



Legislation Text

File #: 23-0446, Version: 0

**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  
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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**

<i>Table 10-401: Commercial Districts (C-5) - Bulk and Yard Regulations</i>							
Category	Specifications (Per Subdistrict)						
	C-5-DC	C-5-IH	C-5-DE	C-5-HT	C-5-TO	C-5-HS	C-5-G
<b>Maximum Height</b>							
All Uses	None	[100 feet] None	125 feet	80 feet	175 feet	175 feet	80 feet
<b>Minimum Height</b>							
All Uses	36 feet	None	36 feet	36 feet	36 feet	36 feet	36 feet
<b>Minimum Yard</b>							
All Uses	None	None	None	None	None	None	None
<b>Minimum Interior-Side Yard</b>							
All Uses	None	None	None	None	None	None	None
<b>Minimum Corner-Side Yard</b>							
All Uses	None	None	None	None	None	None	None
<b>Minimum Yard</b>							
All Uses	None	None	None	None	None	None	None

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