



## MEMORANDUM

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

From: Alice Kennedy, Housing Commissioner



Date: February 13, 2024

**Re: City Council Bill 23-0446 Zoning - C-5-IH Inner Harbor Subdistrict - Amendment**

### Introduction

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 23-0446 for the purpose of amending the description C-5-IH Inner Harbor Subdistrict; and amending the bulk and yard regulations for the Subdistrict.

If enacted, City Council Bill 23-0446 would modify the C-5-IH Inner Harbor Subdistrict by:

- Adding “and mixed-use” to the statement that development be “predominately pedestrian-oriented.”
- Removing the phrase, “development is relatively low-scaled to accommodate the view of the harbor from adjoining subdistricts.”
- Replacing the 100’ height maximum building height with no maximum height. (The current URP does provide some limits relating to building height and development type within the area however it is set to expire in 2040.)

### DHCD Analysis

At its regular meeting of December 21<sup>st</sup>, 2023, the Planning Commission concurred with the recommendation of its Departmental staff and recommended the Bill be amended and approved by the City Council. Planning staff recommended exploring the creation of a Waterfront Overlay for the Inner Harbor based on other Waterfront Overlay areas within the city. This could allow for the eventual elimination of the C-5-IH zoning category as well as the repeal of the URP.

The modifications to the C-5-IH Inner Harbor Subdistrict proposed in this Bill would amend the bulk and yard regulations for the Subdistrict to accommodate a wider range of uses. The addition of mixed-use dwellings in the subject area may help to address the housing shortage, that exists both in Baltimore and State-wide, by providing additional residential housing options that would complement the existing recreational and commercial uses around the harbor by adding population density that could support the area’s commercial tenants. The changes may improve the pedestrian environment and allow for new construction that is compatible with existing development.



BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

The subject property is not located within any of DHCD's Impact Investment Areas, Community Development Zones, or Streamlined Code Enforcement Areas. The Bill does not have an operational or fiscal impact on DHCD and the proposed changes to the description of the C-5-IH Inner Harbor Subdistrict would not endanger public health, safety or welfare.

## Conclusion

DHCD requests a **favorable** report on City Council Bill 23-0446.

*AK/jw*

*cc: Ms. Nina Themelis, Mayor's Office of Government Relations*

**Brandon M. Scott**, Mayor • **Alice Kennedy**, Housing Commissioner

417 East Fayette Street • Baltimore, MD 21202 • 443-984-5757 • [dhcd.baltimorecity.gov](http://dhcd.baltimorecity.gov)