

**CITY OF BALTIMORE
COUNCIL BILL 06-0522
(First Reader)**

Introduced by: Councilmembers Kraft, Clarke
Introduced and read first time: September 25, 2006
Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conversion of 1- or 2-Family Dwellings –**
3 **R-8 Zoning District**

4 FOR the purpose of removing the R-8 District from among those districts in which an exception
5 may be sought from the general prohibition against converting 1- or 2-family dwellings to
6 larger occupancies.

7 BY repealing and reordaining, without amendments

8 Article - Zoning
9 Section(s) 3-305(a)
10 Baltimore City Revised Code
11 (Edition 2000)

12 BY repealing and reordaining, with amendments

13 Article - Zoning
14 Section(s) 3-305(b)
15 Baltimore City Revised Code
16 (Edition 2000)

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

19 **Baltimore City Revised Code**

20 **Article – Zoning**

21 **Title 3. General Rules for Use, Bulk, and Other Regulations**

22 ***Subtitle 3. Other Regulations***

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

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1 **§ 3-305. Conversion of single- or two-family dwellings.**

2 (a) *Prohibited conversions.*

3 (1) Except as otherwise specified in this section, in all districts:

4 (i) no building used as a single-family dwelling may be altered or changed to be
5 used for occupancy by more than 1 family; and

6 (ii) no building used as a two-family dwelling may be altered or changed to be
7 used for occupancy by more than 2 families.

8 (2) For purposes of this subsection, an empty building is considered to be a single-family
9 dwelling unless it was last lawfully used, in compliance with the normal bulk
10 requirements of the district in which it is located, as a dwelling for 2 or more families.

11 (b) *Conditional use conversion — authorized.*

12 (1) In all districts except the R-2, R-4, R-5, [and] R-6, AND R-8 Districts, the Board may
13 authorize, as a conditional use, the conversion of a building for use by more than 1
14 family, as long as the number of families permitted conforms with the applicable bulk
15 regulations for the district in which the building is located.

16 (2) When authorizing a conversion, the Board may impose conditions and restrictions
17 under § 14-103 that include a limit on the number of occupants.

18 (3) (i) In the R-7 [and R-8 Districts] DISTRICT, the Board may approve the conversion of
19 a single-family dwelling to a 2-family dwelling only if the property meets the
20 minimum lot size requirements.

21 (ii) The Board may waive the requirements of item (i) of this paragraph (3) for
22 carriage houses, nonconforming uses, and vacant buildings.

23 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the catchlines contained in this Ordinance
24 are not law and may not be considered to have been enacted as a part of this or any prior
25 Ordinance.

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