

SENATE BILL 371

L6

3lr1911
CF HB 338

By: **Senator Hayes**

Introduced and read first time: February 1, 2023

Assigned to: Education, Energy, and the Environment

Committee Report: Favorable

Senate action: Adopted

Read second time: March 10, 2023

CHAPTER _____

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

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



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

4 WHEREAS, The State has a financial interest in the success of Baltimore City’s
5 economy, both for State revenues and for local quality of life, and the reinvestment and
6 redevelopment in Baltimore’s waterfront as a destination location advances that interest;
7 now, therefore,

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

10 **Article – Land Use**

11 10–101.

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

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

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

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

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

18 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July
19 1, 2023.

Approved:

Governor.

President of the Senate.

Speaker of the House of Delegates.