

ZONING IN BALTIMORE

September 25, 2019



Zoning 101: What is zoning and what is its purpose?

- **Zoning** is a tool local governments use to regulate the use of land and buildings.
- A **Zoning Code** is a law passed by a local government regulating the size, type, structure, nature and use of land or buildings.
- Zoning also regulates such things as parking and signage.



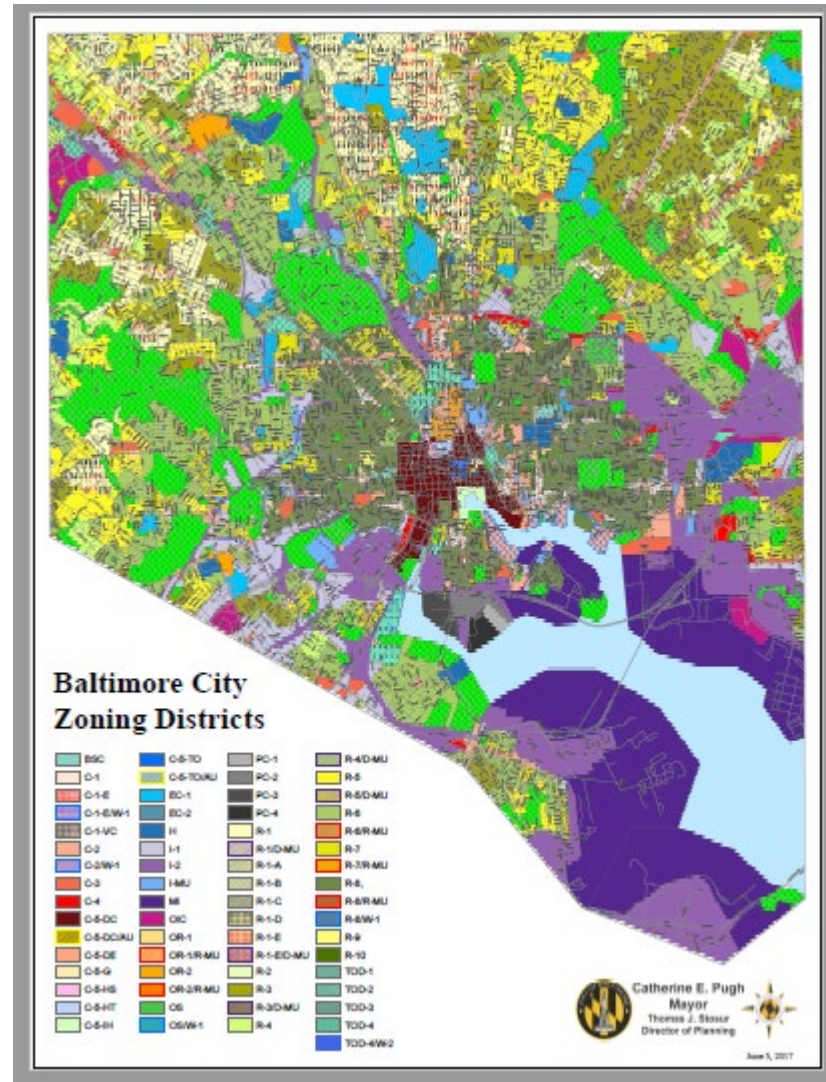
Zoning 101: How does Zoning Affect Me?

- Applying zoning regulations is the first step in determining what is allowed to be built on a property.
- Zoning determines what uses are permitted within the area by zoning districts, the process by which they are allowed, as well as the size and types of buildings that could be built in the future.



Zoning 101: How does Zoning Affect Me?

- The Zoning Code is Article 32 of the City Code.
- Article 32 includes a zoning map and text.
- The zoning map designates the areas of the city that are in each zoning district designation that is defined and regulated in the text.



Zoning 101: Can zoning of a property change?

YES.

Rezoning is a process which changes the actual zoning category some property is in.

Rezoning can also include changing the density or bulk regulations of a given category.

- Rezoning is done by an ordinance passed by the City Council and signed by the Mayor.
- This requires public hearings at the Planning Commission level and then in the City Council.



Zoning 101: What if I want to do something other than what is outlined in the Zoning Code?

- You may need a **variance** approved by the Board of Municipal and Zoning Appeals (BMZA).
- In addition to hearing appeals of site regulations, the BMZA hears appeals for **conditional uses** and non-conformities.



Reading & Interpreting the Zoning Code

- The Zoning Code lists allowable uses for land in zoning districts using use tables.
 - Uses may be:
 - permitted,
 - conditional, or
 - not allowed.

ZONING

ART. 32, TBL 10-301

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	
RESIDENTIAL								
Day-Care Home: Adult or Child	P	P	P	P	P		P	Per § 14-310
Dwelling (Above Non-Residential Ground Floor)	P	P	P	P	P	CB	P	
Dwelling: Live-Work	P	P	P	P	P	CB	P	
Dwelling: Multi-Family	P	CB	P	P	P		P	
Dwelling: Rowhouse	P	P	P	CB	CB		P	
Dormitory							P	
Fraternity or Sorority House	CO	CO	CO	CO	CO	CO	CO	Per § 14-313
Residential-Care Facility (16 or Fewer Residents)	P	P	P	P	P		P	Per § 14-334
Residential-Care Facility (17 or More Residents)	CO	CO	CO	CO	CB		CB	Per § 14-334
Rooming House	CB	CB	CB	CB	CB		CB	
INSTITUTIONAL								
Community Center	CB	CB	CB	CB	P		P	
Cultural Facility	CB	CB	CB	CB	P		P	Per § 14-308
Educational Facility: Commercial-Vocational				CB	P	P	P	
Educational Facility: Post-Secondary	CB	CB	CB	P	P	P	P	
Educational Facility: Primary and Secondary	CB	CB	CB	CB	CB		P	
Government Facility	CB	CB	CB	CB	CB	CB	CB	
Homeless Shelter					CB	CB	CB	
Hospital				CB	CB	CB	P	
Place of Worship	P	P	P	P	P	P	P	Per § 14-332



Bulk regulations

- The Zoning Code defines the placement and **size** of a building through what are called **bulk regulations**.
- Bulk regulations govern:
 - maximum height,
 - maximum lot coverage,
 - minimum lot area,
 - minimum size of yards, and
 - maximum floor area ratios.

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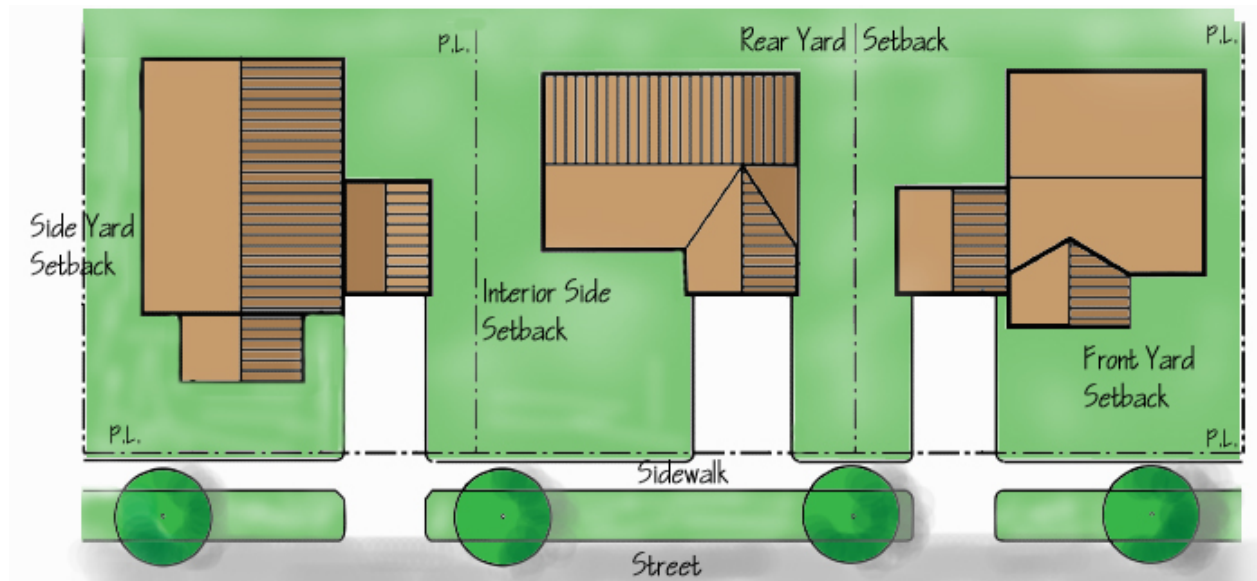
ART. 32, TBL 10-401(C-1 TO C-4)

<i>TABLE 10-401: COMMERCIAL DISTRICTS (C-1 TO C-4) – BULK AND YARD REGULATIONS</i>						
CATEGORIES	SPECIFICATIONS (PER DISTRICT)					
	C-1	C-1-VC ¹	C-1-E	C-2	C-3	C-4
MINIMUM LOT AREA						
Dwelling: Live-Work, Multi-Family, or Rowhouse	300 sq.ft	5,000 sq.ft	550 sq.ft	225 sq.ft	300 sq.ft	300 sq.ft
Residential-Care Facility (Age-Restricted)	200 sq.ft/du	200 sq.ft/du	200 sq.ft/du	120 sq.ft/du	120 sq.ft/du	120 sq.ft/du
Rooming House	None	2,500 sq.ft/ru	None	None	None	N/A
All Other Uses	None	None	None	None	None	None
MAXIMUM LOT AREA						
Restaurant	None	4,000 sq. ft.	None	None	None	None
Retail Goods Establishment (Food Store)	20,000 sq. ft.	15,000 sq. ft.	20,000 sq. ft.	None	None	None
All Other Uses	10,000 sq. ft.	2,000 sq. ft.	10,000 sq. ft.	None	None	None
MAXIMUM BLDG HEIGHT						
Dwelling: Multi-Family	60 feet	40 feet	60 feet	60 or 100 feet ²	60 or 100 feet ²	60 feet
Mixed-Use w/ Dwelling Above the Ground Floor	60 feet	40 feet	60 feet	60 or 100 feet ²	60 or 100 feet ²	60 feet
Residential Care Facility (Elderly)	60 feet	40 feet	60 feet	60 or 100 feet ²	60 or 100 feet ²	60 feet
All Other Uses	40 feet	40 feet	40 feet	60 feet	60 feet	60 feet
MINIMUM BLDG HEIGHT						
All Uses	20 feet	None	20 feet	20 feet	20 feet	None
MAXIMUM FLOOR AREA RATIO						
All Uses	None	0.8	None	None	None	None



Setbacks

- Each zoning district can have minimum front, side, and rear yard **setbacks**.
- Yard setbacks provide for the circulation of light and air, permit access around buildings for emergency personnel, and provide a fire break between structures.



Using CityView

[CityView is an online mapping application from the City of Baltimore.](#)

Launched in 2011, CityView was envisioned as an interactive, online mapping tool designed to provide residents, visitors, researchers, and individuals doing business in the city easy access to a host of useful information about the City of Baltimore's services and amenities.

