



Legislation Text

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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 (Planning Department)

A Bill Entitled

An Ordinance concerning

Zoning - IMU Industrial Mixed-Use Zoning Districts

For the purpose of establishing a new IMU-2 Industrial Mixed-Use Zoning District and specifying the permitted and conditional uses allowed in that district; renaming the current “IMU” Industrial Mixed-Use Zoning District to be known as the “IMU-1” Industrial Mixed-Use Zoning District; and correcting, clarifying, and conforming related provisions.

By repealing and reordaining, with amendments

Article 32 - Zoning

Sections 6-206, 6-207, 11-203, 13-202(b), 15-510(a)(1)(iii), 15-701, 15-702(a),
15-703(a), 17-815(l), and 17-902(a)(1)

and

Tables 11-301, 11-401, 17-804, and 17-812

Baltimore City Code

(Edition 2000)

By repealing and reordaining, with amendments

Article - Health

Section 9-201(f)

Baltimore City Revised 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 6. Zoning Districts; Maps and Profiles

Subtitle 2. Zoning Districts

§ 6-206. Industrial Districts.

The Industrial Districts are:

OIC	Office-Industrial Campus Zoning District
BSC	Bio-Science Campus Zoning District
[I-MU] IMU-1	Industrial Mixed-Use Zoning District
IMU-2	Industrial Mixed-Use Zoning District
I-1	Light Industrial Zoning District
I-2	General Industrial Zoning District
MI	Maritime Industrial Zoning District

§ 6-207. Special Purpose Districts.

The Special [Use] Purpose Districts are:

OR	Office-Residential Zoning District
TOD-1	Transit-Oriented Development District
TOD-2	Transit-Oriented Development District
TOD-3	Transit-Oriented Development District
TOD-4	Transit-Oriented Development District
EC	Educational Campus Zoning District
H	Hospital Campus Zoning District
T	Transportation Zoning District
W	Waterfront Overlay Zoning District
R-MU	Rowhouse Mixed-Use Overlay District
D-MU	Detached Dwelling Mixed-Use Overlay District
AU	Adult Use Overlay Zoning District
PC	Port Covington Zoning District

Title 11. Industrial Districts

Subtitle 2. District Descriptions

§ 11-203. [I-MU] IMU Industrial Mixed-Use [District] Districts .

(a) *Intent.*

(1) The [I-MU] IMU Industrial Mixed-Use Zoning [District is] Districts are intended to encourage the reuse of older industrial buildings for light industrial use, as well as a variety of non-industrial uses.

(2) These older industrial buildings are often surrounded by residential and other non-industrial uses, though in many cases they are also transition zones between a heavy industrial area and a major road or a less intense use or district.

[(b) Surrounding, non-industrial uses.]

[Examples of non-industrial uses, creating a mixed-use or multi-tenant environment, include:

- (1) live-work dwellings;
- (2) residential uses;
- (3) commercial uses; and
- (4) limited institutional uses.]

(b) Types of IMU Districts.

(1) 2 types of IMU Districts are established, as follows:

- (i) one, the IMU-1 District, allows a variety of residential uses, including live-work dwellings; and
- (ii) the other, the IMU-2 District, prohibits all residential uses.

(2) The IMU-1 District is generally for industrial buildings that are adjacent to existing residential buildings, typically rowhouses.

(3) The IMU-2 District is generally for industrial buildings that are adjacent to heavier industry, port uses, highways, or truck routes and not residential areas. This district is intended to protect industrial land and truck routes from pressures of residential uses.

(c) Floor area requirement for certain uses.

(1) In [the I-MU district:] an IMU-1 District, [(2)] a use other than residential and other than parking must account for a floor area (located anywhere in any building on the same lot) equal to at least 60% of the total ground-floor area of all buildings on the lot.

(2) In an IMU-2 District, [(1) an industrial] a use listed in the “Industrial Use Category” of Table 11-301 {“Industrial Districts - Permitted and Conditional Uses”} as allowed for an IMU-2 District must account for a floor area (located anywhere in any building on the same lot) equal to at least 50% of the total ground floor area of all buildings on the lot[; or].

[(d) Floor area exception.]

[Subsection (c) of this section does not apply to lots located within 300 feet of a residential zoning district.]

Title 13. Planned Unit Developments

Subtitle 2. Requirements; Approval Standards; Exceptions

§ 13-202. General requirements.

(b) *Minimum areas.*

Planned unit developments must meet the following minimum areas:

- (1) at least 5 acres in the R-1A, R-1B, R-1C, R-1D, R-1E, R-1, R-2, R-3, R-4, R-5, OIC, and BSC Districts;
- (2) at least 2 acres in the R-6, R-7, R-8, R-9, R-10, C-1, C-2, C-3, C-4, [I-MU] IMU-1 and -2, TOD, OR, and PC Districts; and
- (3) at least 1½ acres in the C-5 District.

Title 15. Site Development Standards

Subtitle 5. Accessory Structures and Uses

§ 15-510. Outdoor storage.

(a) *Uses allowed accessory outdoor storage.*

- (1) The following uses are allowed as accessory outdoor storage:
 -
 - (iii) mini-warehouses in the C-4, [I-MU] IMU-1 and -2 and I-1 Districts;
 -

Subtitle 7. Performance Standards

§ 15-701. Purpose.

The performance standards in this subtitle are designed to promote and protect commercial districts, business areas, and the [I-MU] IMU-1 and -2 and I-1 Districts, as light industrial areas, thereby promoting and maintaining the most appropriate and beneficial use of these areas. The application of these standards protect business and residential areas in or adjacent to a commercial district or an [I-MU] IMU-1 or -2 or I-1 District from adverse effects that might otherwise result from the operation of the uses allowed in those districts.

§ 15-702. Applicability of standards.

(a) *In general.*

None None³ 10 feet 10 feet 10 feet **Minimum Interior-Side Yard** All uses None⁴ None⁴ No interior-side yard required but, if one is provided, it must be a minimum of 10 feet None⁵ None⁶ None⁶ **Minimum Corner-Side Yard** All Uses None None None⁷ 10 feet 10 feet 10 feet **Minimum Rear Yard** All Uses None⁸ None⁸ None⁸ None⁹ None⁹ None⁹

Buffer Yard Req't All Uses None None Where the Landscape Manual requires a landscaped buffer yard between an industrial use and a non-industrial use, that buffer yard must be provided by the more recent use.

- ¹ For a residential use, the Zoning Board may allow a height higher than 150 feet as a conditional use.
- ² However, if any part of the building is within 50 feet of an R, OR, C-1, C -1-E, C-1-VC, C-2, or C-3 Zoning District, that part of the building is limited to a maximum height of 60 feet.
- ³ All outdoor storage areas must be set back 10 feet from the front lot line.
- ⁴ However, if the interior-side lot line abuts an R Zoning District, a minimum interior-side yard of 10 feet is required.
- ⁵ However, if the interior-side lot line abuts an R or OR Zoning District, a minimum interior-side yard of 10 feet is required.
- ⁶ However, if the interior-side lot line abuts an R, OR, C-1, C -1-E, C-1-VC, C-2, or C-3 Zoning District, a minimum interior-side yard of 20 feet is required.
- ⁷ All outdoor storage areas must be set back 10 feet from the corner-side lot line and the front lot line.
- ⁸ However, if the rear lot line abuts an R Zoning District, a minimum rear yard of 15 feet is required.
- ⁹ However, if the rear lot line abuts an R, OR, C-1, C -1-E, C-1-VC, C-2, or C-3 Zoning District, a minimum interior rear yard of 30 feet is required.

Table 17-804: Freestanding Sign Regulations

Districts Monument Sign Pole Sign
Maximum Area Maximum Height Maximum Area Maximum Height . . . Industrial OIC 50 sq. ft. 8' 50 sq. ft. 24' BSC 50 sq. ft. 8' 50 sq. ft. 24' [I-MU] IMU-1 and IMU-2 50 sq. ft. 8' 50 sq. ft. 24' I-1 and I-2 50 sq. ft. 8' 50 sq. ft. 24' MI 50 sq. ft. 8' 50 sq. ft. 24'

Table 17-812: Projecting Sign Regulations

Districts Maximum Sign Area
Ground Floor 2nd Floor . . . Industrial OIC 48 sq. ft. Prohibited BSC 48 sq. ft. Prohibited [I-MU] IMU-1 and IMU-2 48 sq. ft. Prohibited I-1 and I-2 48 sq. ft. Prohibited MI 48 sq. ft. Prohibited

Baltimore City Revised Code
Article - Health
Title 9. Noise Regulation
Subtitle 2. Basic Sound Level Standards

§ 9-201. Definitions.

(f) *Zone, commercial.*

“Zone, commercial” means any of the following zoning districts established under the Baltimore City Zoning Code:

- (1) all Commercial Zoning Districts;
- (2) all OIC Office-Industrial Campus Zoning Districts;
- (3) all BSC Bio-Science Campus Zoning Districts;
- (4) all [I-MU] IMU-1 and IMU-2 Industrial Mixed-Use Zoning [District] Districts; and
- (5) all TOD Transit-Oriented Development Zoning Districts.

Section 2. And be it further ordained, That the catchlines contained in this Ordinance are not law and may not be considered to have been enacted as a part of this or any prior Ordinance.

Section 3. And be it further ordained, That:

- (a) on the effective date of this Ordinance, every then-designated “**I-MU** Industrial Mixed-Use Zoning District” shall automatically be redesignated as an “**IMU-1** Industrial Mixed-Use Zoning District”; and
- (b) as expeditiously as possible after the effective date of this Ordinance, all official zoning maps, profiles, and records shall be modified to reflect this redesignation.

Section 4. And be it further ordained, That this Ordinance takes effect on the 30th day after the date it is