Agenda

6 – 6:50 Overview of Zoning Code + CityView
6:50-7:00: Break
7:05-7:15: BMZA Introduction
7:15-7:30: How to Navigate BMZA as a Baltimore Resident: Best Practices
7:30-7:55: Team activity
7:55-8:30: Groups Report Out
Zoning 101 & Development Process Overview

Planning Academy
September 26, 2018
Shaping Development

• The Land Use and Urban Design Division serves as staff to the Planning Commission and the Urban Design and Architectural Advisory Panel (UDAAP).

• The Division reviews all major construction and renovation projects to ensure that they meet high development standards and are appropriate to their surroundings.
Development & Legislation Review

- Pre-development meeting with Planning Staff
- Technical and Design Processes (SPRC, SWM, TIS and Design Review)
- Environmental (Critical Area, Forest Conservation, Flood Plain)
- Community Input
- Planning Commission Approvals
- City Council Approvals
- BMZA Approvals
Designing Solutions

- Zoning Analysis
- Impact of potential?
- Identify other alternatives?
- Outline Implementation strategy and players
The Role of the Commission for Historical & Architectural Preservation (CHAP) and the Development Process

• What does CHAP Review?
  o Rehabilitation
  o Demolition
  o New Construction
江岸和开发过程

所有外部工作在巴尔的摩市历史保护区或地标内:
- 必须符合江岸的历史保护设计指南
  - 强调修复历史材料而不是更换
  - 列出对历史材料的适当处理方法
  - 提供添加和新建设施的指导
- 需要进行授权
  - 主要项目需要由全体委员审查
  - 次要项目可以在工作人员级别进行审查
  - 必须获得才能获得建筑许可
Community Role in Public Hearings

• Community groups are notified of hearings
• Applicants are advised to contact community associations for their review
• Letters can be sent to the reviewing body (Commissions, City Council, BMZA)
• Community Groups, residents and other stakeholders can testify at the hearings
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 local governments regulating the size, type, structure, nature and use of land or buildings.

Zoning also regulates such things as parking and signage.
Zoning 101: What is zoning and what is its purpose?

• To protect the general health, safety and welfare of our citizens.
• To create stability and predictability within zoning districts that allow a range of compatible uses and building types.
• To establish the uses and allowable size of a structure within a zoning district.
Zoning 101: How does zoning affect me and my neighborhood?

• Applying zoning regulations is the first step in determining what is allowed to be built on a property.

• Zoning determine 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 and my neighborhood?

- 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 relate to a zoning district designation that is defined and regulated in the text.
Zoning 101: Can the zoning of a property change?

A rezoning is a process which changes the actual zoning category.

- A zoning category lists possible uses for land. Rezoning also includes changing the density or bulk regulations of a given category.
- Rezoning property and amending the zoning code is done by an ordinance that is passed by the City Council and signed by the Mayor.
- This process includes public hearings at the Planning Commission level and the in the City Council.
- Rezoning property is a significant step and must meet stringent criteria in accordance with State regulations and prove Substantial Change or Mistake. A comprehensive multi-property rezoning is possible as well.
Zoning 101: What if I want to do something other than what is outlined in the zoning code?

• The zoning code makes a provision for appeals. If the project being proposed has lot area or setbacks that are less than the minimums required in the zoning code, a property owner or developer can appeal to the Board of Municipal Zoning Appeals (BMZA) to get what is called a variance.

• In additional to hearing appeals for site guidelines, the BMZA hears appeals for conditional uses and non-conformities.
# Zoning 101: Frequently Used Terms

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
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</thead>
<tbody>
<tr>
<td>Area</td>
<td>The space within a shape.</td>
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<tr>
<td>Bulk</td>
<td>Type of regulations that determine the size of a structure; the massing.</td>
</tr>
<tr>
<td>Density</td>
<td>The average number of individuals or building units within a given space.</td>
</tr>
<tr>
<td>Height</td>
<td>The extent of elevation above a certain level.</td>
</tr>
<tr>
<td>Land</td>
<td>A portion of earth distinguishable by boundaries or ownership.</td>
</tr>
<tr>
<td>Parcel</td>
<td>A tract or plot of land.</td>
</tr>
<tr>
<td>Setback</td>
<td>Distance of a structure from the property line.</td>
</tr>
<tr>
<td>Variance</td>
<td>An administrative exception to a zoning or land use regulation.</td>
</tr>
</tbody>
</table>
Zoning 101: **How Do I Evaluate A Project Using The Zoning Code?**

1. Determine the underlying zoning of the property.
2. Go to the use table and determine if the use is permitted, conditional or not allowed for that zoning category.
3. Know the lot size, heights and proposed setbacks of the development.
4. If doing residential, determine the type and density.
5. Use the bulk regulations table to determine if the proposal conforms to the requirements in the table.
How do I know what uses I can do on my property?

- The zoning code lists allowable uses for land through zoning districts in use tables.
- They are either permitted, conditional or not allowed.
- There are use standards referenced.
How Big Can The Building Be?
The zoning code defines the placement and size of a building through what are called bulk regulations.

The purpose of “Bulk” regulations is to:
• Define where a structure can be built on a site and how big it can be.
• Establish the building “envelope” and set the criteria for site placement and design.
• Regulate the size of structures and the relationship of structures to one another, to open areas, and to lot lines.
• Govern maximum height, maximum lot coverage, minimum lot area, minimum size of yards, and maximum floor area ratios.
Identifying Setbacks

- Each zoning district has a minimum front, side, and rear yard setbacks.
- All street frontages have front yard setbacks. Setbacks are measured from the property line, not from the sidewalk, the curb, or the edge of the roadway.
- Yard setbacks provide for the circulation of light and air, permit access around buildings for emergency personnel, and provide a fire break between structures.
How big can my building be?

The zoning code defines the allowable density (r number of units allowed in an area) by minimum lot area requirements.

**Low Density**
This example of low density housing shows a single family home community. Zoning for this type of community would range from R-1A to R-4. You may find duplexes in low density areas also.

**Medium Density**
This example of medium density housing shows a rowhome community where the number of dwelling units are more. A community similar to this would fit in a zoning category of R-5 to R-8. Such developments may consist of detached, semi-attached and attached (or multi-unit) housing.

**High Density**
This example of high density housing shows an apartment, condominium, or terrace community where the number of units is high which makes the community’s population denser. Developments to this magnitude would fit in the higher zoning category such as R-9 to R-10. Higher density zoning categories are most common seen in downtown areas of cities or major corridors.
Zoning 101: **How do I know how big a building can be?**

The zoning code has bulk tables that list things such as minimum lot area, required yards, heights, etc.

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**Table 10-401: Commercial Districts (C-1 to C-4) – Bulk and Yard Regulations**

<table>
<thead>
<tr>
<th>Categories</th>
<th>Specifications (Per District)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>C-1</td>
</tr>
<tr>
<td>Minimum Lot Area</td>
<td></td>
</tr>
<tr>
<td>Dwelling: Live-Work, Multi-Family, or Rowhouse</td>
<td>300 sq. ft</td>
</tr>
<tr>
<td>Residential-Care Facility (Age-Restricted)</td>
<td>200 sq. ft/du</td>
</tr>
<tr>
<td>Rooming House</td>
<td>None</td>
</tr>
<tr>
<td>All Other Uses</td>
<td>None</td>
</tr>
<tr>
<td>Maximum Lot Area</td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td>None</td>
</tr>
<tr>
<td>Retail Goods Establishment (Food Store)</td>
<td>20,000 sq. ft</td>
</tr>
<tr>
<td>All Other Uses</td>
<td>10,000 sq. ft</td>
</tr>
<tr>
<td>Maximum Bldg Height</td>
<td></td>
</tr>
<tr>
<td>Dwelling: Multi-Family</td>
<td>60 feet</td>
</tr>
<tr>
<td>Mixed-Use w/ Dwelling Above the Ground Floor</td>
<td>60 feet</td>
</tr>
<tr>
<td>Residential Care Facility (Elderly)</td>
<td>60 feet</td>
</tr>
<tr>
<td>All Other Uses</td>
<td>40 feet</td>
</tr>
<tr>
<td>Minimum Bldg Height</td>
<td></td>
</tr>
<tr>
<td>All Uses</td>
<td>20 feet</td>
</tr>
<tr>
<td>Maximum Floor Area Ratio</td>
<td></td>
</tr>
<tr>
<td>All Uses</td>
<td>None</td>
</tr>
</tbody>
</table>
Zoning 101: How Do I Calculate Residential Density?

Density Allowed

1. Determine the type of residential being proposed (rowhouse, detached, semi-detached, multi-family, etc.)
2. Go to the bulk table for the underlying zoning and find the minimum lot area for the residential type.
3. Divide the total area of the lot by the area # (sq. ft.) provided in the table.
4. The resultant # will tell you how many units of that type of residential is allowed on that lot.
5. Match this # to the # of units proposed. If the number of units proposed is larger than the number of units allowed, then a lot area variance is required or the number of proposed units should be reduced.
CityView: A tool to review zoning code and other city data

http://cityview.baltimorecity.gov/

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.

In the coming months, a redesigned and improved version of CityView will be launched.