

HOUSE BILL 338

L6

3lr0537
CF 3lr1911

By: **Delegates Boyce, Bridges, Edelson, Embry, Lehman, McCaskill, Phillips, Rosenberg, and Young**

Introduced and read first time: January 25, 2023

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Baltimore City – Commercial Use – Definition**

3 FOR the purpose of defining “commercial use” in Baltimore City to include certain
4 multifamily residential development; and generally relating to the definition of
5 “commercial use” in Baltimore City.

6 BY repealing and reenacting, with amendments,
7 Article – Land Use
8 Section 10–101
9 Annotated Code of Maryland
10 (2012 Volume and 2022 Supplement)

11 Preamble

12 WHEREAS, The Chesapeake Bay is intrinsic to life in Maryland, as it is a part of
13 the State’s identity and local culture and is a vibrant part of Maryland’s history and State
14 pride both environmentally and economically; and

15 WHEREAS, The health of Baltimore’s waterfront, from the Inner Harbor to the Port
16 of Baltimore, is critical to the State as a major driver of Central Maryland’s economy, but
17 also as an important environmental feeder to the sustainability of the Chesapeake Bay;
18 and

19 WHEREAS, The redevelopment of Baltimore’s waterfront will ensure increased
20 tourism spending, new jobs, and more equitable access to the water for the Central
21 Maryland region; and

22 WHEREAS, The State has a financial interest in the success of Baltimore City’s
23 economy, both for State revenues and for local quality of life, and the reinvestment and

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 redevelopment in Baltimore’s waterfront as a destination location advances that interest;
2 now, therefore,

3 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
4 That the Laws of Maryland read as follows:

5 **Article – Land Use**

6 10–101.

7 (A) In this title[,] **THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.**

8 (B) “Board” means the Board of Municipal and Zoning Appeals.

9 (C) **“COMMERCIAL USE” INCLUDES MULTIFAMILY RESIDENTIAL**
10 **DEVELOPMENT IF THE DEVELOPMENT IS LOCATED WITHIN:**

11 (1) **A WATERFRONT COMMERCIAL ZONING DISTRICT; AND**

12 (2) **A 0.50–MILE RADIUS OF A COMMUTER RAIL STATION.**

13 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July
14 1, 2023.