

 C-1 Commercial clusters or pedestrian-oriented corridors of commercial uses that serve the immediate neighborhood. Ensures compatibility between neighboring residential and commercial uses.	 EC-1 Educational Campus Zoning. Primary and secondary educational facilities which is restricted to education-related uses. Allows for the development of a campus master plan.	 OIC Office-Industrial Campus is intended for developments of architecturally coordinated office and industrial structures built in a campus-like atmosphere.	 R-1-D Low density neighborhoods of detached dwellings located upon lots 14,520 square feet or more. Limited non-residential uses.	 R-8 Traditional form of urban rowhouse. Continuous rowhouse development along full blocks built to or only modestly set back from the street. Also accommodates other residential types of a similar density. Limited non-residential uses.	 D-MU Detached Dwelling Mixed-Use Overlay District allows a mixed-use detached environment, where some structures are used for residential and others for first-floor commercial uses. Tied to base parcel zoning.
 C-1-E Commercial clusters or pedestrian-oriented corridors of commercial uses that serve the immediate neighborhood and allow for clustering of entertainment uses. Ensures compatibility between neighboring residential and commercial uses.	 EC-2 Educational Campus Zoning. A campus district for colleges and universities that allows for certain non-educational uses and dormitories for students.	 OR-1 Office Residential Zoning. A mix of office and residential uses. Areas maintain a residential character. 40' Maximum building height.	 R-1-E Detached dwellings located upon lots of 9,000 square feet or more. Limited non-residential uses.	 R-9 Multi-Family Zoning District. Higher density, mid-rise, housing types, including single-family homes, both detached and semi-detached, rowhouse developments, and multi-family developments. Significant open space. Limited non-residential uses.	 AE Adult Use Overlay District is intended to provide an area in which to operate an adult use.
 C-1-VC Village Center Business District Intended for areas of pedestrian-oriented corridors of commercial uses that serve the immediate neighborhood in a village center environment.	 H Hospital Campus Zoning. Addresses the special needs and impacts of a large-scale, multi-functional hospitals and medical campuses.	 OR-2 Office Residential zoning. A mix of office and residential uses, maintaining a residential character. 100' maximum building height.	 R-2 Detached and Semi-Detached Residential Zoning District intended for residential neighborhoods that accommodate both detached and semi-detached dwellings. Limited non-residential uses.	 R-10 Areas of significant residential density accommodated in concentrated high rise and rowhouse development environments. Limited non-residential uses.	 W-1 W-1 Overlay District is intended to preserve, create, and enhance public views of and access to the waterfront by providing a public promenade and preserving public access in non industrial areas. Traditional Hardscape, bulkhead edge.
 C-2 Small to medium-scale commercial use, typically located along urban corridors. Designed to accommodate pedestrians and, in some instances, the automobile. Mixed-use development is appropriate within this district.	 BSC Bio-Science Campus Zoning. Accommodates bio-science campuses, including supportive uses and some residential. The BSC District allows a broad mix of uses, integrating manufacturing, office, and research and development, etc	 OS Open Space Zoning. Intended to protect and promote public and private open space, provide public reflective, cultural, educational and recreational opportunities, enhance the urban environment and protect natural resources.	 R-3 Detached Residential Zoning District intended for neighborhoods of detached dwellings. Limited non-residential uses.	 TOD-1 Transit Oriented Development - Encourages development conducive to increased transit usage. TOD-1 is employed in areas around existing and anticipated transit stations. Restrictive height/limited retail use.	 W-2 W-2 Overlay District is intended to preserve, create, and enhance public views of and access to the waterfront by providing a public promenade and preserving public access in non industrial areas. Natural shore, landscaped edge.
 C-3 Intensive commercial use including key commercial nodes that require additional controls regarding site development, particularly for shopping centers and larger retail establishments.	 I-1 Light Industrial Zoning. Light manufacturing, fabricating, processing, wholesale distributing and warehousing uses.	 R-1 Detached Residential Zoning District intended for neighborhoods of detached dwellings. Limited non-residential uses that are compatible with these residential environments may be allowed.	 R-4 Detached and Semi-Detached Residential Zoning District intended for neighborhoods that accommodate detached and semi-detached dwellings. Limited non-residential uses.	 TOD-2 Transit Oriented Development - Encourages development conducive to increased transit usage. TOD-2 is employed in areas around existing and anticipated transit stations. Restrictive height/full mix of retail use.	
 C-4 Heavy Commercial intended for areas of more intense commercial, including uses related to motor vehicles and those that may require outdoor storage. Setbacks, buffering and site development controls mitigate negative impacts on neighboring uses.	 I-2 General Industrial Zoning. Manufacturing, fabricating, processing, wholesale distributing and warehousing. Commercial uses and open storage allowed.	 R-1-A Detached dwellings upon lots of two or more acres in areas of countryside character. Environmental sensitivity is required to preserve natural features. Limited non-residential use.	 R-5 Transitional Residential Zoning District. Accommodates both detached and semi-detached dwellings, rowhouse developments and limited low-rise multi-family garden apartment developments. Limited non-residential uses.	 TOD-3 Transit Oriented Development - Encourages development conducive to increased transit usage. TOD-3 is employed in areas around existing and anticipated transit stations. Significant height/limited retail use.	
 C-5 Downtown Zoning District. The district is divided into a series of sub-districts that provide design standards to recognize and achieve the different physical characteristics of Downtown.	 I-MU Industrial Mixed-Use Zoning. Primarily for existing industrial buildings and permits both light industrial uses and a variety of non-industrial uses, such as dwellings, commercial, creating a mixed-use environment.	 R-1-B Detached dwellings located upon lots of one or more acre in areas of countryside character. Environmental sensitivity is required to preserve natural features. Limited non-residential uses.	 R-6 Low density rowhouse neighborhoods. Landscaped front yards, setback buildings. Accommodates detached and semi-detached dwellings, rowhouse developments and multi-family developments. Limited non-residential uses.	 TOD-4 Transit Oriented Development - Encourages development conducive to increased transit usage. TOD-4 is employed in areas around existing and anticipated transit stations. Significant height/full mix of retail use.	
	 MI Maritime Industrial Zoning. Preserves deep-water frontage of the Port of Baltimore for maritime use. Maritime shipping can be conducted without the intrusion of non-industrial uses.	 R-1-C Detached dwellings located upon lots 21,780 square feet or more in area of established low density development.	 R-7 Mixed Residential Zoning including detached and semi-detached dwellings, rowhouse developments, and multi-family developments of a larger scale. Limited non-residential uses.	 R-MU Rowhouse Mixed-Use Overlay District allows a mixed-use rowhouse environment, where some rowhouse structures are used for residential and others for first-floor commercial uses. Tied to base parcel zoning.	

TransForm Baltimore Zoning Code

MAP LEGEND & ZONING DISTRICT SUMMARY



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