

## TRANSFORM 2.0



### WHAT ARE THE BIG CHANGES?

Baltimore City Department of Planning would like to thank the hundreds of citizens who have attended various meetings to learn about the new DRAFT Zoning Code. In addition to the people who have attended meetings, many have also taken the time to send us their thoughts and comments online and in writing.

We have now reviewed all of the comments, given them consideration and revised the text accordingly. We have completed draft maps that show recommended zoning for every parcel in Baltimore. In many cases, the recommended zoning is the same as current zoning so it is shown as no change. In other cases, completely new categories have been recommended that better reflect the existing land uses and adopted master plans.

### SOME OF THE MAJOR HIGHLIGHTS OF TRANSFORM VERSION 2.0 ARE LISTED BELOW.

1. We have reworked the commercial districts to better reflect our shopping areas. The neighborhood based shopping is now organized into three new districts. Each district has permitted and conditional use lists and design standards consistent with the physical character of these areas.
  - **C-1 Main Streets** – pedestrian oriented commercial areas that serve immediate neighborhoods.
  - **C-2 Urban Corridors** – medium scale commercial areas along major urban corridors.
  - **C-3 Shopping Centers** – shopping centers with greater intensity of commercial uses, typically with parking areas in front of the retail.
2. We have added many definitions for terms and land uses that had been left out and revised others. These will add clarity and reduce misunderstandings and interpretations. Examples include differentiating between an industrial and sanitary landfill, wind, solar and geothermal energy systems and adding liquor license types to the definitions of restaurants and retail goods with alcohol sales.
3. We have added design guidelines for detached houses and revised the row house guidelines to better accommodate growth and development while protecting the character of Baltimore's neighborhoods. We also understand that many buildings have unique circumstances and design elements, therefore we have added a process for an Administrative Exception to design standards.
4. We have clarified the process for new and amended Planned Unit developments (PUDs) with time limits for completion and provisions to request extensions.
5. We have revised recycling categories in industrial areas to align to State codes and to encourage more recycling of materials.



6. The new [City Landscape Manual](#) has been completed and cross referenced within the proposed code.
7. We received very positive feedback on many of the sustainability measures. We kept and updated items such as community managed open space, provisions for wind and solar, and have updated the bicycle parking requirements.
8. We have refined the approach to Transit Oriented Development (TOD) Categories by adding two new sub-categories, to reflect the variety of neighborhoods near transit stations. There are now four total TOD sub-districts, ranging from lower height limits and less retail, to higher buildings with a maximum mix of uses.
9. We have updated the parking standards to better reflect urban needs. The DRAFT reflects an understanding that protecting older buildings and neighborhood character may sometimes limit the ability to provide parking.
10. We clarified application procedures, notice requirements, and conditions for when site plan and design review are required.

We have also highlighted all changes in the code with red for easy identification.

## WHERE DO WE GO FROM HERE?

We are very pleased to have completed TransForm 2.0, the new DRAFT Zoning Code AND maps. In order to maximize outreach, the new text and maps are available online at [www.rewritebaltimore.org](http://www.rewritebaltimore.org) in the downloadable section; in all branches of the Enoch Pratt Free Library, in the reference sections; and from 8:30 am – 4:30 pm, daily, in the Department of Planning offices at 417 East Fayette Street, 8th floor.

[We will also be holding informational meetings open to all.](#) If these are not convenient, or if you would like to have someone speak about the new DRAFT code at your meeting, please contact us at [plan@baltimorecity.gov](mailto:plan@baltimorecity.gov).

In December, we will prepare the new Zoning Code and maps to introduce as legislation in the City Council. Once it is introduced in early 2012, there will be formal public hearings at the Planning Commission and City Council. To be notified of meetings and new information about TransForm 2.0, sign up for our e-mail list at [www.rewritebaltimore.org](http://www.rewritebaltimore.org).

SIMPLIFY THE PROCESS

RETOOL ZONING DISTRICTS

PRESERVE NEIGHBORHOODS

CREATE BETTER DESIGN

**TRANSFORM BALTIMORE** | a city-wide effort to develop a state-of-the-art zoning code featuring new and more effective zoning tools to protect and enhance neighborhood character, guide private development and foster community revitalization.

When referring to the new code and its provisions we are referring to the proposed draft. Its provisions will not be in effect until enacted by the City Council and signed into law by the Mayor.

**GIVE YOUR COMMENTS**

[WWW.REWRITEBALTIMORE.ORG](http://WWW.REWRITEBALTIMORE.ORG)