



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

March 26, 2015

REQUEST: CCB#15-0487/ Zoning – Office-Residence Districts – Accessory Shops

For the purpose of increasing the maximum aggregate size allowed for certain accessory shop uses in an Office-Residence District.

RECOMMENDATION: Approval

STAFF: Eric Tiso

PETITIONER(S): St. Agnes Hospital, c/o Caroline L. Hecker, Esq., Rosenberg / Martin / Greenberg, LLP

CONFORMITY TO PLANS

This proposal is consistent with the design and intent of Office-Residential districts as outlined in TransForm Baltimore, the draft comprehensive update to the Zoning Code.

ANALYSIS

Purpose: This bill modifies the limits on accessory shops in the Office-Residential (O-R) districts under §5-202 of the Zoning Code. Accessory shops are allowed in multi-family buildings that contain 50 or more dwelling and efficiency units, or in buildings containing more than 20,000 sqft of gross floor area devoted to business and professional office uses. However, these accessory shops are limited to a short list of uses (dining room, cocktail lounge, drug store or pharmacy, newsstand, retail food shops, beauty shops, barber shops, and similar personal service shops primarily for the occupants of the building), they must be conducted entirely inside the building, and they may not exceed 7% of the gross floor area of the building.

This bill proposes to increase the maximum amount of accessory shops allowable in these buildings to either 10% of the gross floor area of the building, or to the entirety of the ground floor, whichever may be greater. The intent behind this change is to allow for more logically arranged space in qualifying buildings. The current maximum limit of 7% of accessory shops may not, in lower and broader footprint buildings, provide enough space to fill the ground floor. Today's limitation could potentially leave a remainder of ground floor space that is not practically usable by the residential or office space users, as on the upper floors of the building.

Rationale: Staff supports this change to the O-R districts, as it will provide for sensible use of supporting commercial uses, and provide for more efficient use of these larger qualifying buildings. As proposed in the draft of TransForm Baltimore, O-R districts are included as a Special Purpose District, and similar specific commercial uses are allowable, but they are not limited in area as they are in today's Zoning Code. This proposed amendment will allow for more practical use of larger buildings in O-R districts.

Community Notification: This bill has been advertised via GovDelivery, our digital outreach tool, as well as by direct e-mail from Comprehensive Planners to their potentially impacted communities.



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