

# HOUSE BILL 338

L6

3lr0537  
CF SB 371

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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

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Committee Report: Favorable

House action: Adopted

Read second time: March 24, 2023

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## 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

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**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:

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Governor.

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Speaker of the House of Delegates.

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President of the Senate.