

TJA

<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE <b>MEMO</b>	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 8 <sup>TH</sup> FLOOR, 417 EAST FAYETTE STREET		
	SUBJECT	CITY COUNCIL BILL #12-0152 / TRANSFORM BALTIMORE- COMPREHENSIVE ZONING (Revised)		

**TO**

DATE:

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

September 20, 2013

At its regular meeting of September 19, 2013 the Planning Commission considered the revised and amended staff recommendations on City Council Bill #12-0152,

for the purpose of establishing a new Zoning Code of Baltimore City; modifying the laws governing the agencies and officials who administer the City's zoning processes, including the Zoning Administrator, the Board of Municipal and Zoning Appeals, the Planning Commission, the Planning Director, and the Commissioner of Housing and Community Development; providing for the respective powers and duties of these agencies and officials; establishing new zoning districts for the City, including Residential, Commercial, Industrial, Open Space, Environmental, Special Purpose, and Overlay Districts; adopting maps and profiles for the various districts; establishing the requirements and procedures for obtaining zoning amendments, use permits, and other approvals; establishing use regulations for various districts, including permitted uses, conditional uses, and prohibited uses; establishing bulk and yard regulations for various districts, including height, lot coverage, lot areas, floor area ratio, and yard size standards; establishing design standards for development in various districts; establishing off-street-parking requirements, sign regulations, and other regulations for various districts; requiring special reviews for certain proposed developments, including site plan review, environmentally sensitive areas review, design review, and landscape review; providing for the establishment and regulation of planned unit developments; establishing certain transition rules and authorizing the continuation of certain nonconforming uses and structures, subject to certain conditions; providing for conditional uses (special exceptions), variances, and other modifications or approvals; defining certain terms; establishing certain rules of construction; prohibiting certain conduct; establishing enforcement procedures, including civil and criminal penalties; conforming cross-references in other articles; correcting, clarifying, and conforming related provisions; providing for a special effective date; and generally relating to zoning and development laws of the City of Baltimore.

The Planning Commission reviewed the amended departmental staff recommendations, the attached spread sheet and maps and voted favorably, eight members being present, all in favor. These amended recommendations replace the March 21, 2013 Planning Commission recommendations.

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #12-0152 be amended and passed by the City Council.

If you have any questions, please contact Ms. Laurie Feinberg, Assistant Director, at 410-396-1275.

TJS/LRF

Attachment

cc: Ms. Kaliopé Parthemos, Deputy Chief for Economic and Neighborhood Development  
Mr. Alex Sanchez, Chief of Staff  
Ms. Angela Gibson, Mayor's Office  
The Honorable Rochelle "Rikki" Spector, Council Rep. to Planning Commission  
Mr. David Tanner, BMZA  
Mr. Geoffrey Veale, Zoning Administration  
Mr. Nicholas Blendy, DHCD  
Ms. Barbara Zektick, DOT  
Ms. Elena DiPietro, Law Dept.  
Ms. Karen Randle, Council Services