

**CITY OF BALTIMORE
ORDINANCE 23 • 280
Council Bill 23-0356**

Introduced by: The City Council President

At the request of: The Administration (Baltimore Development Corporation)

Introduced and read first time: February 27, 2023

Assigned to: Economic and Community Development Committee

Committee Report: Favorable, with amendments

Council action: Adopted

Read second time: October 16, 2023

AN ORDINANCE CONCERNING

Zoning – Modifications to Research and Development Facility Use

FOR the purpose of amending the definition of research and development establishment; creating use standards for research and development establishments; amending certain Tables of Uses to reflect revised use provisions for research and development establishments in certain Zoning Districts.

BY repealing and re-ordinating, with amendments

Article 32 - Zoning

Sections 1-312(o), Table 10-301, Table 11-301, Table 12-402, Table 12-501, Table 12-601, and Table 12-1302

Baltimore City Code

(Edition 2000)

BY adding

Article 32 - Zoning

New Section 14-333.1

Baltimore City Code

(Edition 2000)

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

Baltimore City Code

Article 32. Zoning

Title 1. General Provisions

Subtitle 3. Definitions

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 23-0356

1 **§ 1-312. "Property line" to "Roof deck".**

2 (o) *Research and development facility.*

3 (1) *In general.*

4 "Research and development facility" means an establishment where research and
5 development activities are conducted in various disciplines, including biotechnology,
6 pharmaceuticals, medical instrumentation or supplies, communication and
7 information technology, electronics and instrumentation, and computer hardware and
8 software.

9 (2) *INCLUSIONS.*

10 "RESEARCH AND DEVELOPMENT FACILITY" INCLUDES, AS AN ACCESSORY USE, THE
11 MANUFACTURE, FABRICATION, PROCESSING, OR SALE OF PRODUCTS DEVELOPED ON
12 THE SAME LOT AS THE ESTABLISHMENT.

13 (3) [(2)] *Exclusions.*

14 "Research and development facility" does not include the manufacture, fabrication,
15 processing, or sale of products AS A PRIMARY USE.

16 **Title 14. Use Standards**

17 **Subtitle 3. Use Standards**

18 **§ 14-333.1. RESEARCH AND DEVELOPMENT FACILITIES.**

19 (A) *OPERATIONS CONTAINED WITHIN BUILDING.*

20 (1) ALL PROCESSING, FABRICATION, ASSEMBLY, TREATMENT, AND PACKAGING OF
21 PRODUCTS MUST BE CONTAINED INDOORS ENTIRELY WITHIN A RESEARCH AND
22 DEVELOPMENT FACILITY.

23 (2) NOISE, ODOR, SMOKE, HEAT, GLARE, AND VIBRATION RESULTING FROM THE
24 MANUFACTURING PROCESS MUST BE CONFINED TO A RESEARCH AND DEVELOPMENT
25 FACILITY OR OTHERWISE MINIMIZED.

26 (B) *TRAFFIC GENERATION - TRUCK TRAFFIC.*

27 ONLY MINIMAL TRUCK TRAFFIC REQUIRED FOR THE DAILY OPERATIONS OF A RESEARCH
28 AND DEVELOPMENT FACILITY IS PERMITTED.

29 (C) *MINIMUM PARCEL SIZE – C-2 ZONING DISTRICT.*

30 IN THE C-2 ZONING DISTRICT A MINIMUM PARCEL SIZE OF AT LEAST 1 ACRE IS REQUIRED.

Council Bill 23-0356

TABLE 10-301: COMMERCIAL DISTRICTS – PERMITTED AND CONDITIONAL USES

USES	DISTRICTS							USE STANDARDS
	C-1	C-1-VC	C-1-E	C-2	C-3	C-4	C-5	
....								
COMMERCIAL								
RESEARCH AND DEVELOPMENT FACILITY				CB	CB	P	P	PER § 14-333.1
....								
INDUSTRIAL								
....								
[Research and Development Facility]							[P]	
....								

TABLE 11-301: INDUSTRIAL DISTRICTS – PERMITTED AND CONDITIONAL USES

USES	DISTRICTS							USE STANDARDS
	OIC	BSC	IMU-1	IMU-2	I-1	I-2	MI	
....								
COMMERCIAL								
....								
RESEARCH AND DEVELOPMENT FACILITY	P	P	P	P	P	P	P	PER § 14-333.1
....								
INDUSTRIAL								
....								
[Research and Development Facility]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	
....								

Council Bill 23-0356

1 **TABLE 12-402: TRANSIT-ORIENTED DEVELOPMENT DISTRICTS –**
 2 **PERMITTED AND CONDITIONAL USES**

3	USES	DISTRICTS				USE STANDARDS
4		TOD-1	TOD-2	TOD-3	TOD-4	
5					
6	COMMERCIAL					
7					
8	RESEARCH AND DEVELOPMENT	P	P	P	P	PER § 14-333.1
9	FACILITY					
10					

11 **TABLE 12-501: EDUCATIONAL CAMPUS DISTRICTS –**
 12 **PERMITTED AND CONDITIONAL USES**

13	USES	DISTRICTS		USE STANDARDS
14		EC-1	EC-2	
15			
16	COMMERCIAL			
17			
18	RESEARCH AND DEVELOPMENT FACILITY		P	PER § 14-333.1
19			
20	[INDUSTRIAL]			
21	[Research and Development Facility]		[P]	
22			

Council Bill 23-0356

1 **TABLE 12-601: HOSPITAL CAMPUS DISTRICTS –
2 PERMITTED AND CONDITIONAL USES**

3	USES	DISTRICTS	USE STANDARDS
4		H	
5		
6	COMMERCIAL		
7		
8	RESEARCH AND DEVELOPMENT FACILITY	P	PER § 14-333.1
9		
10	[INDUSTRIAL]		
11	[Research and Development Facility]	[P]	
12		

13 **TABLE 12-1302: PORT COVINGTON DISTRICT – PERMITTED AND CONDITIONAL USES**

14	USES	SUBDISTRICTS				USE 15 STANDARDS
16		PC-1	PC-2	PC-3	PC-4	
17					
18	COMMERCIAL					
19					
20	RESEARCH AND DEVELOPMENT FACILITY	P	P	P	P	PER § 14-333.1
21					
22	INDUSTRIAL					
23					
24	[Research and Development Facility]	[P]	[P]	[P]	[P]	
25					

26 **SECTION 2. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30th day
27 after the date it is enacted.

Council Bill 23-0356

Certified as duly passed this 30 day of October, 2023


President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,
this 30 day of October, 2023


Chief Clerk

Approved this 4th day of December, 2023


Mayor, Baltimore City

Approved for Form and Legal Sufficiency
This 2nd Day of November, 2023.


Chief Solicitor