



Legislation Details (With Text)

File #: 23-0446 **Version:** 0 **Name:** Zoning - C-5-IH Inner Harbor Subdistrict - Amendment

Type: Ordinance **Status:** Enacted

File created: 10/30/2023 **In control:** Baltimore City Council

On agenda: **Final action:** 3/13/2024

Enactment date: **Enactment #:** 24-319

Title: Zoning - C-5-IH Inner Harbor Subdistrict - Amendment
For the purpose of amending the description C-5-IH Inner Harbor Subdistrict; and amending the bulk and yard regulations for the Subdistrict.

Sponsors: Eric T. Costello, President Nicholas J. Mosby

Indexes: Amendment, Inner Harbor, Zoning

Code sections:

Attachments: 1. 23-0446~1st Reader, 2. BMZA 23-0446, 3. 23-0446 - Planning, 4. Law 23-0446, 5. DHCD 23-0446 (1), 6. DOT-0446, 7. 23-0446 Hearing Packet, 8. 23-0446 Zoning Amendment Voting Record, 9. ECD Hearing Notes Inner Harbor Redevelopment 23-0444, 23-0446, & 23-0448, 10. 2-13-2024 Inner Harbor Public Testimony 23-0444, 23-0446, 23-0448, 11. Inner Harbor Attendance Sheet 2, 12. Inner Harbor Attendance Sheet, 13. 23-0446~3rd Reader, 14. 23-0446 Signed, 15. Complete Ordinance 23-0446 24-319

Date	Ver.	Action By	Action	Result
3/18/2024	0	Mayor	Signed by Mayor	
3/4/2024	0	Baltimore City Council	Approved and Sent to the Mayor	
2/26/2024	0	Baltimore City Council	3rd Reader, for final passage	
2/26/2024	0	Economic and Community Development	Recommended Favorably	
2/13/2024	0	Economic and Community Development	Recommended Favorably	Pass
1/8/2024	0	Economic and Community Development	Scheduled for a Public Hearing	
11/2/2023	0	Baltimore City Council	Refer to City Solicitor	
11/2/2023	0	Baltimore City Council	Refer to Dept. of Transportation	
11/2/2023	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
11/2/2023	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals	
11/2/2023	0	Baltimore City Council	Refer to Planning Commission	
10/30/2023	0	Baltimore City Council	Assigned	
10/30/2023	0	Baltimore City Council	Introduced	

Explanation: Capitals indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

* **Warning:** This is an unofficial, introductory copy of the bill.
The official copy considered by the City Council is the first reader copy.

Introductory*

City of Baltimore Council Bill

Introduced by: Councilmember Costello
At the request of: MCB HP Baltimore, LLC
Address: c/o Caroline Hecker, Esq.
Rosenberg Martin Greenberg, LLP
25 South Charles St., Suite 21st Fl, Baltimore, Maryland 21201
Telephone: (410) 727-6600

A Bill Entitled

An Ordinance concerning
Zoning - C-5-IH Inner Harbor Subdistrict - Amendment

For the purpose of amending the description C-5-IH Inner Harbor Subdistrict; and amending the bulk and yard regulations for the Subdistrict.

By repealing and re-ordaining, with amendments

Article 32 - Zoning
Section 10-207(c)(3) and Table 10-401: Commercial Districts (C-5)
Baltimore City Code
(Edition 2000)

Section 1. Be it ordained by the Mayor and City Council of Baltimore, That the Laws of Baltimore City read as follows:

Baltimore City Code

Article 32. Zoning

Title 10. Commercial Districts

Subtitle 2. District Descriptions

§ 10-207. C-5 Downtown District.

(c) *Subdistricts.*

(3) *C-5-IH Inner Harbor Subdistrict.*

- (i) The purpose of the C-5-IH Inner Harbor Subdistrict is to establish these standards for structures located adjacent to and facing the Inner Harbor.
- (ii) The standards recognize that development within this subdistrict is to be oriented to the Inner Harbor waterfront and be predominantly pedestrian-oriented and mixed-use. [Development is relatively low-scaled to accommodate the view of the harbor from adjoining subdistricts.]

Zoning Tables

Table 10-401: Commercial Districts (C-5) - Bulk and Yard Regulations

Categorie	Specifications (Per Subdistrict)						
	C-5-DC	C-5-IH	C-5-DE	C-5-HT	C-5-TO	C-5-HS	C-5-G
Maximum Height							
All Uses	None	[100 feet] None	125 feet	80 feet	175 feet	175 feet	80 feet
Minimum Height							
All Uses	36 feet	None	36 feet	36 feet	36 feet	36 feet	36 feet
Minimum Yard							
All Uses	None	None	None	None	None	None	None
Minimum Interior-Sid Yard							
All Uses	None	None	None	None	None	None	None
Minimum Corner-Sid Yard							
All Uses	None	None	None	None	None	None	None
Minimum Yard							
All Uses	None	None	None	None	None	None	None

Section 2. And be it further ordained, That this Ordinance takes effect on the 30th day after the date it is enacted