

# SENATE BILL 371

L6

3lr1911  
CF HB 338

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By: **Senator Hayes**

Introduced and read first time: February 1, 2023

Assigned to: Education, Energy, and the Environment

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## 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  
24 redevelopment in Baltimore’s waterfront as a destination location advances that interest;  
25 now, therefore,

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



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

3 **Article – Land Use**

4 10–101.

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

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

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

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

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

11 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July  
12 1, 2023.