



**BILL SYNOPSIS**

**Committee: Economic and Community Development**

**Bill: 21-0054**

---

**Rezoning - 605 South Caton Avenue**

---

**Sponsor:** Councilmember Porter

**Introduced:** March 22, 2021

**Purpose:**

For the purpose of changing the zoning for the property known as 605 South Caton Avenue, as outlined in red on the accompanying plat, from the C-2 Zoning District to the I-2 Zoning District; and providing for a special effective date.

**Effective:** The date it is enacted.

---

**Agency Reports**

Planning Commission	Favorable/Amendment
Board of Municipal and Zoning Appeals	Defers to Planning
Department of Transportation	No Objection
City Solicitor	Favorable
Department of Housing and Community Development	No Objection
Baltimore Development Corporation	Favorable
Department of Finance	Defers to BMZA and Planning

---

## Analysis

### Current Law

Article 32 – Zoning, Zoning District Map Sheet 63. 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 605 South Caton Avenue from C-2 Zoning District to the I-2 Zoning District. The property is located on the southeast corner of the intersection of Caton Avenue and Strickland Street. The property contains 0.85 acres. It is currently improved with three detached commercial buildings.

The property is situated in an area that is a mix of newer commercial and industrial developments, as well as established residential developments. Properties to the south and west are zoned I-1 (Light Industrial).

The property was zoned B-3-2 since 1971. The subject property was rezoned from B-3-2 to C-2 during the Transform Baltimore comprehensive zoning, effective on June 5, 2017.

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

#### Current Zoning District – C-2

The C-2 Community Commercial Zoning District is intended for areas of small to medium scale commercial use, typically located along urban corridors, that are designed to accommodate pedestrians and, in some instances, automobiles. The C-2 District standards are crafted to ensure compatibility among neighboring residential, commercial, and entertainment uses; maintain the proper scale of commercial use; and maintain a balance between high traffic volume and pedestrian circulation.

#### Proposed Zoning District – I-2

The I-2 General Industrial Zoning District is intended to provide for a wide variety of general manufacturing, fabricating, processing, wholesale distributing, and warehousing uses. General industrial uses include fabrication, warehousing and assembly-type manufacturing, which may result in some moderate external effects, such as smoke, noise, glare, or vibration, and typically include outdoor storage and related outdoor activities.

#### Amendment

The Planning Commission and Department of Planning staff recommend amending the bill to rezone to I-1 (Light Industrial Zoning) instead of I-2 (General Industrial Zoning).

---

### **Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Reporting Agencies, Statement of Intent, Bill 21-0054

---

Analysis by: Jennifer L. Coates

Direct Inquiries to: 410-396-1260

Analysis Date: September 7, 2021