


<b>FROM</b>	NAME & TITLE	Steve Sharkey, Acting Director	CITY of <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of General Services 800 Abel Wolman Municipal Building		
	SUBJECT	<b>CITY COUNCIL BILL 12-0152</b>		

**TO**

DATE: April 1, 2013

The Honorable President and Members  
of the Baltimore City Council  
c/o Karen Randle  
Room 400 – City Hall

I am herein reporting on City Council Bill 12-0152 introduced by the Council President on behalf of the Administration (Department of Planning).

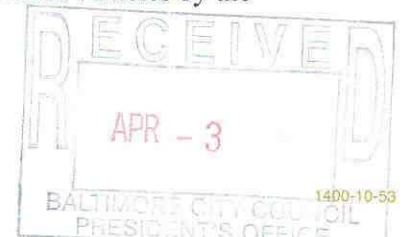
The purpose of the Bill is to establish a new Zoning Code for Baltimore City; modify the laws governing the agencies and officials who administer the City’s zoning processes and provide for the respective powers and duties of these agencies and officials; establish new zoning districts and adopt maps and profiles for these districts; establish the requirements and procedures for obtaining zoning amendments, use permits, and other approvals; establish use regulations and bulk and yard regulations for various districts; establish design standards for development, off-street parking requirements, sign regulations and other regulations for various districts; require special reviews for certain proposed developments, including site plan review, environmentally sensitive areas review, design review, and landscape review; provide for the establishment and regulation of planned unit developments; establish certain transition rules and authorize the continuation of certain nonconforming uses and structures; provide for conditional uses, variances and other modifications or approvals; define certain terms; establish certain rules of construction; prohibit certain conduct; establish enforcement procedures, including civil and criminal penalties; conform cross-references in other articles; correct, clarify, and conform related provisions; provide for a special effective date; and generally relating to zoning and development laws of the City of Baltimore.

The Department of Planning and the Planning Commission initiated a reexamination of the Baltimore City Zoning Code several years ago. Since the last major revision to the Code in 1971, much has changed in Baltimore’s communities and economies. Under the umbrella of TransForm Baltimore, a new Zoning Code was developed to provide for more effective zoning controls, protect the character of neighborhoods, and to guide development in ways that will encourage appropriate community revitalization. City Council Bill 12-0152 is the proposed comprehensive rewrite of the Zoning Code.

The Department of General Services is pleased that in updating the Zoning Code, recognition of and provisions are made for the following:

- Subtitle 5 {Accessory Structures and Uses} § 15-503 Automobile charging station (electric and solar). The new Zoning Code would allow as an accessory structure or use public electric charging stations within parking lots or parking garages, whether the parking is a principal or accessory use (page 249). This Department has used grants to introduce electric charging stations in City garages and other locations to provide convenient recharging of electric vehicles. These charging stations must be available in sufficient quantity to encourage the purchase and use of electric powered vehicles by the public.

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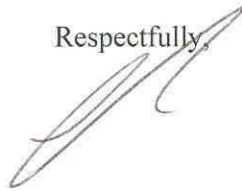


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- Subtitle 5 {Accessory Structures and Uses} §§ 15-517 and 15-518 now provide clear guidelines for Alternative Energy Systems for Solar and Wind systems (page 258-260). Standards for roof mounted or ground mounted installations include the necessary setback, height, safety and screening requirements. In addition, under Title 14 {Use Standards} § 14-306, provision is now made for Community-based Alternative Energy Systems (page 215). Enabling communities to share in alternative energy systems will make these systems more affordable, broadening the availability to more citizens and more communities.
- Subtitle 4 {Design of Off-Street Parking Facilities} § 16-405 describes the process to lawfully establish a curb cut, including the requirement for a curb cut permit from the Department of General Services.
- Various sections of the Code reference the need for a Minor Privilege permit for encroachments into City right-of-way, as in § 9-502(f) and § 9-503(f) for certain architectural features, § 15-509 Outdoor Sales and Display, § 17-503 Banners (Temporary), and § 17-702 A-Frame Signs.

The Department of General Services commends the Department of Planning and the Planning Commission on City Council Bill 12-0152 and supports its passage.

Respectfully,



STEVE SHARKEY  
ACTING DIRECTOR

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