



City of Baltimore

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

Legislation Text

File #: 18-0277, 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 (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.*

Except as specified in subsection (b) of this section, the performance standards in this subtitle apply to:

- (1) all uses in an [I-MU] IMU-1 and -2 and an I-1 District; and
- (2) all activities in a commercial district that involve the production, processing, cleaning, servicing, testing, or repair of materials, goods, or products.

§ 15-703. Environmental performance standards.

(a) *In general.*

All uses in the commercial districts and the [I-MU] IMU-1 and -2 and I-1 Districts must be operated so as

to comply with the performance standards described in this section. In addition to these performance standards, all uses must be constructed, maintained, and operated so as not to be injurious to the use and occupation of the adjacent premises by reason of the emission or creation of noise, vibration, radiation, fire, explosive hazard, or glare. Nothing in this section may be construed to alter, change, modify, or abrogate any authority granted exclusively to any state or federal regulations.

Title 17. Signs

Subtitle 8. Permanent Signs

§ 17-815. Wall signs.

- (l) Cabinet box wall signs.

Cabinet box wall signs are prohibited in the C-1, C-1-E, C-1-VC, C-2, OR, [I-MU] IMU-1 and -2, R-MU, D-MU, and all residential districts.

Subtitle 9. Areas of Special Sign Control

§ 17-902. Applicability.

- (a) *Districts.*

- (1) An Area of Special Sign Control may be applied for in the C-1, C-1-E, C-1-VC, C-2, C-3, C-4, C-5, [I-MU] IMU-1 and -2, OR, or TOD District.

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

Uses Districts Use Standards

OIC BSC [I-MU] IMU-1 IMU-2 I-1 I-2 MI Residential ■■■■■ Dwelling (Above Non-Residential Ground Floor) P P ■■■■■ Dwelling: Live-Work P P ■■■■■ Dwelling: Multi-Family P P ■■■■■ Dwelling: Rowhouse P ■■■■■ Residential-Care Facility (16 or Fewer Residents) P P ■■■■■ Per § 14-334 Residential-Care Facility (17 or More Residents) CB CB ■■■■■ Per § 14-334 **Institutional** ■■■■■ Cultural Facility CB ■■■■■ Per § 14-308 Educational Facility: Commercial-Vocational P P P P P CB CB ■■■■■ Educational Facility: Post-Secondary CB CB CB ■■■■■ Educational Facility: Primary and Secondary P P ■■■■■ Government Facility P P P P P P P ■■■■■ Homeless Shelter ■■■■■ Hospital P P CO ■■■■■ **Open-Space** ■■■■■ Community-Managed Open-Space Farm CB CB CB ■■■■■ Per § 14-307 Community-Managed Open-Space Garden P P P ■■■■■ Per § 14-307 Park or Playground P P P ■■■■■ Urban Agriculture P P P P P ■■■■■ Per § 14-339 **OIC BSC IMU-1 IMU-2 I-1 I-2 MI** ■■■■■ **Commercial** ■■■■■ Animal Clinic P P P P ■■■■■ Per § 14-317 Art Gallery P P ■■■■■ Arts Studio P P ■■■■■ Arts Studio: Industrial P P P P ■■■■■ Banquet Hall CB ■■■■■ P² ■■■■■ Per § 14-302 Body Art Establishment P P ■■■■■ Broadcasting Station (TV or Radio) P P P P ■■■■■ Car Wash P P P ■■■■■ Per § 14-304 Carry-Out Food Shop P P P CB CB ■■■■■ Day-Care Center: Adult or Child P P P P¹ P¹ P¹ P¹ ■■■■■ Per § 14-309 Drive-Through Facility CB ■■■■■ CB ■■■■■ Per § 14-311 Entertainment: Indoor P P P ■■■■■ Per § 14-312 Entertainment: Live ■■■■■ CB CB ■■■■■ Per § 14-319 Entertainment: Live (Accessory to Restaurant, Tavern, Art Studio, or Art Gallery) CB P ■■■■■ Per § 14-319 Financial Institution P² P P P ■■■■■ Gas Station ■■■■■ CB CB CB ■■■■■ Per § 14-314 Greenhouse P P P P ■■■■■ Per § 14-339 Health-Care Clinic P P P ■■■■■ Heavy Sales, Rental, or Service ■■■■■ CO CB CB ■■■■■ Hotel or Motel P P CB ■■■■■ Kennel ■■■■■ CB P P ■■■■■ Per § 14-317 Lodge or Social Club P P CB CB CB CB ■■■■■ Per § 14-320 Motor Vehicle Service and Repair: Minor ■■■■■ CO P CO ■■■■■ Per § 14-326 Nursery P P P P ■■■■■ Per § 14-339 Office P P P P CB^{2,3} CB^{2,3} CB^{2,3} ■■■■■ **Commercial (cont'd) OIC BSC IMU-1 IMU-2 I-1 I-2 MI** ■■■■■ Outdoor Dining P P ■■■■■ Per § 14-329 Personal Services Establishment P² P P P CB ■■■■■ Recreation: Indoor P P P ■■■■■ Per § 14-312 Recreation: Outdoor ■■■■■ CB ■■■■■ Per § 14-312 Restaurant P² P P P CB CB ■■■■■ Retail Goods Establishment (No Alcoholic Beverages Sales) CB P P P² CB ■■■■■ Retail Goods Establishment (With Alcoholic Beverages Sales) P P CO P² CB ■■■■■ Per § 14-336 Tavern P P CO P CB CB ■■■■■ Per § 14-337 Truck Repair P P P ■■■■■ **Industrial** ■■■■■

Alternative Energy System: Commercial P P P P P P Boat Manufacturing, Repair, and Sales CB P P P CB Per § 14-303
Commercial Composting Facility CB CB P Per § 14-305 Contractor Storage Yard CB P P Per § 14-330 Food Processing: Light P P P P P P Freight Terminal P P P P Heliport CB CB CB Helistop CB CB CB Industrial Boat Repair Facility P P P P Per § 14-323 Industrial: General P P CB Per § 14-315 Industrial: Light P P P P P P Industrial: Maritime-Dependent P P P Landfill: Industrial CB Per § 14-318 Marina: Dry Storage CB P P Per § 14-323 Marine Terminal P P P Materials Recovery Facility P P P P Per § 14-324 Mini-Warehouse P P P P Movie Studio P P P P Industrial (cont'd) OIC BSC IMU-1 IMU-2 I-1 I-2 MI P Outdoor Storage Yard P P P Per § 14-330 Passenger Terminal P P P P Recyclable Materials Recovery Facility P P P Per § 14-333 Recycling Collection Station CB CB CB Per § 15-514 Recycling and Refuse Collection Facility P P P Research and Development Facility P P P P P P Resource Recovery Facility CB Per § 14-335 Shipyard P P P P Truck Stop P P P P Truck Terminal P P Warehouse P P P P P P Waterfreight Terminal P P P P Wholesale Goods Establishment P P P P P Other P P P P Alternative Energy System: Community-Based P P P P P P Per § 14-306 Electric Substation: Enclosed or Indoor P P P P P P Per § 14-340 Electric Substation: Outdoor CB CB CB CB CB P P Per § 14-340 Parking Garage (Principal Use) P P CO P P P P Per § 14-331 Parking Lot (Principal Use) P P CO CB P P P Per § 14-331 Telecommunications Facility ⁴ CB, P CB, P CB, P CB, P CB, P CB, P CB, P Per § 14-338 Utilities CB CB CB CB CB CB CB Per § 14-340 Wireless Communications Services ⁵ CB, P CB, P CB, P CB, P CB, P CB, P CB, P Per § 14-338

¹ Allowed only when (i) accessory to an office structure, research and development facility, or industrial use, and (ii) integrated into that structure, facility, or use to serve its employees.

² Allowed only when secondary to a primary industrial use.

³ Office uses legally established as of the effective date of this Code are deemed conforming and are not required to be secondary to a primary industrial use.

⁴ Only telecommunications base stations that comply with the stealth design standards of § 14-338 are considered permitted uses.

⁵ Only Wireless Communication Services that are modifications to - and do not substantially change the physical dimension of - an existing telecommunications facility, are considered permitted uses.

Table 11-401: Industrial Districts - Bulk and Yard Regulations

Categories	Specifications	(Per District)
OIC BSC [I-MU] IMU I-1 I-2 MI	Minimum Lot Area	Dwelling: Live-Work, Multi-Family, or Rowhouse N/A 300 sq.ft. IMU-1: 300 sq. ft. IMU-2: N/A 10,000 sq. ft. N/A N/A All Other Uses None None 5,000 sq. ft. 10,000 sq. ft. 20,000 sq. ft. 20,000 sq. ft. Maximum Bldg Height All Uses 60 feet 150 feet ¹ 60 feet 60 feet None ² None ² Minimum Front Yard All Uses None None None ³ 10 feet 10 feet 10 feet Minimum Interior-Side Yard All uses None ⁴ None ⁴ No interior-side yard required but, if one is provided, it must be a minimum of 10 feet None ⁵ None ⁶ None ⁶ Minimum Corner-Side Yard All Uses None None None ⁷ 10 feet 10 feet 10 feet Minimum Rear Yard All Uses None ⁸ None ⁸ None ⁸ None ⁹ None ⁹ None ⁹ 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