



City of Baltimore

City Council
City Hall, Room 408
100 North Holliday Street
Baltimore, Maryland 21202

Legislation Text

File #: 23-0356, 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: 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 . . . Industrial . . . [Research and Development Facility] [P] . . .

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

Uses Districts Use Standards

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

Facility] [P] [P] [P] [P] [P] . . . [P]