

**CITY OF BALTIMORE**  
**COUNCIL BILL 23-0468**  
**(First Reader)**

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Introduced by: Councilmember Dorsey, Conway, Schleifer, Ramos, Burnett, Cohen, Bullock,  
Porter

Introduced and read first time: December 4, 2023

Assigned to: Economic and Community Development 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, Parking Authority of Baltimore City

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Off-Street Parking – Affordable Housing**

3 FOR the purpose of eliminating off-street parking requirements for a residential project that is  
4 subject to inclusionary housing requirements.

5 BY repealing and re-ordaining, with amendments

6 Article 32 - Zoning  
7 Section 16-601(g)  
8 Baltimore City Code  
9 (Edition 2000)

10 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That the  
11 Laws of Baltimore City read as follows:

12 **Baltimore City Code**

13 **Article 32. Zoning**

14 **Title 16. Off-Street Parking and Loading**

15 ***Subtitle 6. Required Off-Street Parking***

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

**Council Bill 23-0468**

1 **§ 16-601. Exemptions and reductions from requirements.**

2 (g) Reductions – Affordable housing.

3 (1) *IN GENERAL.*

4 (i) No more than 1 parking space need be provided for every 2 dwelling units in  
5 dwellings that are erected or rehabilitated subject to a restriction that the units  
6 be leased to residents with incomes at or below 60% of the Area Median  
7 Income, with that restriction being for a term of not less than 15 years from the  
8 date of the issuance of a use permit and recorded in the Land Records of  
9 Baltimore City.

10 (ii) The Housing Commissioner must verify, by letter to the Planning Director and  
11 the Zoning Administrator, the recordation, term, and tenor of the restriction.

12 (2) *RESIDENTIAL PROJECTS SUBJECT TO INCLUSIONARY REQUIREMENTS.*

13 OFF-STREET PARKING IS NOT REQUIRED FOR A RESIDENTIAL PROJECT THAT IS SUBJECT  
14 TO THE INCLUSIONARY REQUIREMENTS UNDER § 2B-21 {"INCLUSIONARY  
15 REQUIREMENTS"} OF ARTICLE 13 OF THIS CODE.

16 **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
17 after the date it is enacted.