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 additional to hearing appeals of site regulations, the BMZA hears appeals for **conditional uses** and non-conformities.
The Zoning Code lists allowable uses for land in zoning districts using use tables.

- Uses may be:
  - permitted, conditional, or not allowed.
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.
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.