

CITY OF BALTIMORE
ORDINANCE 25 - 0 4 3
Council Bill 25-0054

Introduced by: Councilmember Porter
At the request of: Westport Capital Development, LLC
Address: c/o Caroline L. Hecker, Esq., Rosenberg Martin Greenberg LLP
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Baltimore, Maryland 21201
Telephone: (410) 727-6600
Introduced and read first time: April 7, 2025
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable
Council action: Adopted
Read second time: July 21, 2025

AN ORDINANCE CONCERNING

1 **Zoning – W-2 Overlay District – Amendment**

2 FOR the purpose of amending the view corridor requirements in the W-2 Overlay District; and
3 amending “Table 12-903(4). Middle Branch Waterfront Area” to include revised view
4 corridors.

5 BY repealing and re-ordaining, with amendments

6 Article 32 - Zoning
7 Sections 12-904(b) and Table 12-903(4)
8 Baltimore City Code
9 (Edition 2000)

10 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the**
11 Laws of Baltimore City read as follows:

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

Council Bill 25-0054

Baltimore City Code

Article 32. Zoning

Title 12. Special Purpose Districts

Subtitle 9. Waterfront Overlay Districts

§ 12-904. Protection of public right-of-way view corridors.

...

(b) *W-2 Overlay Subdistrict.*

(1) View corridors must:

(i) connect existing parks, open-space areas, and new development centers to the waterfront;

(ii) be located no more than 300 feet apart from one [another; and] ANOTHER AND BE AT LEAST 15 FEET WIDE; OR

(iii) be LOCATED NO MORE THAN 600 FEET APART FROM ONE ANOTHER AND BE at least 60 feet wide.

(2) Landscaping, exterior lighting, or other public amenities may be located within the view corridor to maximize public view of the water.

(3) Parking is permitted within a view corridor, as long as public access areas are maintained and not encroached upon.

SECTION 2. AND BE IT FURTHER ORDAINED, That Table 12-903(4) is amended as on the following map, appended to this bill, titled "**Table 12-903(4). Middle Branch Waterfront Area**".

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

The map displays the Middle Branch Waterfront area. A large hatched area represents the W-2 Waterfront Overlay District. Within this area, several rectangular regions are outlined, representing 60' Wide View Corridors. Other areas are outlined with dashed lines, representing 15' Wide View Corridors. The Harbor is shown as a light blue area at the bottom right. Numerous streets are labeled, including Henry St, Battery Ave, William St, Wall St, Light St, Marshall St, Patapsco St, Charles St, Race St, Leadenhall St, S Sharp St, W Ostend St, E Cross St, E West St, E Ostend St, S Hanover St, W Clement St, W Fort Ave, Oliver St, Clarkston St, Heath St, E Barney St, E Wells St, Johnson St, E Meath St, E Barney St, E McComas St, E Winder St, E Crookwell St, W Peninsula Dr, Light St, Insulator Dr, W Crookwell St, W Dickman St, W Ostend St, Stockholm St, Allmon St, Robert St, Denner St, Bayard St, Bush St, Wilcox St, S Monroe St, Washington Blvd, Western Ave, S Monrope St, Clare St, Annapolis Rd, Mankon St, Sidley Ave, Cedley St, Mausel St, Tacoma St, Roman St, Masbury Ct, Salerno Pl, Duffries Ct, Annor Ct, Puget St, Robert-Huron St, Huron St, Spach St, Holling Ferry Road, Langley St, Severn St, Michoud St, and Waterview Ave.

MIDDLE BRANCH WATERFRONT

Legend

- W-2 Waterfront Overlay District
- 60' Wide View Corridors
- 15' Wide View Corridors
- Harbor

MAYOR

PRESIDENT CITY COUNCIL

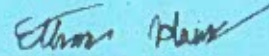
Certified as duly passed this 18th day of August, 20 25



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 19th day of August, 20 25



Chief Clerk

Approved this 15th day of September, 20 25

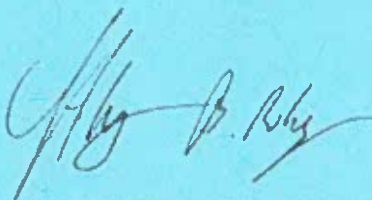


Mayor, Baltimore City

A TRUE COPY
Director of Finance

Approved for Form and Legal Sufficiency.

this 22nd day of August, 2025



Chief Solicitor