

**ZONING CODE
OF
BALTIMORE CITY**

(As Last Amended by Ord. 10-398)

Ord
09-0330

**Published by
BALTIMORE CITY DEPARTMENT OF LEGISLATIVE REFERENCE
Avery Aisenstark, Director
2010**

(2) might or might not also serve food.
(Ord. 04-831.)

§ 1-194.2. Tavern – including live entertainment or dancing.

“Tavern – including live entertainment or dancing” means a tavern at which live entertainment, dancing, or both may be provided as an accessory use.
(Ord. 04-831.)

§ 1-195. Travel trailer.

“Travel trailer” means a vehicular, portable structure that is:

- (1) built on a chassis and designed as a temporary dwelling for travel, recreational, or vacation uses; or
- (2) permanently identified “travel trailer” by the manufacturer.
(City Code, 1976/83, art. 30, §13.0-2-93.) (Ord. 99-547.)

§ 1-196. Use.

(a) *In general.*

“Use” means:

- (1) any purpose for which a building, other structure, or tract of land can be used or occupied; and
- (2) any activity, occupation, business, or operation that is carried on or intended to be carried on in a building or other structure or on a tract of land.

(b) *Types of use.*

The specific types of use are as described in Title 3, Subtitle 1 {“Use Regulations”} of this article.

(City Code, 1976/83, art. 30, §13.0-2-94.) (Ord. 99-547.)

§ 1-196.1. Video lottery facility.

(a) *In general.*

“Video lottery facility” means a facility that has been awarded a Video Lottery Operation License by the Maryland Video Lottery Location Commission under State Government Article, Title 9, Subtitle 1A.

(b) *Inclusions.*

“Video lottery facility” includes:

- (1) the permitted number of video lottery terminals;

(2) associated food and beverage operations; and

(3) associated live entertainment and dancing.

(Ord. 09-196.)

§ 1-196.2. Water-dependent facilities.

“Water-dependent facilities” has the meaning stated in § 8-301 {“Critical Area Overlay District: Definitions”} of this article.

(Ord. 04-803; Ord. 09-196.)

§ 1-197. Wholesale establishment.

“Wholesale establishment” means a business establishment that is engaged in selling goods, merchandise, or commodities to retailers and others for resale, regardless of whether retail sales are made in addition to wholesale sales.

(City Code, 1976/83, art. 30, §13.0-2-99.) (Ord. 99-547.)

§ 1-198. Yard (required).

(a) *In general.*

“Yard”, when used with respect to required yards, means the space on a lot that, except only for the obstructions permitted by § 3-209 {“Projections and obstructions into required yards”} of this article and the applicable district regulations, is open and unobstructed from ground level to the sky.

(b) *Types of yards.*

The following are the types of yards:

(1) *Front yard*: a yard that extends along the full length of a front lot line and back to a line drawn parallel with that front lot line at a distance equal to the required front yard.

(2) *Interior side yard*: a side yard that adjoins:

(i) another lot; or

(ii) an alley separating the side yard from another lot.

(3) *Rear yard*: a yard that extends along the full length of a rear lot line and back to a line drawn parallel with that rear lot line at a distance equal to the required rear yard.

(4) *Side yard*: a yard that extends along a side lot line to a line drawn parallel with that side lot line at a distance equal to the required side yard.

(5) *Street corner side yard*: a side yard that adjoins a street.

(City Code, 1976/83, art. 30, §13.0-2-100 - 105.) (Ord. 99-547.)

(ii) outdoor table service that is accessory to a restaurant use and has been approved by the Board; and

(iii) to the extent expressly authorized by an applicable Urban Renewal Plan, the display of merchandise for sale to the public

(d) *Truck parking as accessory use only.*

The parking of trucks is allowed as an accessory use only.

(City Code, 1976/83, art. 30, §6.2-1a1, 1a2, 1a5.) (Ord. 99-547; Ord. 06-234.)

§ 6-306. Permitted uses.

In a B-2 District, permitted uses are as follows:

(1) As in a B-1 District, except that:

(i) the gross floor area limitations of a B-1 District do not apply; and

(ii) drive-in establishments are not excluded.

(2) *{Repealed}*

(3) Apartment hotels.

(4) Auction rooms.

(5) Automotive accessory stores — but not including repair or installation services.

(6) *{Repealed}*

(7) Blood donor centers.

(8) Blueprinting and photostating establishments.

(9) Bowling establishments.

(10) Bus and transit turnarounds.

(11) Business and office machines: sales, rental, and service.

(12) Camera and photographic supply stores.

(13) Carpet and rug stores.

(14) Carry-out food shops.

(15) Catering establishments: food.

- (16) Check cashing agencies.
- (17) China and glassware stores.
- (18) Clinics: health care.
- (19) Clothing and costume rental stores.
- (20) Clubs and lodges: private nonprofit.
- (21) Coin and philatelic stores.
- (22) Communications systems: sales and services.
- (23) Computer centers.
- (24) Department stores.
- (25) Display rooms for mail order sales.
- (26) Dry cleaning establishments — no more than 4 employees **plus** 1 owner or manager on the premises.
- (27) Electrical and household appliance stores.
- (28) Employment agencies.
- (29) Exhibit rooms.
- (30) Exterminators' shops.
- (31) Fabric shops.
- (32) Financial institutions.
- (33) Fraternity and sorority houses: off-campus.
- (34) Furniture stores — including upholstering when conducted **as an** accessory use.
- (35) Furrier shops — including accessory storage and **conditioning of** furs.
- (36) Garden supply, tool, and seed stores.
- (37) Hobby shops.
- (38) Hotels and motels.
- (39) Interior decorating shops — including upholstering and **making** draperies, slip covers, and similar articles when conducted as an accessory use.

- (40) Jewelry stores — including watch repair.
- (41) Laboratories: medical and dental.
- (42) Launderettes — no more than 4 employees plus 1 owner or **manager** on the premises.
- (43) Laundries — no more than 4 employees plus 1 owner or **manager** on the premises.
- (44) Leather goods and luggage stores.
- (45) Liquor stores: package goods.
- (46) Locksmith shops.
- (47) Massage therapists' offices.
- (48) Millinery shops.
- (49) Museums, aquariums, and planetariums.
- (50) Musical instruments: sales and repair.
- (51) Newspaper distribution agencies: for home delivery and **retail trade**.
- (52) Novelty shops.
- (53) Office supply stores.
- (54) Offices: business, governmental, and professional.
- (55) Opticians: sales and service.
- (56) Orthopedic and medical appliance stores.
- (57) Paint, wallpaper, tile, and floor covering stores.
- (58) Parking, off-street garages, other than accessory, for the **parking** of 4 or more motor vehicles.
- (59) Pet shops.
- (60) Philanthropic and charitable institutions.
- (61) Photocopying service.
- (62) Photographers.
- (63) Physical culture and health services: gymnasiums, reducing **salons**, and public baths.

- (64) *{Repealed}*
- (65) Post offices.
- (66) Printing establishments — no more than 10 employees plus 1 owner or manager on the premises.
- (67) Radio and television stations and studios.
- (68) *{Repealed}*
- (69) Recording studios.
- (70) Religious institutions, as follows:
 - (i) Churches, temples, and synagogues.
 - (ii) Convents, seminaries, and monasteries.
- (71) Restaurants — but not including live entertainment or dancing, and not including accessory outdoor table service.
- (72) Rooming houses.
- (73) Schools: business colleges, community colleges, colleges, and universities.
- (74) *{Repealed}*
- (75) Secretarial and telephone answering services.
- (76) Security sales, brokerages, and exchanges.
- (77) Sewing machines: sales and service — household appliances only.
- (78) Skating rinks.
- (79) Sporting and athletic goods stores.
- (80) Stationery stores.
- (81) Swimming pools.
- (82) Taverns — but not including live entertainment or dancing.
- (83) Taxidermist shops.
- (84) Telegraph offices.
- (85) Tennis and lacrosse clubs.

- (86) Ticket agencies.
- (87) Toy stores.
- (88) Trading stamp redemption centers.
- (89) Travel bureaus.
- (90) Undertaking establishments and funeral parlors.
- (91) Vending machines for retail sale of ice or milk.
- (92) Venetian blinds and window shades: sales and service.
- (93) Video lottery facility.
- (94) Watch and clock shops.

(95) Wig shops.
(City Code, 1976/83, art. 30, §6.2-1b.) (Ord. 98-252; Ord. 99-547; Ord. 01-230; Ord. 03-638; Ord. 04-698; Ord. 04-831; Ord. 06-249; Ord. 06-297; Ord. 06-342; Ord. 09-196.)

§ 6-307. Accessory uses.

In a B-2 District, accessory uses and structures are the same as those in a B-1 District, except that the gross floor area limitations of a B-1 District do not apply in a B-2 District.
(City Code, 1976/83, art. 30, §6.2-1b(intro cl.)) (Ord. 99-547.)

§ 6-308. Conditional uses — Board approval required.

In a B-2 District, conditional uses that require Board approval are as follows:

- (1) As in a B-1 District (unless it is a permitted use under § 6-306).
- (2) Amusement arcades located within a shopping center of over 20,000 square feet or a commercial recreation center of over 20,000 square feet — subject to the Board's suspension of the conditional use for not less than 30 days nor more than 90 days if an owner, operator, or employee of the arcade is convicted of violating City Code Article 19, § 34-6 {"Minors — Daytime and Nighttime Curfews: Prohibited conduct of establishments"}.
- (3) Animal hospitals that are odor-proofed and sound-proofed.
- (4) Artisans' and craft work — subject to the following conditions:
 - (i) no more than 2 employees plus 1 owner or manager on the premises;
 - (ii) work is limited to items produced one at a time, with no machine on the site to facilitate mass production; and

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*PART II. USE REGULATIONS***§ 7-305. General requirements.***(a) In general.*

In addition to the requirements in Subtitle 1 {"Overview; General Requirements"} of this title, uses in an M-2 District are subject to the following requirements.

(b) Uses to be enclosed or screened; exceptions.

- (1) Except as specified in paragraph (2) of this subsection, industrial, servicing, manufacturing, processing, and storage uses located within 200 feet and visible from ground level of a Residence or Office-Residence District must be:

(i) located within enclosed structures; or

(ii) effectively screened by:

(A) a wall, fence, or other substantially equivalent structure, at least 6 feet high;
or

(B) a terrain or landscaping feature functioning as an effective screen.

(2) This subsection does not apply to off-street parking and loading.
(City Code, 1976/83, art. 30, §7.2-1a.) (Ord. 99-547.)

§ 7-306. Permitted uses.

In an M-2 District, permitted uses are as follows:

- (1) As in an M-1 District, except that they need not comply with the performance standards in Title 12 {"Performance Standards"} of this article.
- (2) Aircraft: manufacturing.
- (3) Automobiles: manufacturing and fabrication.
- (4) Batteries: manufacturing and rebuilding.
- (5) Batteries and tires: sales and service.
- (6) Beer and ale: brewing.
- (7) Blueprinting and photostating establishments.
- (8) Bottles: manufacturing.
- (9) Building and lumber material sales establishments with shops and yards.

- (10) Car washes.
- (11) Carry-out food shops.
- (12) Catering establishments, food.
- (13) Check cashing agencies.
- (14) Chemical apparatus: manufacturing.
- (15) Cinder and cinder blocks: manufacturing.
- (16) Clinics: health care.
- (17) Clubs and lodges: nonprofit.
- (18) Coal yards.
- (19) Concrete and concrete products: manufacturing.
- (20) Contractor and construction shops and yards.
- (21) Cork products: manufacturing and processing.
- (22) Electrical appliances, including lamp bulbs and fixtures: manufacturing and assembling.
- (23) Fire and police stations.
- (24) Flammable liquids: manufacturing and storage.
- (25) Food commissaries.
- (26) Fuel and ice sales.
- (27) Furs and leather: processing.
- (28) Garages for storage, repair, and servicing of motor vehicles.
- (29) Gelatin and casein: manufacturing.
- (30) Glass: manufacturing.
- (31) Highway maintenance shops and yards.
- (32) Hiring halls and work distribution centers.
- (33) Insulating materials: manufacturing.

- (34) Laundries.
- (35) Lumber yards.
- (36) *{Vacant}*
- (37) Monument works.
- (38) Motorcycles and similar motorized vehicles: manufacturing and assembling.
- (39) Motor vehicle rental establishments.
- (40) Moving and storage establishments.
- (41) Packing houses, food.
- (42) Parcel collection and delivery stations.
- (43) Parking, off-street garages, other than accessory, for the parking of 4 or more motor vehicles.
- (44) Parking, open off-street areas, other than accessory, for the parking of 4 or more motor vehicles.
- (45) Photocopying services.
- (46) Photoengraving.
- (47) Photographers.
- (48) Pickling, metal.
- (49) Plumbing, heating, and electrical equipment showrooms and shops
- (50) Porcelain enamel products: manufacturing.
- (51) Porcelain enamels and glazes: manufacturing
- (52) Post offices.
- (53) Pottery and chinaware: manufacturing.
- (54) Public utility services and transportation uses, as follows:
 - (i) Antenna towers, microwave relay towers, and similar installations for communications transmission or receiving.
 - (ii) Bus and transit passenger stations and terminals.

- (iii) Electric distribution centers and substations.
- (iv) Garages and lots for bus and transit vehicles.
- (v) Marine terminals: freight.
- (vi) Motor freight terminals.
- (vii) Railroad freight terminals, piggy-back terminals, switching and classification yards, repair shops, and roundhouses.
- (viii) Repeater, transformer, pumping, booster, switching, conditioning, and regulating stations, and similar installations.
- (ix) Sewerage pumping stations.
- (x) Water filtration plants, reservoirs, and pumping stations.
- (55) Radio and television antennas and towers, including microwave antennas (satellite dishes), when free-standing or when they extend higher than 25 feet above the building on which they are mounted.
- (56) Restaurants — including accessory outdoor table service, but not including live entertainment or dancing.
- (57) Salt: manufacturing and processing.
- (58) Sawmills and planing mills.
- (59) Schools: commercial.
- (60) Schools: trade.
- (61) *{Vacant}*
- (62) Signs: manufacturing, sales, and service.
- (63) Sodium compounds: manufacturing and processing.
- (64) Statuary: production.
- (65) Stone cutting.
- (66) Stone, synthetic: manufacturing.
- (67) Sugar refineries.
- (68) Taverns — but not including live entertainment or dancing.

- (69) Terra cotta: manufacturing.
 - (70) Tiles: manufacturing.
 - (71) Tire manufacturing — but no open storage of tires or tire products within 200 feet of a residence district.
 - (72) Tire retreading and recapping establishments — but no open storage of tires or tire products within 200 feet of a residence district.
 - (73) Trailers: manufacturing.
 - (74) Trucks: manufacturing and fabrication.
 - (75) Trucks and truck trailers: sales and rental.
 - (76) Union halls.
 - (77) Vending machines for retail sale of ice or milk.
 - (77a) Video lottery facility.
 - (78) Welding shops.
 - (79) Wool: processing.
- (City Code, 1976/83, art. 30, §7.2-1b.) (Ord. 99-547; Ord. 04-698; Ord. 04-831; Ord. 06-342.)

§ 7-307. Conditional uses — Board approval required.

In an M-2 District, conditional uses that require Board approval are as follows:

- (1) As in an M-1 District (unless it is a permitted use under § 7-306), except that:
 - (i) those uses need not comply with the performance standards in Title 12 {“Performance Standards”} of this article; and
 - (ii) the following uses allowed in an M-1 District are not allowed in an M-2 District:
 - (A) Marinas: recreational;
 - (B) Schools: industrial trade; and
 - (C) Textile mill products: processing and sorting.
- (2) Animal hospitals.
- (3) Gases, combustible or toxic: manufacturing and storage — but not including distribution or storage of 30,000 gallons or more of liquefied petroleum gas (butane or propane).
- (4) Gasoline service stations.

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