

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
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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-ordinating, 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.

1 Baltimore City Code

2 Article 32. Zoning

3 Title 12. Special Purpose Districts

4 Subtitle 9. Waterfront Overlay Districts

5 § 12-904. Protection of public right-of-way view corridors.

6

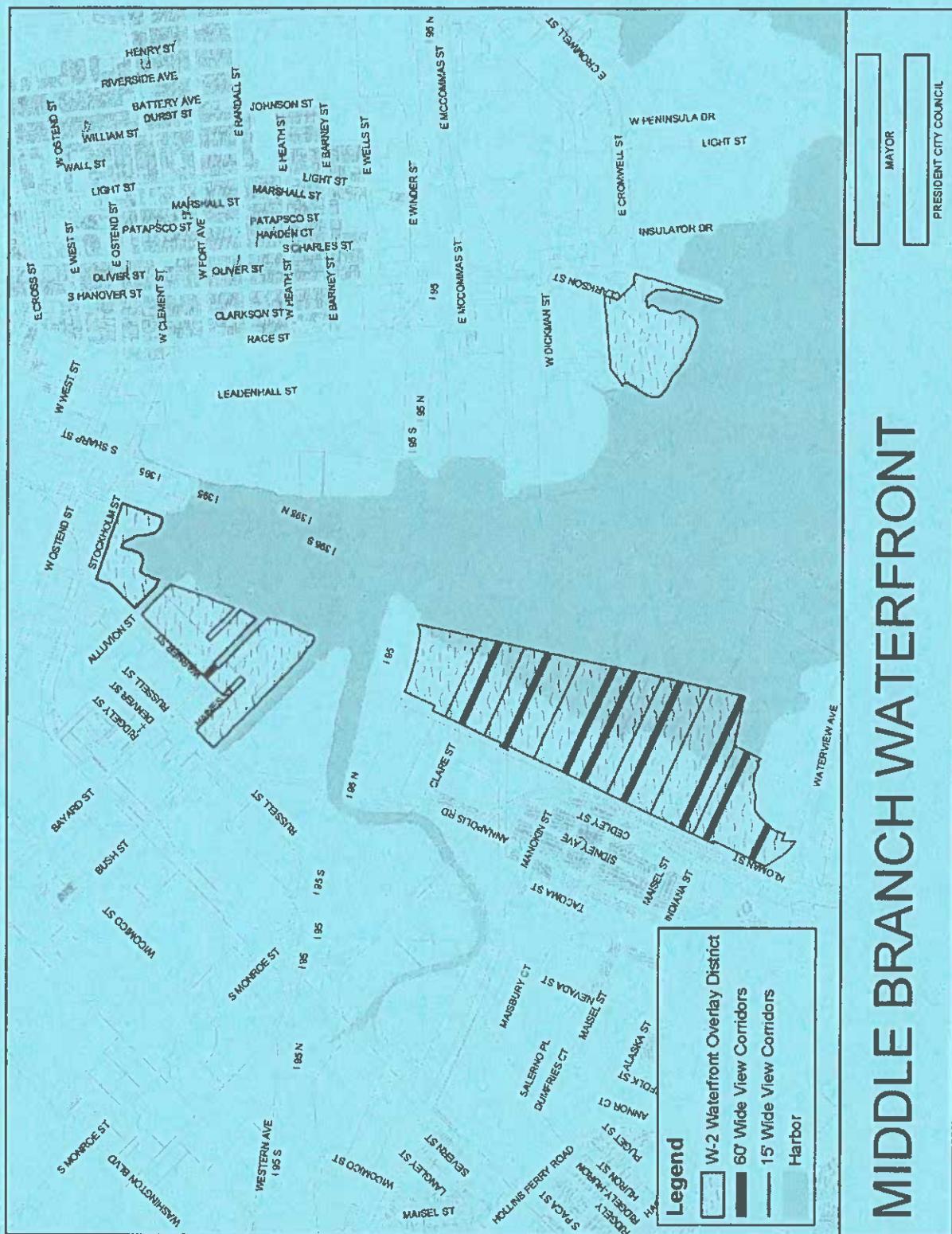
7 (b) W-2 Overlay Subdistrict.

8 (1) View corridors must:

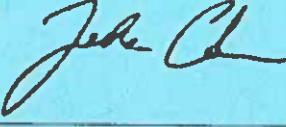
SECTION 2. AND BE IT FURTHER ORDAINED, That Table 12-903(4) is amended as on the following map, appended to this bill, titled "Table 12-903(4). Middle Branch Waterfront Area".

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

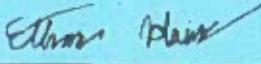
Table 12-903(4). Middle Branch Waterfront Area



Certified as duly passed this 18th day of August, 2025


President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,
this 19th day of August, 2025


Ethan Hark
Chief Clerk

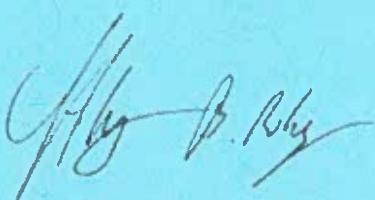
Approved this 15th day of September, 2025


Brandon M. Scott
Mayor, Baltimore City

A TRUE COPY
Director of Finance

Approved for Form and Legal Sufficiency.

this 22nd day of August, 2025


Alan B. Ryb
Chief Solicitor