

BALTIMORE CITY ZONING CODE REQUIREMENTS

B-1 NEIGHBORHOOD BUSINESS DISTRICT

The B-1 Neighborhood Business District is designed for the shopping convenience of persons who reside in nearby areas. Uses permitted are those necessary to satisfy daily basic shopping needs.

(c) *Business establishments — gross floor area.*

(1) *In general.*

Except as specified in this subsection, business establishments are restricted to a maximum gross floor area of 2,000 square feet each.

(2) *Food stores.*

Food stores are restricted to a maximum gross floor area of 15,000 square feet each, exclusive of floor area devoted to off-street parking and loading facilities.

(3) *Restaurants.*

Restaurants are restricted to a maximum gross floor area of 4,000 square feet each, exclusive of off-street parking and loading facilities.

(e) *Drive-ins prohibited; exceptions.*

Drive-in establishments are prohibited, except for banks and savings and loan associations.

(f) *Truck parking as accessory use only.*

In a B-1 District, permitted uses are as follows:

(.5) Antique shops – but not including any chemical refinishing on the premises.

(1) Art and school supply stores.

(2) Art needlework shops.

(3) Athletic fields.

(4) Automatic teller machines.

(5) Banks and savings and loan associations.

(6) Barber shops.

(7) Beauty shops.

(7a) Bed and breakfast establishments.

(7b) Bed and breakfast homes.

(7c) Bicycles: sales, rental, and repair – but not including any mechanical painting on the premises.

(8) Book stores: general.

(8a) Bus passenger shelters — including advertising signs that comply with § 11-424 of this article.

(9) Candy and ice cream stores.

(10) Clothes pressing establishments.

(11) Clothing shops.

(12) Day care facilities, as follows:

(i) Day nurseries and nursery schools.

(ii) Family day care homes.

(iii) School-age child care centers.

(13) Drug stores and pharmacies.

- (14) Dry cleaning and laundry receiving stations — processing done elsewhere.
- (15) Dwellings.
- (16) Electrical and household appliance repair stores.
- (17) Florist shops.
- (18) Food stores, grocery stores, meat markets, bakeries, and delicatessens.
- (19) Foster homes for children.
- (20) Gift and card shops.
- (21) Hardware stores.
- (22) Launderettes — no more than 2 employees plus 1 owner or manager on the premises.
- (23) Laundries: hand — no more than 2 employees plus 1 owner or manager on the premises.
- (24) Libraries and art galleries.
- (25) Multi-purpose neighborhood centers.
- (26) Newsstands.
- (27) Offices: business, governmental, and professional — but not including sales and bulk storage of merchandise on the premises.
- (28) Parks and playgrounds.
- (28a) Picture framing shops – when conducted for retail trade on the premises.
- (29) Radio and television antennas and towers that extend no more than 25 feet above the building on which they are mounted — but not including microwave antennas (satellite dishes).
- (30) Radio and television sales and service.
- (30a) Record, tape, CD, and sheet music stores.
- (31) Recreation buildings and community centers.
- (32) Schools: elementary and secondary.
- (32a) Schools and studios: business, dance, and music.
- (33) Shoe and hat repair stores.
- (34) Shoeshine parlors.
- (35) Tailor or dressmaking shops: custom work or repairs.
- (36) Telephone exchanges.
- (37) Tobacco shops.
- (38) Travel bureaus — no more than 2 employees plus 1 owner or manager on the premises.
- (39) Variety stores.
- (40) Video movies: sales and rentals

B-2 COMMUNITY BUSINESS DISTRICT

The B-2 Community Business District is designed to accommodate the needs of a larger consumer population than is served by a Neighborhood Business District. Accordingly, a wider range of uses is permitted for both daily and occasional shopping.

In a B-2 District, permitted uses are as follows:

- (1) As in a B-1 District, except that:
 - (i) the gross floor area limitations of a B-1 District do not apply; and
 - (ii) drive-in establishments are not excluded.
- (2) *{Repealed}*
- (3) Apartment hotels.
- (4) Auction rooms.
- (5) Automotive accessory stores — but not including repair or installation services.
- (6) *{Repealed}*
- (7) Blood donor centers.
- (8) Blueprinting and photostating establishments.
- (9) Bowling establishments.
- (10) Bus and transit turnarounds.
- (11) Business and office machines: sales, rental, and service.
- (12) Camera and photographic supply stores.
- (13) Carpet and rug stores.
- (14) Carry-out food shops.
- (15) Catering establishments: food.
- (16) Check cashing agencies.
- (17) China and glassware stores.
- (18) Clinics: health care.
- (19) Clothing and costume rental stores.
- (20) Clubs and lodges: private nonprofit.
- (21) Coin and philatelic stores.
- (22) Communications systems: sales and services.
- (23) Computer centers.
- (24) Department stores.
- (25) Display rooms for mail order sales.
- (26) Dry cleaning establishments — no more than 4 employees plus 1 owner or manager on the premises.
- (27) Electrical and household appliance stores.
- (28) Employment agencies.
- (29) Exhibit rooms.
- (30) Exterminators' shops.
- (31) Fabric shops.
- (32) Financial institutions.
- (33) Fraternity and sorority houses: off-campus.
- (34) Furniture stores — including upholstery when conducted as an accessory use.
- (35) Furrier shops — including accessory storage and conditioning of furs.

- (36) Garden supply, tool, and seed stores.
- (37) Hobby shops.
- (38) Hotels and motels.
- (39) Interior decorating shops — including upholstering and making draperies, slip covers, and similar articles when conducted as an accessory use.
- (40) Jewelry stores — including watch repair.
- (41) Laboratories: medical and dental.
- (42) Launderettes — no more than 4 employees plus 1 owner or manager on the premises.
- (43) Laundries — no more than 4 employees plus 1 owner or manager on the premises.
- (44) Leather goods and luggage stores.
- (45) Liquor stores: package goods.
- (46) Locksmith shops.
- (47) Massage therapists' offices.
- (48) Millinery shops.
- (49) Museums, aquariums, and planetariums.
- (50) Musical instruments: sales and repair.
- (51) Newspaper distribution agencies: for home delivery and retail trade.
- (52) Novelty shops.
- (53) Office supply stores.
- (54) Offices: business, governmental, and professional.
- (55) Opticians: sales and service.
- (56) Orthopedic and medical appliance stores.
- (57) Paint, wallpaper, tile, and floor covering stores.
- (58) Parking, off-street garages, other than accessory, for the parking of 4 or more motor vehicles.
- (59) Pet shops.
- (60) Philanthropic and charitable institutions.
- (61) Photocopying service.
- (62) Photographers.
- (63) Physical culture and health services: gymnasiums, reducing salons, and public baths.
- (64) *{Repealed}*
- (65) Post offices.
- (66) Printing establishments — no more than 10 employees plus 1 owner or manager on the premises.
- (67) Radio and television stations and studios.
- (68) *{Repealed}*
- (69) Recording studios.
- (70) Religious institutions, as follows:
 - (i) Churches, temples, and synagogues.
 - (ii) Convents, seminaries, and monasteries.
- (71) Restaurants — but not including live entertainment or dancing, and not including accessory outdoor table service.
- (72) Rooming houses.
- (73) Schools: business colleges, community colleges, colleges, and universities.
- (74) *{Repealed}*
- (75) Secretarial and telephone answering services.

- (76) Security sales, brokerages, and exchanges.
- (77) Sewing machines: sales and service — household appliances only.
- (78) Skating rinks.
- (79) Sporting and athletic goods stores.
- (80) Stationery stores.
- (81) Swimming pools.
- (82) Taverns — but not including live entertainment or dancing.
- (83) Taxidermist shops.
- (84) Telegraph offices.
- (85) Tennis and lacrosse clubs.
- (86) Ticket agencies.
- (87) Toy stores.
- (88) Trading stamp redemption centers.
- (89) Travel bureaus.
- (90) Undertaking establishments and funeral parlors.
- (91) Vending machines for retail sale of ice or milk.
- (92) Venetian blinds and window shades: sales and service.
- (93) *{Repealed}*
- (94) Watch and clock shops.
- (95) Wig shops.

For residences, the minimum lot area in a B-1-2 AND B-2-2 Districts is:

- (i) 550 square feet per rooming unit.
- (ii) 750 square feet per efficiency unit.
- (iii) 1,100 square feet per other dwelling unit.