	—	12.5 feet	52 feet	46 feet



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**TABLE 16-406: REQUIRED OFF-STREET PARKING**

USES	PARKING SPACES REQUIRED
Adult Use	3 per 1,000 sq. ft. of GFA
Alternative Energy System	2 per 1,000 sq. ft. of office area
Animal Clinic	1 per examination room
Art Gallery	1 per 1,000 sq. ft. of GFA
Arts Studio	1 per 2,000 sq. ft. of studio area
Arts Studio: Industrial	1 per 2,000 sq. ft. of studio area
Bail Bond Establishment	2 per 1,000 sq. ft. of GFA
Banquet Hall	1 per 10 persons of fire-rated capacity
Boat Manufacturing, Repair, and Sales	1 per 4 employees on peak shift + 1 per company vehicle maintained on the premises
Body Art Establishment	1 per 1,000 sq. ft. of GFA
Broadcasting Station (Tv or Radio)	1 per 2 employees on peak shift + 1 per company vehicle maintained on the premises
Carry-Out Food Shop	2 per 1,000 sq. ft. of GFA + 3 stacking spaces per drive-through lane
Car Wash	2 per service bay
Cemetery	2 per 1,000 sq. ft. of office area + 1 per 4 persons of fire-rated capacity in chapel
Check-cashing Establishment	2 per 1,000 sq. ft. of GFA
Commercial composting facility	1 per employee on peak shift
Community Center	1 per 10 persons of fire-rated capacity
Contractor Storage Yard	2 per 1,000 sq. ft. of office and public-use areas
Convention Center	1 per 10 persons of fire-rated capacity
Country Club	Cumulative of various uses within the development (golf course, restaurant, etc.)
Cultural Facility	1 per 4,000 sq. ft. of GFA
Day-Care Center: Adult or Child	1 per 4 employees on peak shift
Driving Range	1.5 per tee stand

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1	Dwelling: All unless otherwise specified	1 per dwelling unit
2	Dwelling: Live-Work	1 per dwelling unit
3	Dwelling: Multi-Family (Age-Restricted)	1 per 2 dwelling units
4	Educational Facility: Commercial-Vocational	1 per 4 employees on peak shift + 1 per 25 students, based on maximum student capacity + 1 per facility vehicle if outdoor component (e.g., driving track) is present
6	Educational Facility: Post-Secondary	1 per 4 employees on peak shift + 1 per 25 students based on the maximum student capacity
7	Educational Facility: Primary and Secondary	1 per 4 employees on peak shift + 1 per 50 students, based on maximum student capacity
9	Entertainment: Indoor – Generally	1 per 10 persons of fire-rated capacity
10	Entertainment: Indoor – Movie Theater	1 per 4 seats for first 400 seats + 1 per 6 seats after first 400
11	Entertainment: Live (Principal Use)	1 per 10 persons of fire-rated capacity
12	Financial Institution	2 per 1,000 sq. ft. of GFA + 2 stacking spaces per drive-through lane
13	Food Processing: Light	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
14	Fraternity or Sorority House	1 per 2 rooming units
15	Freight Terminal	3 per 20,000 sq. ft. of warehousing area + 3 per 1,000 sq. ft. of office area
16	Funeral Home	2 per 1,000 sq. ft. of office area + 1 per 4 persons of fire-rated capacity in chapel + 1 per company vehicle maintained on the premises
17	Gas Station	2 per 1,000 sq. ft. of accessory retail area
18	Golf Course	3 per hole
19	Government Facility	1 per 1,000 sq. ft. of office and public-use areas + 1 per government vehicle maintained on the premises
20	Greenhouse or Nursery	2 per 1,000 sq. ft. of GFA (including outdoor sales or display area)
21	Health-Care Clinic	3 per 1,000 sq. ft. of GFA
22	Health Center	2 per 1,000 sq. ft. of public use area
23	Heavy Sales, Rental, or Service	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
24	Horse Stable	1 per 5 stalls
25	Hospital	1 per 10 hospital beds + 1 per 4 employees (including staff doctors) on peak shift + 1 per 2 examination rooms in medical offices

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1	Hotel or Motel	1 per 4 rooms
2	Industrial Boat Repair Facility	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
3	Industrial: General	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
4	Industrial: Light	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
5	Industrial: Maritime-Dependent	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
6	Kennel	2 per 1,000 sq. ft. of public waiting area
7	Landfill: Industrial	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area
8	Lodge or social club	1 per 10 persons of fire-rated capacity
9	Marina: Dry Storage	1 per 4 slips (Note: During the off-season, September 15 to May 14, the parking area may be used for the storage of boats, trailers, or other related materials, as long as at least 10% of required parking remains)
10	Marina: Recreational	1 per 2 slips
11	Marine Terminal	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
12	Materials Recovery Facility	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area
13	Mini-Warehouse	1 per 50 storage units
14	Motor Vehicle Dealership	1 per 1,000 sq. ft. of GFA
15	Motor Vehicle Operations Facility	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area
16	Motor Vehicle Rental Establishment	2 per 1,000 sq. ft. of office and public-use areas + 1 per company vehicle maintained on the premises
17	Motor Vehicle Service and Repair, Major	2 per service bay
18	or Minor	
19	Movie Studio	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area
20	Nursery (See "Greenhouse or Nursery")	
21	Office	1 per 800 sq. ft. of GFA
22	Outdoor Storage Yard	1 per 1,000 sq. ft. of office and public-use areas
23	Passenger Terminal	3 per 1,000 sq. ft. of GFA
24	Pawn Shop	2 per 1,000 sq. ft. of GFA
25	Personal Services Establishment	2 per 1,000 sq. ft. of GFA
26	Place of Worship	1 per 4 persons of fire-rated capacity; or, for places of worship whose worshipers are required to walk to worship because of religious tenet, 1 per 8 persons of fire-rated capacity + 1 or more additional spaces as required by this Code for other uses on the site

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1	Printing Establishment	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
2	Racetrack	1 per 10 persons of fire-rated capacity
3	Recreation: Indoor	1 per 2,000 sq. ft. of GFA
4	Recreation: Outdoor	2 per 1,000 sq. ft. of public-use area (not including actual playing field or pool)
5	Recreational Vehicle Dealership	1 per 1,000 sq. ft. of GFA
6	Recyclable Materials Recovery Facility	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area
7	Recycling and Refuse Collection Facility	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area
8	Research and Development Facility	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
9	Residential-Care Facility	1 per 4 employees on peak shift + 1 per 6 residents; however, if the facility does not permit residents to have vehicles at the facility, the facility need not provide off-street parking spaces for residents
10	Resource Recovery Facility	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area
11	Restaurant	1 per 1,000 sq. ft. of indoor public seating area + 3 stacking spaces per drive-through lane
12	Retail: Big Box Establishment	2 per 1,000 sq. ft. of GFA
13	Retail Goods Establishment	2 per 1,000 sq. ft. of GFA
14	Rooming House	1 per 2 rooming units
15	Shipyards	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
16	Stadium	1 per 10 persons of fire-rated capacity
17	Tavern	1 per 1,000 sq. ft. of indoor public seating area
18	Truck Repair	2 truck-sized parking spaces per service bay + 1 per 4 employees on peak shift
19	Truck Stop	1 truck-sized space per 5,000 sq. ft. of site area + 1 per 4 employees on peak shift
20	Truck Terminal	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 truck-sized space per 5,000 sq. ft. of site area
21	Urban Agriculture	1 per company vehicle maintained on the premises
22	Video Lottery Facility	1 per 10 persons of fire-rated capacity
23	Warehouse	1 per 20,000 sq. ft. of warehousing area + 3 per 1,000 sq. ft. of office area
24	Waterfreight Terminal	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA
25	Wholesale Goods Establishment	Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA



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**TABLE 16-501: COLLECTIVE PARKING CALCULATION**

LAND USE	WEEKDAYS			WEEKENDS		
	Mid – 7am	7am – 6pm	6pm – Mid	Mid – 7am	7am – 6pm	6pm – Mid
<b>RESIDENTIAL</b>	100%	55%	85%	100%	65%	75%
<b>COMMERCIAL</b>						
Hotel or Motel	100%	50%	90%	100%	65%	80%
Movie Theater	0%	70%	100%	5%	70%	100%
Office	5%	100%	5%	0%	40%	10%
Restaurant	50%	70%	100%	45%	70%	100%
All Other Comm'l	0%	100%	80%	0%	100%	60%
<b>INDUSTRIAL</b>	5%	100%	5%	0%	60%	10%

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**TABLE 16-705: REQUIRED BICYCLE SPACES**

***CAUTION: THE REQUIREMENTS OF THIS TABLE ARE SUBJECT TO VARIOUS STATUTORY QUALIFICATIONS, EXEMPTIONS, STANDARDS, MINIMUM REQUIREMENTS, AND ADJUSTMENTS. FOR SPECIFICS, CONSULT § 16-705 OF THIS CODE.***

USES	LONG-TERM SPACES REQ'D	SHORT-TERM SPACES REQ'D
Art Gallery	1 per 10,000 sq. ft. of GFA	1 per 5,000 sq. ft. of GFA
Arts Studio	1 per 10,000 sq. ft. of GFA	1 per 5,000 sq. ft. of GFA
Banquet Hall	1 per 200 persons of fire-rated capacity	None
Cemetery	1 per 10,000 sq. ft. of office and chapel areas	1 per 7,500 sq. ft. of office and chapel areas
Convention Center	1 per 20,000 sq. ft. of GFA	1 per 40,000 sq. ft. of GFA
Cultural Facility	1 per 10,000 sq. ft. of GFA	1 per 10,000 sq. ft. of GFA
Day-Care Center: Adult or Child	1 per 10,000 sq. ft. of GFA	None
Dwelling: Multi-Family (Generally)	1 per 4 dwelling units	1 per 12 dwelling units
Dwelling: Multi-Family (Age-Restricted)	75% of general multi-family requirement	75% of general multi-family req't
Educational Facility: Commercial-Vocational or Post-Secondary	1 per 20 employees on peak shift + 1 per 25 students based on maximum student capacity	None
Educational Facility: Primary and Secondary	1 per 20 employees on peak shift + 1 per 50 students based on maximum student capacity	None
Entertainment: Indoor (Generally)	1 per 150 persons of fire-rated capacity	None
Entertainment: Indoor (Movie Theater)	1 per 10,000 sq. ft. of GFA	1 per 5,000 sq. ft. of GFA
Entertainment: Outdoor	1 per 15,000 sq. ft. of public-use area	1 per 5,000 sq. ft. of public-use area
Financial Institution	1 per 10,000 sq. ft. of GFA	1 per 25,000 sq. ft. of GFA
Government Facility	1 per 8,000 sq. ft. of GFA	1 per 15,000 sq. ft. of GFA
Health-Care Clinic	1 per 50,000 sq. ft. of GFA	1 per 30,000 sq. ft. of GFA
Hospital	1 per 50,000 sq. ft. of GFA	1 per 30,000 sq. ft. of GFA

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	<i>USES</i>	<i>LONG-TERM SPACES</i>	<i>SHORT-TERM SPACES</i>
1			
2	Hotel or Motel	1 per 8 guest units	None
3	Industrial: General	1 per 30,000 sq. ft. of GFA	None
4	Office	1 per 10,000 sq. ft. of GFA	1 per 25,000 sq. ft. of GFA
5	Parking Lot or Garage (Principal Use)	1 per 20 vehicle parking spaces	None
6	Park or Playground	None	None
7	Passenger Terminal	None	None
8	Personal Services Establishment	1 per 10,000 sq. ft. of GFA	1 per 5,000 sq. ft. of GFA
9	Place of Worship	1 per 15,000 sq. ft. of GFA	1 per 7,500 sq. ft. of GFA
10	Recreation: Indoor	1 per 150 persons of fire-rated capacity	None
11	Recreation: Outdoor	1 per 15,000 sq. ft. of public-use area	1 per 5,000 sq. ft. of public-use area
12	Residential-Care Facility	1 per 8 residents; however, if the facility does not permit residents to have bicycles at the facility, the facility need not provide bicycle parking spaces for them	1 per 16 residents; however, if the facility does not permit residents to have bicycles at the facility, the facility need not provide bicycle parking spaces for them
13	Restaurant	1 per 4,000 sq. ft. of GFA	1 per 4,000 sq. ft. of GFA
14	Retail Goods Establishment	1 per 10,000 sq. ft. of GFA	1 per 5,000 sq. ft. of GFA
15	Stadium	1 per 200 seats	None
16	Tavern	1 per 4,000 sq. ft. of GFA	1 per 4,000 sq. ft. of GFA

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**TABLE 16-902: OFF-STREET LOADING REQUIREMENTS**

USES	LOADING SPACES REQUIRED
<b>COMMERCIAL AND INSTITUTIONAL USES</b>	
20,000 – 100,000 sq. ft. of GFA	1 loading space
Over 100,000 sq. ft. of GFA	2 loading spaces
<b>INDUSTRIAL USES</b>	
5,000 – 10,000 sq. ft. of GFA	1 loading space
10,001 – 40,000 sq. ft. of GFA	2 loading spaces
40,001 – 100,000 sq. ft. of GFA	3 loading spaces
Plus. for each additional 100,000 sq. ft. of GFA	1 additional loading space

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**TABLE 17-804: FREESTANDING SIGN REGULATIONS**

DISTRICTS	MONUMENT SIGN		POLE SIGN	
	MAXIMUM AREA	MAXIMUM HEIGHT	MAXIMUM AREA	MAXIMUM HEIGHT
<b>RESIDENTIAL</b>				
R-1A through R-10	32 sq. ft.	6'	Prohibited	Prohibited
<b>COMMERCIAL</b>				
C-1	32 sq. ft.	6'	Prohibited	Prohibited
C-1-E	32 sq. ft.	6'	Prohibited	Prohibited
C-1-VC	32 sq. ft.	6'	Prohibited	Prohibited
C-2	32 sq. ft.	6'	14 sq. ft.	16'
C-3	50 sq. ft.	8'	32 sq. ft.	20'
C-4	50 sq. ft.	8'	32 sq. ft.	20'
C-5	50 sq. ft.	8'	Prohibited	Prohibited
<b>INDUSTRIAL</b>				
OIC	50 sq. ft.	8'	50 sq. ft.	24'
BSC	50 sq. ft.	8'	50 sq. ft.	24'
I-MU	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'
<b>SPECIAL PURPOSE</b>				
OR	32 sq. ft.	6'	Prohibited	Prohibited
EC-1 and EC-2	50 sq. ft.	8'	32 sq. ft.	20'
H	50 sq. ft.	8'	32 sq. ft.	20'
TOD-1, -2, -3, and -4	32 sq. ft.	6'	Prohibited	Prohibited
<b>OPEN SPACE AND ENVIRONMENTAL</b>				
OS: See § 17-809 {"Open-Space directional signs"} and § 17-810 {"Open-Space identification signs"}				

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**TABLE 17-812: PROJECTING SIGN REGULATIONS**

DISTRICTS	MAXIMUM SIGN AREA	
	GROUND FLOOR	2 <sup>ND</sup> FLOOR
<b>RESIDENTIAL</b>		
R-1A through R-10	Prohibited	Prohibited
<b>COMMERCIAL</b>		
C-1	12 sq. ft.	6 sq. ft.
C-1-E	12 sq. ft.	6 sq. ft.
C-1-VC	12 sq. ft.	6 sq. ft.
C-2	16 sq. ft.	8 sq. ft.
C-3	24 sq. ft.	12 sq. ft.
C-4	24 sq. ft.	12 sq. ft.
C-5	36 sq. ft.	12 sq. ft.
<b>INDUSTRIAL</b>		
OIC	48 sq. ft.	Prohibited
BSC	48 sq. ft.	Prohibited
I-MU	48 sq. ft.	Prohibited
I-1 and I-2	48 sq. ft.	Prohibited
MI	48 sq. ft.	Prohibited
<b>SPECIAL PURPOSE</b>		
OR	Prohibited	Prohibited
EC-1	Prohibited	Prohibited
EC-2	36 sq. ft.	12 sq. ft.
H	36 sq. ft.	12 sq. ft.
TOD-1, -2, -3, and -4	16 sq. ft.	8 sq. ft.
<b>OPEN SPACE AND ENVIRONMENTAL</b>		
OS: See § 17-809 {"Open-Space directional signs"} & § 17-810 {"Open-Space identification signs"}		

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1       **SECTION 4. AND BE IT FURTHER ORDAINED,** That if a section, subsection, paragraph,  
2 subparagraph, tabulated item or subitem, or other statutory unit is added to or repealed from City  
3 Code Article 32 {"Zoning"} by this or any subsequent Ordinance, the Department of Legislative  
4 Reference, in codifying the amendatory Ordinance, is authorized to renumber or reletter related  
5 statutory units as appropriate to reflect the added or repealed unit and is further authorized to  
6 conform cross-references to the renumbered or relettered statutory units.

7       **SECTION 5. AND BE IT FURTHER ORDAINED,** That the Department of Legislative Reference is  
8 further authorized to edit Code Article 32 {"Zoning"}, as enacted by Ordinance 16-581 and  
9 amended by this Ordinance, to substitute, one for another, terms that are expressly defined as  
10 synonyms (e.g., "Finance Director" for "Director of Finance") as appropriate for contextual  
11 location and improved readability.

12  
13       **SECTION 6. AND BE IT FURTHER ORDAINED,** That the catchlines contained in this Ordinance  
14 are not law and may not be considered to have been enacted as a part of this or any prior  
15 Ordinance.

16       **SECTION 7. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on (i) the date  
17 on which Ordinance 16-581 becomes effective or (ii) if later, the date on which this Ordinance is  
18 enacted.

