

CITY OF BALTIMORE
ORDINANCE 25 -043
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

25 S. Charles Street, 21st Floor

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

Zoning – W-2 Overlay District – Amendment

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

BY repealing and re-ordaining, with amendments

Article 32 - Zoning

Sections 12-904(b) and Table 12-903(4)

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:

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.

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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.

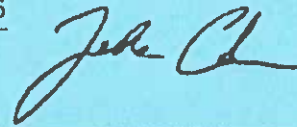
(3) Parking is permitted within a view corridor, as long as public access areas are maintained and not encroached upon.

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.

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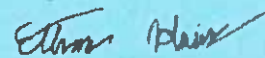
Certified as duly passed this 18th day of August, 20 25



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 19th day of August, 20 25



Chief Clerk

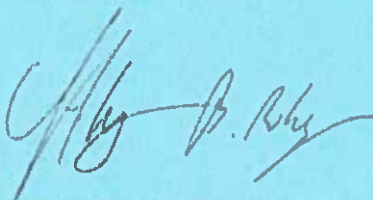
Approved this 15th day of September, 20 25



Mayor, Baltimore City

Approved for Form and Legal Sufficiency.

this 22nd day of August, 2025



Chief Solicitor