

**AMENDMENTS TO COUNCIL BILL 25-0006
(1st Reader Copy)**

By: Councilmember Dorsey
{To be offered to the Land Use and Transportation Committee}

Amendment No. 1

On page 3, in line 19, strike “RECREATION: OUTDOOR,”.

Amendment No. 2

On page 4, strike in their entirety line 11 through 14, respectively, and substitute:

“(7) TO CONDUCT FROM TIME TO TIME A COMPREHENSIVE REZONING PROCESS IN CONFORMANCE WITH THE COMPREHENSIVE MASTER PLAN FOR THE CITY OF BALTIMORE, WHICH INCLUDES THE LAND USE MAP;”

and, on that same page, strike beginning with “LAND” in line 15 down through “AND” in line 16 and substitute “LAND USE MAP, NO LESS THAN QUADRENNIALLY; AND”.

Amendment No. 3

On page 8, strike in their entirety lines 15 through 17, inclusive, and substitute “THE VARIANCE PROCEDURE PROVISIONS MAY NOT BE USED TO AUTHORIZE A USE NOT OTHERWISE PERMITTED IN THE ZONING DISTRICT.”

Amendment No. 4

On page 8, in line 5, strike “ADMINISTRATOR OR” and substitute “ADMINISTRATOR.”; and, on that same page, in line 6, strike “APPEALS” insert “APPEALS, OR THE CITY COUNCIL”.

Amendment No. 5

On page 1, in line 10, after “9-703,” insert “12-303(i)”; and, on page 16, strike in their entirety lines 14 through 23; and, on that same page, in line 24, strike “(d)” and substitute “(B)”; and, on page 17, in lines 1 and 6, respectively, strike “(e)” and “(F)”, respectively and substitute “(C)” and “(D)”, respectively; and, on that same page, after line 21 insert:

“Subtitle 3. Office-Residential Districts

§ 12-303. Other applicable standards.

(i) Residential conversions.

The conversion of a single-family dwelling to a multi-family dwelling is allowed in an OR Zoning District, subject to the requirements of § 9-702 {“Residential Conversions: Design review”} [and § 9-703 {“Residential Conversions: Conversion standards”}] of this Code.”

Amendment No. 6

On page 1, in line 11, after “14-329(a)” insert “16-601(b)”; and, on page 21, after line 4, insert:

“Subtitle 6. Required Off-Street Parking

§ 16-601. Exemptions and reductions from requirements.

(b) Exemptions within certain districts.

(1) RESIDENTIAL USES.

FOR ALL RESIDENTIAL USES IN ANY ZONING DISTRICT THE FIRST 3 DWELLING UNITS, REGARDLESS OF THE TOTAL NUMBER OF DWELLING UNITS, ARE EXEMPT FROM OFF-STREET PARKING REQUIREMENTS.

(2) [(1)] Commercial districts.

The COMMERCIAL districts included in this paragraph are exempt from OFF-STREET parking requirements:

(i) C-1;

- (ii) C-1-E;
- (iii) C-1-VC;
- (iv) C-5;
- (v) C-5-IH;
- (vi) C-5-DE;
- (vii) C-5-HT;
- (viii) C-5-TO;
- (ix) C-5-HS; AND
- (x) [C-5-G;] C-5-G.
- [(xi) Harford Road Overlay District;]
- [(xii) R-MU Overlay District (non-residential uses); and]
- [(xiii) D-MU Overlay District (non-residential uses).]

(3) OVERLAY DISTRICTS.

THE OVERLAY DISTRICTS INCLUDED IN THIS PARAGRAPH ARE EXEMPT FROM OFF-STREET PARKING REQUIREMENTS:

- (I) HARFORD ROAD OVERLAY DISTRICT;
- (II) R-MU OVERLAY DISTRICT (NON-RESIDENTIAL USES); AND
- (III) D-MU OVERLAY DISTRICT (NON-RESIDENTIAL USES).

(4) [2] PC SUBDISTRICTS.

[(i)] In the PC Subdistricts, the following uses are exempt from the off-street parking requirements of Table 16-406: Required Off-Street Parking:

- (I) [(A)] open-space uses (except for recreational marinas); and
- (II) [(B)] commercial uses with a gross floor area of less than 25,000 square

[feet.] FEET, EVEN IF THERE ARE OTHER COMMERCIAL USES LOCATED ON THE SAME LOT.

[(ii) The commercial-use exemption applies to any commercial use with a gross floor area of less than 25,000 square feet, even if there are other commercial uses located on the same lot.]”.