

**CITY OF BALTIMORE**  
**COUNCIL BILL 25-0066**  
**(First Reader)**

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Introduced by: The Council President  
Cosponsored by: Councilmembers Dorsey, Gray, and Blanchard  
At the request of: The Administration  
Introduced and read first time: May 12, 2025  
Assigned to: Land Use and Transportation Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Department of Housing and Community Development, Planning Commission, Board of Municipal and Zoning Appeals, Department of Transportation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Housing Options and Opportunity**

3 FOR the purpose of amending certain provisions of the Baltimore City Zoning Code to promote  
4 increased development of low-density multi-family dwellings in certain residential districts;  
5 striking residential conversion standards for single-family dwellings into multi-family  
6 dwellings; amending certain permitted and conditional uses; amending certain bulk and yard  
7 standards; and defining certain terms.

8 BY repealing and reordaining, with amendments

9 Article 32 - Zoning  
10 Section 8-201, Table 8-301, Table 8-401, Table 9-301, Table 9-401, and  
11 Table 12-301  
12 Baltimore City Code  
13 (Edition 2000)

14 BY adding

15 Article 32 - Zoning  
16 Sections 1-305(r) and 1-309(i)  
17 Baltimore City Code  
18 (Edition 2000)

19 BY re-numbering current

20 Article 32 - Zoning  
21 Sections 1-305(r) through (cc), respectively, to be Sections 1-305(s) through (dd),  
22 respectively, Sections 1-309(i) through v), respectively, to be Sections 1-309(j) through  
23 1-309(w), respectively, and Sections 4-405(a)(6) through 4-405(a)(16), respectively, to be  
24 Sections 4-405(a)(5) through 4-405(a)(15), respectively  
25 Baltimore City Code  
26 (Edition 2000)

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

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BY repealing  
Article 32 - Zoning  
Sections 4-405(a)(5), 9-701 through 9-703, the subtitle designation,  
“Subtitle 7. Residential Conversions”, and Sections 10-609 and 12-303(i)  
Baltimore City Code  
(Edition 2000)

**SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That  
Sections 9-701 through 9-703, the subtitle designation, “Subtitle 7. Residential Conversions”,  
and Sections 10-609 and 12-303(i) of Article 32 – Zoning of the Baltimore City Code be  
repealed.

**SECTION 2. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That the  
Laws of Baltimore City read as follows:

**Baltimore City Code**

**Article 32. Zoning**

**Title 1. General Provisions**

***Subtitle 3. Definitions***

**§ 1-305. “Day-care home: Adult” to “Electric substation: Outdoor”.**

(R) *DWELLING: MULTI-FAMILY (LOW DENSITY)*.

(1) *IN GENERAL*.

“DWELLING: MULTI-FAMILY (LOW DENSITY)” MEANS A DWELLING THAT  
CONTAINS AT LEAST 2 BUT NO MORE THAN 4 DWELLING UNITS, EXCEPT AS  
OTHERWISE PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION.

(2) *INCLUSIONS*.

“DWELLING: MULTI-FAMILY (LOW DENSITY)” INCLUDES COMMON FACILITIES FOR  
RESIDENTS, SUCH AS LAUNDRY ROOMS.

**§ 1-309. “Lot line” to “Motel”.**

(I) *LOW-DENSITY MULTI-FAMILY DWELLING*.

*SEE “DWELLING: MULTI-FAMILY (LOW DENSITY)”.*

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### Title 4. Development Reviews

#### *Subtitle 4. Design Review*

#### **§ 4-405. Applicability.**

##### *(a) In general.*

Except as provided in subsection (b) of this section, design review is required for the following types of development:

[(5) when exterior modifications are proposed for residential conversion in the R-7, R-8, R-9, and R-10 Districts;]

...

### Title 8. Detached and Semi-Detached Residential Districts

#### *Subtitle 2. District Descriptions*

#### **§ 8-201. Common standards.**

##### *[(a) Residential development.]*

In the districts described in this subtitle, residential development is limited to EITHER 1 single-family dwelling unit per lot OR 1 LOW-DENSITY MULTI-FAMILY DWELLING.

##### *[(b) Residential conversions.]*

[In any of the districts subject to this title, the conversion of a single-family dwelling to a multi-family dwelling is prohibited.]

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## Zoning Tables

**Table 8-301: Detached and Semi-Detached Residential Districts –  
Permitted and Conditional Uses**

| Table 8-301: Detached and Semi-Detached Residential Districts – Permitted and Conditional Uses |           |      |      |      |      |     |     |     |     |               |
|------------------------------------------------------------------------------------------------|-----------|------|------|------|------|-----|-----|-----|-----|---------------|
| Uses                                                                                           | Districts |      |      |      |      |     |     |     |     | Use Standards |
|                                                                                                | R-1A      | R-1B | R-1C | R-1D | R-1E | R-1 | R-2 | R-3 | R-4 |               |
| Residential                                                                                    |           |      |      |      |      |     |     |     |     |               |
| ...                                                                                            |           |      |      |      |      |     |     |     |     |               |
| DWELLING: MULTI-FAMILY (LOW DENSITY)                                                           | P         | P    | P    | P    | P    | P   | P   | P   | P   |               |
| ...                                                                                            |           |      |      |      |      |     |     |     |     |               |

**Table 8-401: Detached and Semi-Detached Residential Districts –  
Bulk and Yard Regulations**

| Table 8-401: Detached and Semi-Detached Residential Districts – Bulk and Yard Regulations |                                  |        |                   |                   |                  |                 |                  |                  |                  |
|-------------------------------------------------------------------------------------------|----------------------------------|--------|-------------------|-------------------|------------------|-----------------|------------------|------------------|------------------|
| Categories                                                                                | Specifications<br>(Per District) |        |                   |                   |                  |                 |                  |                  |                  |
|                                                                                           | R-1A                             | R-1B   | R-1C              | R-1D              | R-1E             | R-1             | R-2              | R-3              | R-4              |
| Minimum Lot Area                                                                          |                                  |        |                   |                   |                  |                 |                  |                  |                  |
| ...                                                                                       |                                  |        |                   |                   |                  |                 |                  |                  |                  |
| Dwelling:<br>Detached, [or]<br>Semi-<br>Detached, OR<br>MULTI-FAMILY<br>(LOW<br>DENSITY)  | 2 acres                          | 1 acre | 21,780<br>sq. ft. | 14,520<br>sq. ft. | 9,000 sq.<br>ft. | 7,300<br>sq.ft. | 5,000 sq.<br>ft. | 5,000 sq.<br>ft. | 3,000 sq.<br>ft. |
| ...                                                                                       |                                  |        |                   |                   |                  |                 |                  |                  |                  |

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## MINIMUM ENCLOSED GROSS FLOOR AREA <sup>3</sup>

|                                               |                             |                             |                             |                             |                             |                             |                             |                             |                             |
|-----------------------------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| DWELLING:<br>MULTI-FAMILY<br>(LOW<br>DENSITY) | 2-UNIT:<br>1,500 SQ.<br>FT. | 2-UNIT:<br>1,500 SQ.<br>FT. | 2-UNIT:<br>1,500 SQ.<br>FT. | 2-UNIT:<br>1,500 SQ.<br>FT. | 2-UNIT:<br>1,500 SQ.<br>FT. | 2-UNIT:<br>1,500 SQ.<br>FT. | 2-UNIT:<br>1,500 SQ.<br>FT. | 2-UNIT:<br>1,500 SQ.<br>FT. | 2-UNIT:<br>1,500 SQ.<br>FT. |
|                                               | 3-UNIT:<br>2,250 SQ.<br>FT. | 3-UNIT:<br>2,250 SQ.<br>FT. | 3-UNIT:<br>2,250 SQ.<br>FT. | 3-UNIT:<br>2,250 SQ.<br>FT. | 3-UNIT:<br>2,250 SQ.<br>FT. | 3-UNIT:<br>2,250 SQ.<br>FT. | 3-UNIT:<br>2,250 SQ.<br>FT. | 3-UNIT:<br>2,250 SQ.<br>FT. | 3-UNIT:<br>2,250 SQ.<br>FT. |
|                                               | 4-UNIT:<br>3,000 SQ.<br>FT. | 4-UNIT:<br>3,000 SQ.<br>FT. | 4-UNIT:<br>3,000 SQ.<br>FT. | 4-UNIT:<br>3,000 SQ.<br>FT. | 4-UNIT:<br>3,000 SQ.<br>FT. | 4-UNIT:<br>3,000 SQ.<br>FT. | 4-UNIT:<br>3,000 SQ.<br>FT. | 4-UNIT:<br>3,000 SQ.<br>FT. | 4-UNIT:<br>3,000 SQ.<br>FT. |
| ...                                           |                             |                             |                             |                             |                             |                             |                             |                             |                             |

<sup>3</sup> GROSS FLOOR AREA MAY NOT INCLUDE ANY BASEMENT AREA.

**Table 9-301: Rowhouse and Multi-Family Residential Districts –  
Permitted and Conditional Uses**

| Uses                                    | Districts |     |     |     |     |      | Use<br>Standards |
|-----------------------------------------|-----------|-----|-----|-----|-----|------|------------------|
|                                         | R-5       | R-6 | R-7 | R-8 | R-9 | R-10 |                  |
| Residential                             |           |     |     |     |     |      |                  |
| ...                                     |           |     |     |     |     |      |                  |
| DWELLING: MULTI-FAMILY (LOW<br>DENSITY) | P         | P   | P   | P   |     |      |                  |
| ...                                     |           |     |     |     |     |      |                  |

**Table 9-401: Rowhouse and Multi-Family Residential Districts –  
Bulk and Yard Regulations**

| Categories                                                | Specifications<br>(Per District) |               |               |             |             |             |
|-----------------------------------------------------------|----------------------------------|---------------|---------------|-------------|-------------|-------------|
|                                                           | R-5                              | R-6           | R-7           | R-8         | R-9         | R-10        |
| <b>Minimum Lot Area</b>                                   |                                  |               |               |             |             |             |
| ...                                                       |                                  |               |               |             |             |             |
| Dwelling:<br>Rowhouse OR<br>MULTI-FAMILY<br>(LOW DENSITY) | 2,500 sq. ft.                    | 1,500 sq. ft. | 1,100 sq. ft. | 750 sq. ft. | 750 sq. ft. | 500 sq. ft. |

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|    |                                                       |                            |                            |                            |                            |                            |             |
|----|-------------------------------------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|-------------|
|    |                                                       | <b>R-5</b>                 | <b>R-6</b>                 | <b>R-7</b>                 | <b>R-8</b>                 | <b>R-9</b>                 | <b>R-10</b> |
| 1  | ...                                                   |                            |                            |                            |                            |                            |             |
| 2  | <b>MINIMUM ENCLOSED GROSS FLOOR AREA <sup>8</sup></b> |                            |                            |                            |                            |                            |             |
| 3  | DWELLING:<br>MULTI-FAMILY<br>(LOW DENSITY)            | 2-UNIT: 1,500              | 2-UNIT: 1,500              | 2-UNIT: 1,500              | 2-UNIT: 1,500              |                            |             |
| 4  |                                                       | SQ. FT.                    | SQ. FT.                    | SQ. FT.                    | SQ. FT.                    |                            |             |
| 5  |                                                       |                            |                            |                            |                            |                            |             |
| 6  |                                                       | 3-UNIT: 2,250              | 3-UNIT: 2,250              | 3-UNIT: 2,250              | 3-UNIT: 2,250              |                            |             |
| 7  |                                                       | SQ. FT.                    | SQ. FT.                    | SQ. FT.                    | SQ. FT.                    |                            |             |
| 8  |                                                       | 4-UNIT: 3,000              | 4-UNIT: 3,000              | 4-UNIT: 3,000              | 4-UNIT: 3,000              |                            |             |
| 9  |                                                       | SQ. FT.                    | SQ. FT.                    | SQ. FT.                    | SQ. FT.                    |                            |             |
| 10 | <b>Maximum Bldg Height</b>                            |                            |                            |                            |                            |                            |             |
| 11 | ...                                                   |                            |                            |                            |                            |                            |             |
| 12 | Dwelling: Multi-                                      | 35 or 45 feet <sup>2</sup> | 35 or 45 feet <sup>2</sup> | 35 or 45 feet <sup>2</sup> | 45 or 60 feet <sup>3</sup> | 3.0 FAR                    | 6.0 FAR     |
| 13 | Family OR                                             |                            |                            |                            |                            |                            |             |
| 14 | MULTI-FAMILY                                          |                            |                            |                            |                            |                            |             |
| 15 | (LOW DENSITY)                                         |                            |                            |                            |                            |                            |             |
| 16 | ...                                                   |                            |                            |                            |                            |                            |             |
| 17 | <b>Maximum Lot Coverage</b>                           |                            |                            |                            |                            |                            |             |
| 18 | ...                                                   |                            |                            |                            |                            |                            |             |
| 19 | Dwelling: Multi-                                      | 40%                        | 45%                        | 70%                        | 80%                        | 40%                        | 80%         |
| 20 | Family OR                                             |                            |                            |                            |                            |                            |             |
| 21 | MULTI-FAMILY                                          |                            |                            |                            |                            |                            |             |
| 22 | (LOW DENSITY)                                         |                            |                            |                            |                            |                            |             |
| 23 | ...                                                   |                            |                            |                            |                            |                            |             |
| 24 | <b>Maximum Impervious Surface</b>                     |                            |                            |                            |                            |                            |             |
| 25 | Dwelling:                                             | 60%                        | 60%                        | 60%                        | 60%                        | 60%                        | 60%         |
| 26 | Detached [or],                                        |                            |                            |                            |                            |                            |             |
| 27 | Semi-Detached,                                        |                            |                            |                            |                            |                            |             |
| 28 | OR MULTI-                                             |                            |                            |                            |                            |                            |             |
| 29 | FAMILY (LOW                                           |                            |                            |                            |                            |                            |             |
| 30 | DENSITY)                                              |                            |                            |                            |                            |                            |             |
| 31 | ...                                                   |                            |                            |                            |                            |                            |             |
| 32 | <b>Minimum Front Yard</b>                             |                            |                            |                            |                            |                            |             |
| 33 | ...                                                   |                            |                            |                            |                            |                            |             |
| 34 | Dwelling: Multi-                                      | 25 feet                    | 20 feet                    | 10 feet                    | None                       | 45 or 65 feet <sup>6</sup> | None        |
| 35 | Family OR                                             |                            |                            |                            |                            |                            |             |
| 36 | MULTI-FAMILY                                          |                            |                            |                            |                            |                            |             |
| 37 | (LOW DENSITY)                                         |                            |                            |                            |                            |                            |             |
| 38 | ...                                                   |                            |                            |                            |                            |                            |             |

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|                                                                                                                                                                                                                                                                                                                                                                                                 | R-5     | R-6     | R-7     | R-8     | R-9     | R-10    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------|---------|---------|---------|---------|
| <b>Minimum Interior-Side Yard</b>                                                                                                                                                                                                                                                                                                                                                               |         |         |         |         |         |         |
| ...                                                                                                                                                                                                                                                                                                                                                                                             |         |         |         |         |         |         |
| Dwelling: Multi-Family OR<br>MULTI-FAMILY<br>(LOW DENSITY)                                                                                                                                                                                                                                                                                                                                      | 15 feet | 15 feet | 10 feet | 10 feet | 10 feet | 10 feet |
| ...                                                                                                                                                                                                                                                                                                                                                                                             |         |         |         |         |         |         |
| <b>Minimum Corner-Side Yard</b>                                                                                                                                                                                                                                                                                                                                                                 |         |         |         |         |         |         |
| ...                                                                                                                                                                                                                                                                                                                                                                                             |         |         |         |         |         |         |
| Dwelling: Multi-Family OR<br>MULTI-FAMILY<br>(LOW DENSITY)                                                                                                                                                                                                                                                                                                                                      | 20 feet | 20 feet | 15 feet | None    | 25 feet | None    |
| ...                                                                                                                                                                                                                                                                                                                                                                                             |         |         |         |         |         |         |
| <b>Minimum Rear Yard</b>                                                                                                                                                                                                                                                                                                                                                                        |         |         |         |         |         |         |
| ...                                                                                                                                                                                                                                                                                                                                                                                             |         |         |         |         |         |         |
| Dwelling: Multi-Family OR<br>MULTI-FAMILY<br>(LOW DENSITY)                                                                                                                                                                                                                                                                                                                                      | 25 feet | 25 feet | 25 feet | 25 feet | 10 feet | 10 feet |
| ...                                                                                                                                                                                                                                                                                                                                                                                             |         |         |         |         |         |         |
| ...                                                                                                                                                                                                                                                                                                                                                                                             |         |         |         |         |         |         |
| <sup>2</sup> For a structure located on an interior lot, the maximum height is 35 feet. For a structure located on a corner lot at which each of the adjoining street rights-of-way are at least 30 feet wide, the maximum height is 45 feet.                                                                                                                                                   |         |         |         |         |         |         |
| <sup>3</sup> For a structure located on an interior lot, the maximum height is 45 feet. For a structure located on a corner lot at which each of the adjoining street rights-of-way are at least 30 feet wide, the Zoning Board may allow a height of up to 60 feet as a conditional use.                                                                                                       |         |         |         |         |         |         |
| ...                                                                                                                                                                                                                                                                                                                                                                                             |         |         |         |         |         |         |
| <sup>6</sup> For a structure that comprises 6 or fewer stories, the minimum front-yard requirement is 45 feet. For a structure that comprises 7 or more stories, the minimum front-yard requirement is 65 feet. However, a structure designed with a courtyard is allowed a reduction of the minimum front-yard requirement, as provided in § 9-403 {"Setback reduction for courtyard design"}. |         |         |         |         |         |         |
| ...                                                                                                                                                                                                                                                                                                                                                                                             |         |         |         |         |         |         |
| <sup>8</sup> GROSS FLOOR AREA MAY NOT INCLUDE ANY BASEMENT AREA.                                                                                                                                                                                                                                                                                                                                |         |         |         |         |         |         |

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***Table 12-301: Office-Residential Districts –  
Permitted and Conditional Uses***

| Uses                                              | Districts | Use Standards |
|---------------------------------------------------|-----------|---------------|
|                                                   | <b>OR</b> |               |
| <b>Residential</b>                                |           |               |
| Bed and Breakfast                                 | CB        |               |
| Day-Care Home: Adult or Child                     | P         | Per § 14-310  |
| Dwelling: Detached                                | P         |               |
| Dwelling: Semi-Detached                           | P         |               |
| Dwelling: Multi-Family                            | P         | Per § 14-327  |
| DWELLING: MULTI-FAMILY (LOW DENSITY)              | P         |               |
| Dwelling: Rowhouse                                | P         |               |
| Fraternity or Sorority House                      | CO        | Per § 14-313  |
| Residential-Care Facility (16 or Fewer Residents) | P         | Per § 14-334  |
| Residential-Care Facility (17 or More Residents)  | CO        | Per § 14-334  |
| Rooming House                                     | CO        |               |

**SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.