



Legislation Details (With Text)

File #: 23-0356 **Version:** 0 **Name:** Zoning - Modifications to Research and Development Facility Use

Type: Ordinance **Status:** Enacted

File created: 2/27/2023 **In control:** Baltimore City Council

On agenda: **Final action:** 12/4/2023

Enactment date: **Enactment #:** 23-280

Title: Zoning - Modifications to Research and Development Facility Use
 For the purpose of amending the definition of research and development establishment; creating use standards for research and development establishments; amending certain Tables of Uses to reflect revised use provisions for research and development establishments in certain Zoning Districts.

Sponsors: City Council President (Administration)

Indexes: Development, Facilities, Modifications, Research, Use, Zoning

Code sections:

Attachments: 1. 23-0356~1st Reader, 2. 23-0356 - Planning Commission, 3. cc23-0356 Planning Amendments, 4. 23-0356 BDC, 5. Memo-Life Science Zoning-Dec 13 (2), 6. BT-Life Sciences Supplement (1), 7. Newspaper - Baltimore Sun 23-0356, 8. DHCD 23-0356, 9. DHCD Amendments 23-0356, 10. Law 23-0356, 11. DOT 23-0356, 12. Voting Record 23-0356, 13. 23-0356 Meeting Minutes 10-10-23, 14. Hearing Notes 23-0356, 15. 2nd Reader Amendments 23-0356(1)~1st(ECD), 16. 23-0356~3rd Reader, 17. 23-0356 Signed, 18. 23-280 Completed Ordinance 23-0356

Date	Ver.	Action By	Action	Result
12/7/2023	0	Mayor	Signed by Mayor	
10/30/2023	0	Baltimore City Council	Approved and Sent to the Mayor	
10/16/2023	0	Baltimore City Council	Advanced to 3rd Reader, for Final Passage	
10/16/2023	0	Economic and Community Development	Recommended Favorably with Amendment	
10/10/2023	0	Economic and Community Development	Recommended Favorably with Amendment	Pass
9/25/2023	0	Economic and Community Development	Advertising	
9/18/2023	0	Economic and Community Development	Scheduled for a Public Hearing	
3/2/2023	0	Baltimore City Council	Refer to Baltimore Development Corporation	
3/2/2023	0	Baltimore City Council	Refer to Planning Commission	
3/2/2023	0	Baltimore City Council	Refer to Dept. of Transportation	
3/2/2023	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
3/2/2023	0	Baltimore City Council	Refer to City Solicitor	
3/2/2023	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals	
2/27/2023	0	Baltimore City Council	Assigned	
2/27/2023	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: The Council President
At the request of: The Administration (Baltimore Development Corporation)

A Bill Entitled

An Ordinance concerning
Zoning - Modifications to Research and Development Facility Use

For the purpose of amending the definition of research and development establishment; creating use standards for research and development establishments; amending certain Tables of Uses to reflect revised use provisions for research and development establishments in certain Zoning Districts.

By repealing and reordaining, with amendments

Article 32 - Zoning
Sections 1-312(o), Table 10-301, Table 11-301, Table 12-402, Table 12-501, Table 12-601,
and Table 12-1302
Baltimore City Code
(Edition 2000)

By adding

Article 32 - Zoning
New Section 14-333.1
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 1. General Provisions

Subtitle 3. Definitions

§ 1-312. “Property line” to “Roof deck”.

(o) *Research and development facility.*

(1) *In general.*

“Research and development facility” means an establishment where research and

development activities are conducted in various disciplines, including biotechnology, pharmaceuticals, medical instrumentation or supplies, communication and information technology, electronics and instrumentation, and computer hardware and software.

(2) *Inclusions.*

“Research and development facility” includes, as an accessory use, the manufacture, fabrication, processing, or sale of products developed on the same lot as the establishment.

(3) [(2)] *Exclusions.*

“Research and development facility” does not include the manufacture, fabrication, processing, or sale of products as a primary use.

Title 14. Use Standards

Subtitle 3. Use Standards

§ 14-333.1. Research and development facilities.

(a) *Operations contained within building.*

- (1) All processing, fabrication, assembly, treatment, and packaging of products must be contained entirely within a research and development facility.
- (2) Noise, odor, smoke, heat, glare, and vibration resulting from the manufacturing process must be confined to a research and development facility or otherwise minimized.

(b) *Traffic generation - Truck traffic.*

Only minimal truck traffic required for the daily operations of a research and development facility is permitted.

Table 10-301: Commercial Districts - Permitted and Conditional Uses

Uses	Districts	Use Standards
C-1, C-1-VC, C-1-E, C-2, C-3, C-4, C-5	Commercial	Research and development facility
CB, P, P	Industrial	Per § 14-333.1
[Research and Development Facility], [P]		

Table 11-301: Industrial Districts - Permitted and Conditional Uses

Uses Districts Use Standards

OC BSC IMU-1 IMU-2 I-1 I-2 MI . . . Commercial . . . Research and development facility P P P P P P P P P P Per § 14-333.1 . . . Industrial . . . Research and Development Facility] [P] [P] [P] [P] [P] [P] [P] [P] [P] [P] . . .

Table 12-402: Transit-Oriented Development Districts - Permitted and Conditional Uses

Uses Districts Use Standards
TOD-1 TOD-2 TOD-3 TOD-4 . . . Commercial . . . Research and development facility P P P P P P P P Per § 14-333.1 . . .

Table 12-501: Educational Campus Districts - Permitted and Conditional Uses

Uses Districts Use Standards
EC-1 EC-2 . . . Commercial . . . Research and development facility P Per § 14-333.1 . . . Industrial] Research and Development Facility] [P] . . .

Table 12-601: Hospital Campus Districts - Permitted and Conditional Uses

Uses Districts Use Standards H . . . Commercial . . . Research and development facility P Per § 14-333.1 . . . Industrial] Research and Development Facility] [P] . . .

Table 12-1302: Port Covington District - Permitted and Conditional Uses

Uses Subdistricts Use Standards
PC-1 PC-2 PC-3 PC-4 . . . Commercial . . . Research and development facility P P P P Per § 14-333.1 . . . Industrial . . . Research and Development Facility] [P] [P] [P] [P] [P] . . .