



## BILL SYNOPSIS

Committee: Land Use

Bill: 19-0474

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### Rezoning - 3925 Gough Street

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**Sponsor:** Councilmember McCray

**Introduced:** December 5, 2019

**Purpose:**

For the purpose of changing the zoning for the property known as 3925 Gough Street (Block 6311, Lot 031), as outlined in blue on the accompanying plat, from the I-1 Zoning District to the IMU-2 Zoning District.

**Effective:** The 30th day after the date it is enacted

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### Agency Reports

Planning Commission	Favorable
Board of Municipal and Zoning Appeals	
Department of Transportation	
City Solicitor	Favorable with Comments
Department of Housing and Community Development	
Baltimore Development Corporation	Favorable
Parking Authority	Not Opposed

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## Analysis

### Current Law

Article 32 – Zoning, Zoning District Map Sheet 58. Baltimore City Revised Code (Edition 2000).

Under § 5-508(b)(1) of Article 32 – Zoning, and the State Land Use Article, the City Council may approve a rezoning based on a finding that there was either:

- (1) a substantial change in the character of the neighborhood where the property is located; or
- (2) a mistake in the existing zoning classification.

### Background

The bill would change the zoning for the property known as 3925 Gough Street from the I-1 Zoning District to the IMU-2 Zoning District. The property is located on the southwest corner of the intersection of Gough Street and Grundy Street. It measures 200' wide along Gough Street and 145' deep along Grundy Street, comprising 29,000 square feet or approximately .66 acres. The property is currently improved with a vacant one-story industrial building.

The property is located in the Highlandtown neighborhood, which is comprised of a mixture of medium-density attached residential dwellings, neighborhood-scale commercial establishments, and light industrial uses. Directly to the north of the subject property is Highlandtown Elementary / Middle School #237, to the west are two-story attached residential dwellings, to the south is a one-story warehouse/office building, and to the east is light industrial. The property is also located within the State-designated Highlandtown Arts and Entertainment District.

The property is currently zoned I-1 (Light Industrial), a designation shared by the properties to the immediate south and east, and has had this zoning designation since the effective date of Transform Baltimore in 2017. Prior to Transform Baltimore, the property was zoned M-I-2 (Light Manufacturing). The property has been vacant for several years since the previous use, an automotive repair business, vacated the property.

The intended purposes for the current and proposed zoning districts, as described in Article 32, are below:

### Current Zoning District – I-1

The I-1 Light Industrial Zoning District is intended to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses. Light industrial uses are enclosed low-intensity, non-nuisance light fabrication and assembly type manufacturing, with little to no outside impacts.

### Proposed Zoning District – IMU-2

The IMU Industrial Mixed-Use Zoning Districts are intended to encourage the reuse of older industrial buildings for light industrial use, as well as a variety of non-industrial uses. These older industrial buildings are often surrounded by residential and other non-industrial uses, though in many cases they are also transition zones between a heavy industrial area and a major road or a less intense use or district. The IMU-2 District prohibits all residential uses.

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### **Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Statement of Intent, Reporting Agencies, Bill 19-0474.

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