

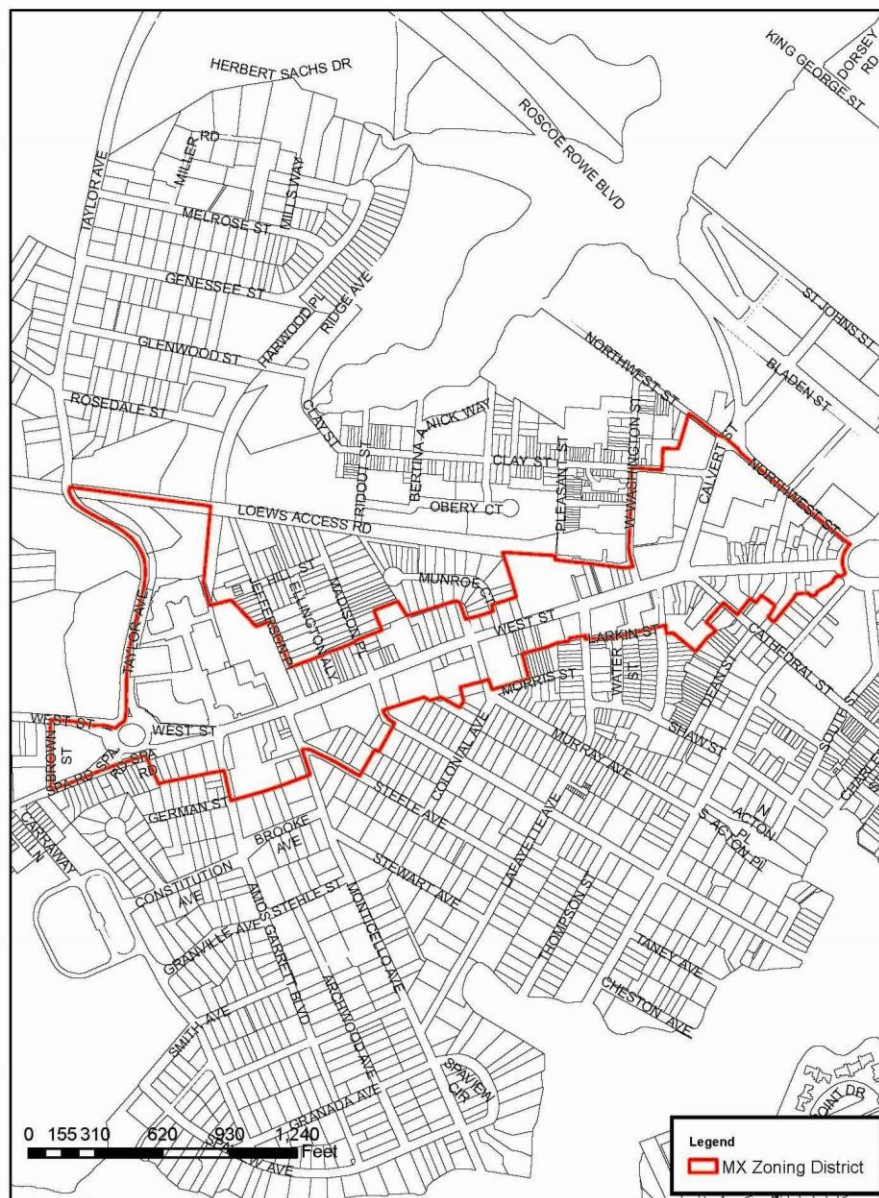
Staff Report

Ordinance O-23-18

Rezoning the City Dock to the Mixed Use (MX) Zoning District

The proposed ordinance would implement recommendations of the City Dock Master Plan by establishing Mixed Use (MX) zoning in the City Dock area. Currently, the MX Zoning District consists of properties from Church Circle to Westgate Circle along West Street. The map below shows the existing MX Zoning, which includes an area in the historic district (the block closest to Church Circle).

Existing Mixed Use (MX) District



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This is a detailed street map of a neighborhood in Baltimore, Maryland. The map shows several streets: Market Space, Dock St, Craig St, and Memorial Cir. Numerous lots are labeled with numbers, including P.806, P.1190, P.1246, P.1247, P.1248, P.1249, P.1257, P.1259, P.1197, P.1198, P.1199, P.1200, P.1201, P.1202, P.1203, P.1187, P.1188, P.1189, P.1190, P.1191, P.1192, P.1193, P.1194, P.1195, P.1196, P.1197, P.1198, P.1199, P.1200, P.1201, P.1202, P.1203, P.1204, P.1205, P.1206, P.1207, P.1208, P.1209, P.1210, P.1211, P.1212, P.1213, P.1214, P.1215, P.1216, P.1217, P.1218, P.1219, P.1220, P.1221, P.1222, P.1223, P.1224, P.1225, P.1226, P.1227, P.1228, P.1229, P.1230, P.1231, P.1232, P.1233, P.1234, P.1235, P.1236, P.1237, P.1238, P.1239, P.1240, P.1241, P.1242, P.1243, P.1244, P.1245, P.1246, P.1247, P.1248, P.1249, P.1250, P.1251, P.1252, P.1253, P.1254, P.1255, P.1256, P.1257, P.1258, P.1259, P.1260, P.1261, P.1262, P.1263, P.1264, P.1265, P.1266, P.1267, P.1268, P.1269, P.1270, P.1271, P.1272, P.1273, P.1274, P.1275, P.1276, P.1277, P.1278, P.1279, P.1280, P.1281, P.1282, P.1283, P.1284, P.1285, P.1286, P.1287, P.1288, P.1289, P.1290, P.1291, P.1292, P.1293, P.1294, P.1295, P.1296, P.1297, P.1298, P.1299, P.1300, P.1301, P.1302, P.1303, P.1304, P.1305, P.1306, P.1307, P.1308, P.1309, P.1310, P.1311, P.1312, P.1313, P.1314, P.1315, P.1316, P.1317, P.1318, P.1319, P.1320, P.1321, P.1322, P.1323, P.1324, P.1325, P.1326, P.1327, P.1328, P.1329, P.1330, P.1331, P.1332, P.1333, P.1334, P.1335, P.1336, P.1337, P.1338, P.1339, P.1340, P.1341, P.1342, P.1343, P.1344, P.1345, P.1346, P.1347, P.1348, P.1349, P.1350, P.1351, P.1352, P.1353, P.1354, P.1355, P.1356, P.1357, P.1358, P.1359, P.1360, P.1361, P.1362, P.1363, P.1364, P.1365, P.1366, P.1367, P.1368, P.1369, P.1370, P.1371, P.1372, P.1373, P.1374, P.1375, P.1376, P.1377, P.1378, P.1379, P.1380, P.1381, P.1382, P.1383, P.1384, P.1385, P.1386, P.1387, P.1388, P.1389, P.1390, P.1391, P.1392, P.1393, P.1394, P.1395, P.1396, P.1397, P.1398, P.1399, P.1400, P.1401, P.1402, P.1403, P.1404, P.1405, P.1406, P.1407, P.1408, P.1409, P.1410, P.1411, P.1412, P.1413, P.1414, P.1415, P.1416, P.1417, P.1418, P.1419, P.1420, P.1421, P.1422, P.1423, P.1424, P.1425, P.1426, P.1427, P.1428, P.1429, P.1430, P.1431, P.1432, P.1433, P.1434, P.1435, P.1436, P.1437, P.1438, P.1439, P.1440, P.1441, P.1442, P.1443, P.1444, P.1445, P.1446, P.1447, P.1448, P.1449, P.1450, P.1451, P.1452, P.1453, P.1454, P.1455, P.1456, P.1457, P.1458, P.1459, P.1460, P.1461, P.1462, P.1463, P.1464, P.1465, P.1466, P.1467, P.1468, P.1469, P.1470, P.1471, P.1472, P.1473, P.1474, P.1475, P.1476, P.1477, P.1478, P.1479, P.1480, P.1481, P.1482, P.1483, P.1484, P.1485, P.1486, P.1487, P.1488, P.1489, P.1490, P.1491, P.1492, P.1493, P.1494, P.1495, P.1496, P.1497, P.1498, P.1499, P.1500, P.1501, P.1502, P.1503, P.1504, P.1505, P.1506, P.1507, P.1508, P.1509, P.1510, P.1511, P.1512, P.1513, P.1514, P.1515, P.1516, P.1517, P.1518, P.1519, P.1520, P.1521, P.1522, P.1523, P.1524, P.1525, P.1526, P.1527, P.1528, P.1529, P.1530, P.1531, P.1532, P.1533, P.1534, P.1535, P.1536, P.1537, P.1538, P.1539, P.1540, P.1541, P.1542, P.1543, P.1544, P.1545, P.1546, P.1547, P.1548, P.1549, P.1550, P.1551, P.1552, P.1553, P.1554, P.1555, P.1556, P.1557, P.1558, P.1559, P.1560, P.1561, P.1562, P.1563, P.1564, P.1565, P.1566, P.1567, P.1568, P.1569, P.1570, P.1571, P.1572, P.1573, P.1574, P.1575, P.1576, P.1577, P.1578, P.1579, P.1580, P.1581, P.1582, P.1583, P.1584, P.1585, P.1586, P.1587, P.1588, P.1589, P.1590, P.1591, P.1592, P.1593, P.1594, P.1595, P.1596, P.1597, P.1598, P.1599, P.1600, P.1601, P.1602, P.1603, P.1604, P.1605, P.1606, P.1607, P.1608, P.1609, P.1610, P.1611, P.1612, P.1613, P.1614, P.1615, P.1616, P.1617, P.1618, P.1619, P.1620, P.1621, P.1622, P.1623, P.1624, P.1625, P.1626, P.1627, P.1628, P.1629, P.1630, P.1631, P.1632, P.1633, P.1634, P.1635, P.1636, P.1637, P.1638, P.1639, P.1640, P.1641, P.1642, P.1643, P.1644, P.1645, P.1646, P.1647, P.1648, P.1649, P.1650, P.1651, P.1652, P.1653, P.1654, P.1655, P.1656, P.1657, P.1658, P.1659, P.1660, P.1661, P.1662, P.1663, P.1664, P.1665, P.1666, P.1667, P.1668, P.1669, P.1670, P.1671, P.1672, P.1673, P.1674, P.1675, P.1676, P.1677, P.1678, P.1679, P.1680, P.1681, P.1682, P.1683, P.1684, P.1685, P.1686, P.1687, P.1688, P.1689, P.1690, P.1691, P.1692, P.1693, P.1694, P.1695, P.1696, P.1697, P.1698, P.1699, P.1700, P.1701, P.1702, P.1703, P.1704, P.1705, P.1706, P.1707, P.1708, P.1709, P.1710, P.1711, P.1712, P.1713, P.1714, P.1715, P.1716, P.1717, P.1718, P.1719, P.1720, P.1721, P.1722, P.1723, P.1724, P.1725, P.1726, P.1727, P.1728, P.1729, P.1730, P.1731, P.1732, P.1733, P.1734, P.1735, P.1736, P.1737, P.1738, P.1739, P

Development Standards

Building Height Measurement: It is proposed that height be measured from flood protection elevation or grade, whichever is greater throughout the City. This will help properties in the flood plain have a certain number of stories, regardless of additional elevation required to meet building Code.

Reference

21.64.460 - Parking garages.

A. Underground parking garages are a permitted use.

B. Garages up to three levels of above-grade parking are a permitted use subject to the following standards:

1. The visibility of all parking facilities from any street or residential zoning district shall be minimized whenever possible. Visible façades of parking facilities shall be designed to be compatible with the architectural character of surrounding structures.
2. Measures shall be taken to restore the vertical edge of the streetscape, as required by the Department of Planning and Zoning.
3. Parking garages in excess of three levels of above-grade parking may be permitted by special exception. The standards for garages up to three levels of above-grade parking must be met in addition to the standards for approving a special exception.

21.66.130 - Table of off-street parking requirements.

Use	Standard	Additional Provisions
Hotels	One space per three lodging rooms, plus additional parking for auxiliary/accessory uses.	For conference room facilities to be used by persons other than guests of the hotel: parking spaces equal to 30 percent of the maximum capacity in persons of the facilities.

Comparing MX Use Table with C2 Use Table

Uses	District MX
Accessory Structures and uses	A ²
Antennas and amateur radio stations	A-Std
Antique stores	P
Appliance stores including electrical and household appliances, and radio and television sales and repair	P
Arts and crafts studios	P
Arts and crafts stores	P

Uses	District C2
Accessory buildings and uses, including signs	A
Adult book stores	
Amusement establishments, indoor	
Animal hospitals, including veterinarian offices	
Antenna towers	
Antennas and amateur radio stations	A-Std
Antique stores	P
Appliance stores including electrical and household appliances, and radio and television sales and repair	P
Arts and crafts stores	P
Arts or cultural centers	

Bank and financial institutions	P
Bake shops	P-Std
Cab stands including dispatch offices and related parking facilities	S
Candy stores, where only candy prepackaged off the premises is sold	P
Candy stores including candy making	P-Std
Carpet and rug stores, retail sales only	P
Catering establishments	P-Std
Clubs, lodges and meeting halls, with no on-premises food or beverage preparation facilities	P
Clubs, lodges and meeting halls, with on-premises food or beverage preparation facilities	P-Std
Coffee shops	P-Std
Conference facilities	S
Convenience stores	P-Std
Day care centers, groups	
Delicatessens	P-Std
Department stores	P
Drive-through facilities associated with permitted or special exception uses	

Arts and crafts studios	
Auction rooms	
Bake shops	P-Std
Bakeries	
Banks and financial institutions	P
Bars and taverns	S
Bicycle sales, rental and repair stores	P
Boat showrooms	
Building materials sales and storage	
Cab stands including dispatch offices and related parking facilities	
Candy stores, where only candy prepackaged off the premises is sold	P-Std
Candy stores including candy making	P-Std
Carpet and rug stores, retail sales only	P
Catering establishments, where no food, beverages and/or desserts are sold on the premises	P-Std
Clubs, lodges and meeting halls, with no on-premises food or beverage preparation facilities	P
Clubs, lodges and meeting halls, with on-premises food or beverage preparation facilities	
Coffee shops	P-Std
Contractors', architects' and engineers' offices, shops and yards	
Convenience stores	
Day care centers, group	
Day care centers, group, in conjunction with a principal religious institution	
Delicatessen	S-Std
Department stores	P

Dry cleaning and laundry drop off and pick up stations	
Dry cleaning and laundry establishments	P
Dwellings, multi-family	P-Std
Dwellings, multi-family, containing 12 or fewer units	
Dwellings, single-family attached	P-Std
Dwellings, single-family detached	P
Dwellings, two-family	P
Dwellings above the ground floor of nonresidential uses	P
Food service marts	P-Std
Furniture stores	P
Garden supply, tool and seed stores	P
Governmental uses	
<i>Offices</i>	P
<i>Other government and government-related structures, facilities and uses</i>	S
<i>Public schools and colleges</i>	
Group homes	
Hotels with up to forty rooms, including restaurants and conference room facilities.	P-Std

Drive-through facilities and walkups associated with permitted or special exception uses	4
Dry cleaning and laundry drop off and pick up stations	P
Dry cleaning and laundry establishments	
Dwellings, multi-family	S
Dwellings, single-family attached	S
Dwellings, single-family detached	S
Dwellings, two-family	S
Dwellings above the ground floor of nonresidential uses	P
Dwellings for watchmen and their families, located on the premises where they are employed in that capacity	
Electronic and scientific precision instruments manufacturing	
Exterminating shops	
Food manufacture, packaging and processing	
Food service mart	S-Std
Food stores	P
Furniture stores	P
Garden supply, tool and seed stores	P
Governmental uses	
<i>Offices</i>	P
<i>Other government and government-related structures, facilities and uses</i>	S
<i>Public schools and colleges</i>	P
Greenhouses and nurseries	
Group homes	S
Home improvement stores	
Hotels	S

Hotels with more than forty rooms, including restaurants and conference room facilities.	S
Ice cream stores	P-Std
Inns	
Institutions for the care of the aged	
Laboratories, including medical, dental, research and testing	P
Laundrettes, automatic, self service	P
Liquor stores	S
Medical appliance stores	
Motor vehicle service stations, including fuel sales	S
Museums and art galleries	P
Nautical shops, retail trade	P
Office and business service establishments	P
Offices, business and professional, and nonprofit, educational, cultural, or civic	P
Offices, medical	P
Parking garages	P-Std, S-Std
Parking lots, other than accessory	P-Std
Personal care establishments	P
Pet grooming facility	P-Std

Ice cream stores	P-Std
Inns	S
Institutions for the care of the aged	
Kennels	
Laboratories, including medical, dental, research and testing	
Laundrettes, automatic, self-service	P
Light manufacturing	
Liquor store	P
Mailing service establishments	
Massage parlors	
Motels	S
Motor vehicle and automobile uses	
<i>Automobile parts and accessory stores</i>	P
<i>Car wash</i>	
<i>Motor vehicle storage, repair and service facilities</i>	
<i>Motor vehicle sales</i>	
<i>Motor vehicle rental</i>	
<i>Service stations, including fuel sales</i>	
Museums and art galleries	P
Nautical shops, retail trade	P
Office and business service establishments	P
Offices, business and professional, and nonprofit, educational, cultural, or civic	P
Offices, medical	
Parking lots, other than accessory	S
Parking garages	S
Personal care establishments	P
Pet grooming facility	P-Std

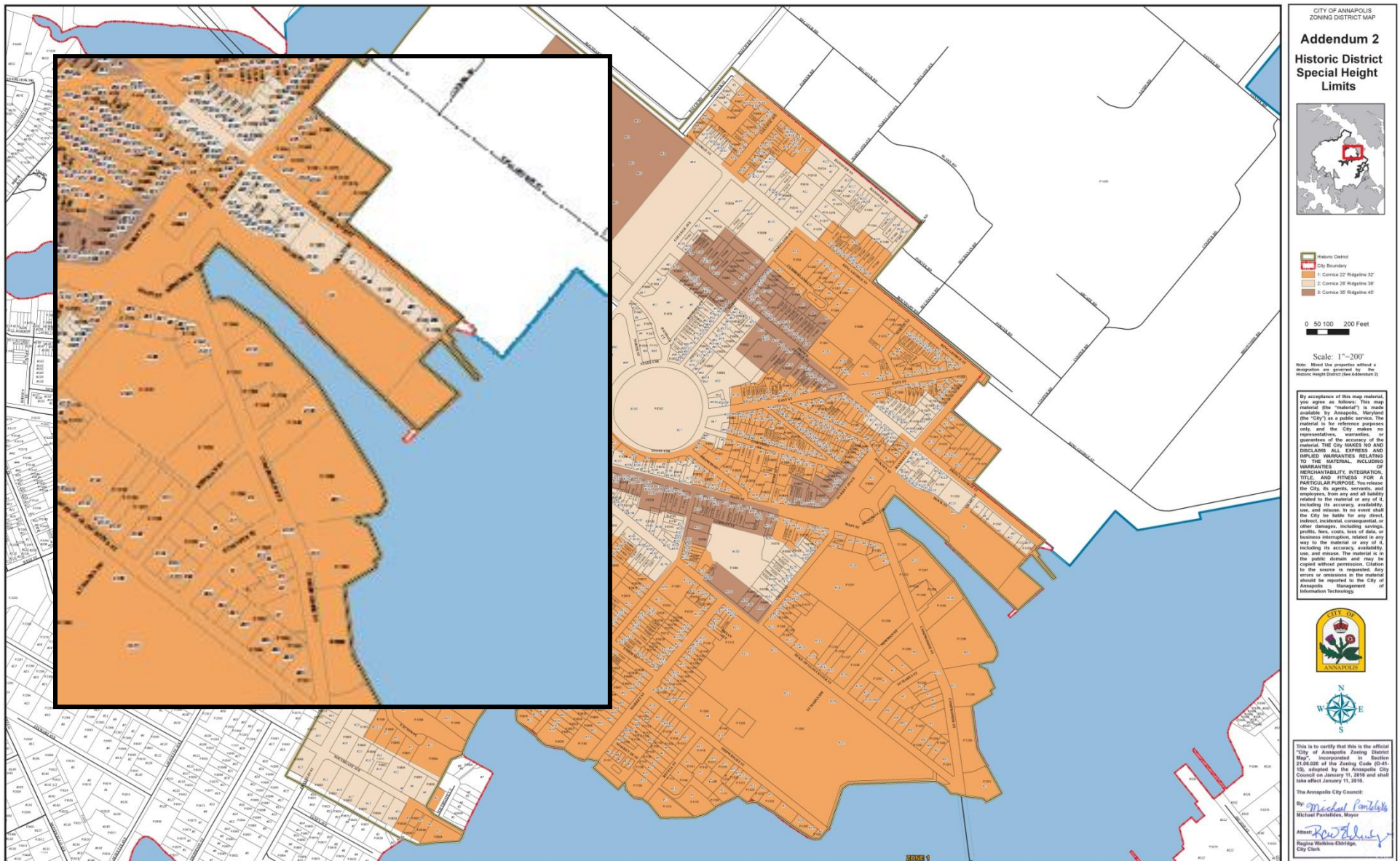
Photocopying and reproduction services, including blueprinting	P
Personal fitness studios	P
Physical health facilities, including health clubs and gymnasiums	P
Planned developments, business and special mixed	P-Std
Religious institutions, including churches, chapels, mosques, temples and synagogues	P
Research and development businesses, provided that there is no significant assemblage of goods or products	P
Rest homes and nursing homes	
Restaurant, fast food	S-Std
Restaurant, standard	P-Std S-Std
Retail goods stores	P
Schools, commercial, trade, vocational, music, dance, or art	P
Schools, private, elementary, middle, or high	
Seasonal outdoor sales	P-Std
Sidewalk cafés	P-Std
Specialty convenience retail store	P
Supermarkets	P-Std
Telecommunications facilities	A-Std
Telephone transmission equipment buildings	P
Temporary uses	P-Std
Theaters, indoor, with less than one hundred seats	P-Std
Theaters, indoor, with one hundred or more seats	P-Std

Photocopying and reproduction services, including blueprinting	
Personal fitness studios	P
Physical health facilities, including health clubs and gymnasiums	
Planned developments, business and special mixed	
Printing and publishing establishments	
Religious institutions, including churches, chapels, mosques, temples, and synagogues	
Research and development businesses	
Restaurant, fast food	
Restaurant, standard	S-Std
Retail goods stores	P
Schools, private, elementary, middle, or high	
Schools, commercial, trade, vocational, music, dance, or art	P
Seasonal outdoor sales	P-Std
Sidewalk cafés	P-Std
Specialty convenience retail goods stores	P
Storage other than accessory to permitted uses	
Supermarkets	P-Std
Telecommunications facilities	A-Std
Telephone transmission equipment buildings	
Temporary uses	P-Std
Theaters, indoor	S
Theaters, indoor, located in shopping centers	
Tobacco shops	P

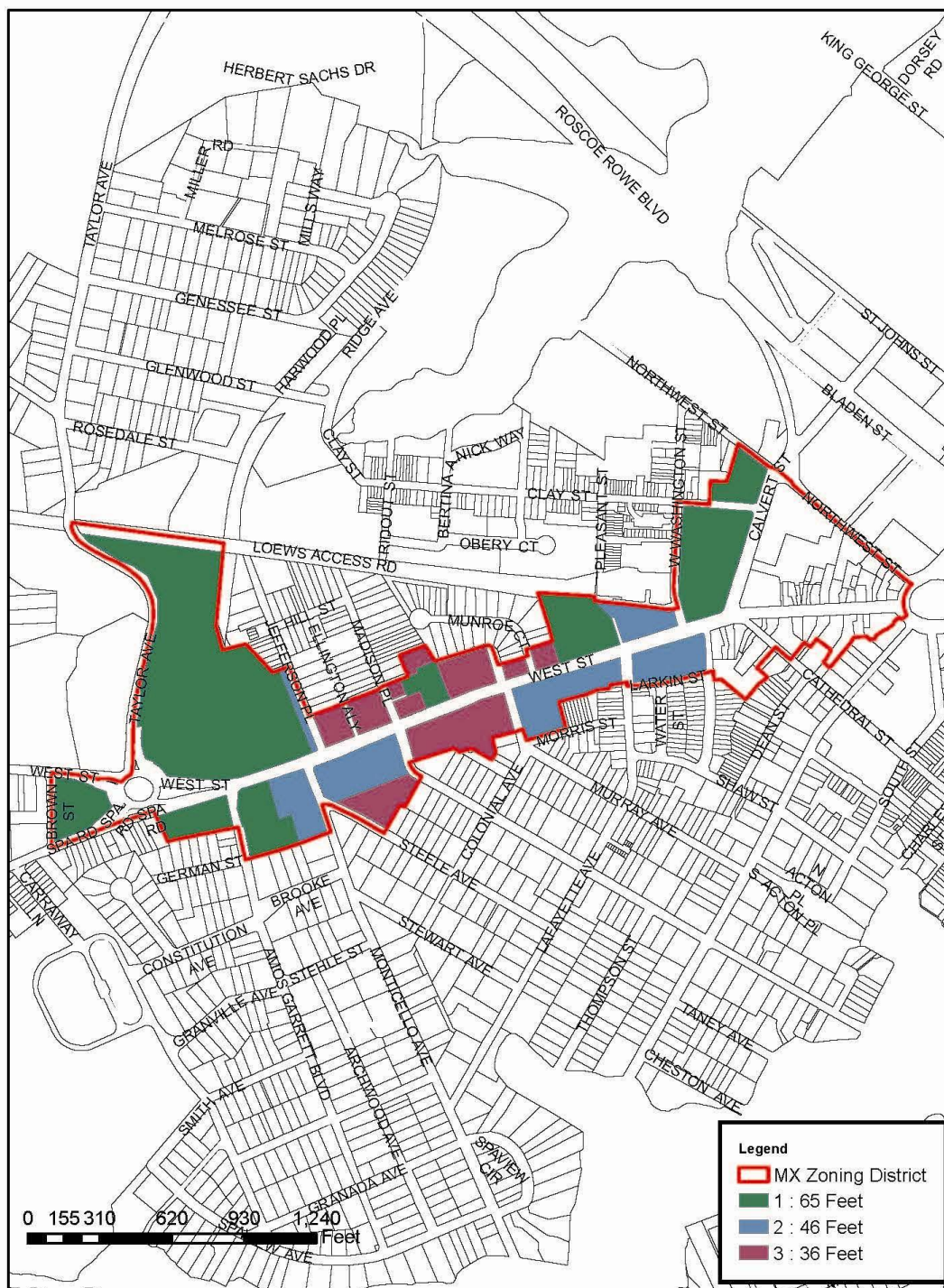
Tobacco shops	P
Undertaking establishments and funeral parlors	
Wine bars	P-Std

Undertaking establishments and funeral parlors	
Veterinarian offices	
Warehousing, storage and distribution facilities, including moving and storage establishments	

Existing Historic District Special Height Limits



Existing Mixed Use (MX) Height Districts



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