

Since Summer 2021, the North Charles Village Planned Unit Development (NCV PUD) has followed an extensive process for renewing and expanding the PUD. Besides updating the Design Review Guidelines to sync with City Design and Landscape Manuals, the list of USES required major revision to conform to the Transform Baltimore City Zoning Code adopted in 2017. Peter Duvall, CVCA Land Use Committee, carefully analyzed Uses in the R-8, R-10 and C-1 Zones in the NCV PUD to create the final list below, which was presented first at the CVCA General Meeting on November 30.

City Council Representative Odette Ramos (14th District) plans to introduce the NCV PUD City Council Ordinance in January. If you have comments or questions about this USES list, please contact Sandy Sparks, Chair, Land Use Committee, srsparks@verizon.net or Council Representative Odette Ramos, Odette.Ramos@baltimorecity.gov

**USES proposed for NCV PUD City Council Ordinance introduction
December 8, 2022**

Conditional Use by BMZA

R-10 Art Gallery
R-10 Art Studio
C-1 Live Entertainment
C-1 Hotel
C-1 Retail Goods Establishment with Alcoholic Beverage Sales
C-1 Lodge or Social Club
C-1 Marijuana Sales
C-1 Body Art Establishment

Conditional Use by City Council Ordinance

R-8, R-10, C-1 Cultural Facility

Permitted in NCV PUD

C-1 Dwelling above Commercial
C-1 Dwelling—Multi-Family
C-1 Dwelling—Row-House
C-1 Financial Institution
R-8, R-10, C-1 Fraternity/Sorority House
C-1 Offices
R-8, R-10, C-1 Outdoor Dining
R-8, R-10, C-1 Park or Playground
C-1 Personal Service Establishment
C-1 Restaurant with Liquor License
C-1 Carry-out Food Shop
C-1 Health and Fitness Center

Not Permitted in NCV PUD

C-1 Greenhouse or Nursery
C-1 Motel
C-1 Healthcare Clinics over 2,500 SF
C-1 Medical offices over 2,500 SF
C-1 Pawn Shop
C-1 Firearm Sales
C-1 After Hours Establishment
C-1 Check Cashing Establishment
C-1 Motor Vehicle Repair
C-1 Big Box Retail Establishment
C-1 Small Box Retail Establishment



KEY

A = Existing PUD Boundary

B = Proposed Expansion (Dashed)

North Charles Village PUD District