

CITY OF BALTIMORE
COUNCIL BILL 25-0064
(First Reader)

Introduced by: Councilmember Gray

Cosponsored by: President Cohen and Councilmembers Dorsey, Middleton, Torrence,
Blanchard, Ramos, Bullock, and Porter

Introduced and read first time: May 12, 2025

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

AN ORDINANCE concerning

Zoning – Bulk and Yard Requirements - Amendments

FOR the purpose of amending certain bulk and yard requirements in residential zoning districts.

BY repealing and re-ordaining, with amendments

Article 32 - Zoning

Table 8-401 and Table 9-401

Baltimore City Code

(Edition 2000)

SECTION 1. 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

Zoning Tables

Table 8-401 Detached and Semi-Detached Residential Districts – Bulk and Yard Regulations									
Categories	Specifications (Per District)								
	R-1A	R-1B	R-1C	R-1D	R-1E	R-1	R-2	R-3	R-4
Minimum Lot Area									
Community ... Open-Space Garden or Farm	2 acres	None	None	None	None	None	None	None	None
Dwelling: Detached or Semi-Detached	2 acres	1 acre	21,780 sq.ft.	14,520 sq.ft.	9,000 sq.ft.	7,300 sq.ft.	5,000 sq.ft.	5,000 sq.ft.	3,000 sq.ft.

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

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1	Urban Agriculture	2 acres	None	None	None	None	None	None	None	None
2	All Other Uses	2 acres	1 acre	20,000 sq.ft.	20,000 sq.ft.	20,000 sq.ft.	20,000 sq.ft.	20,000 sq.ft.	5,000 sq.ft.	3,000 sq.ft.
3	Minimum Lot Width									
4	Dwelling: Semi-Detached	100 feet	75 feet	75 feet	60 feet	60 feet	50 feet	30 feet	45 feet	30 feet
5	All Other Uses	100 feet	75 feet	75 feet	60 feet	60 feet	50 feet	50 feet	45 feet	45 feet
6	Maximum Building Height									
7	All Uses	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
8	Maximum Lot Coverage									
9	All Uses	[25%] 35%	[25%] 35%	[25%] 35%	[25%] 35%	[25%] 35%	[30%] 40%	[30%] 40%	[35%] 45%	[35%] 45%
10	Maximum Impervious Surface									
11	All Uses	40%	40%	40%	40%	40%	50%	50%	50%	50%
12	Minimum Front Yard									
13	All Uses ¹	40 feet	40 feet	40 feet	40 feet	30 feet	30 feet	30 feet	25 feet	25 feet
14	Minimum Interior-Side Yard									
15	Dwelling: Detached	[20] 15 feet	[20] 15 feet	[15] 10 feet	[15] 10 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet
16	Dwelling: Semi-Detached ²	[20] 15 feet	[20] 15 feet	[15] 10 feet	[15] 10 feet	[10] 5 feet	[10] 5 feet	[15] 10 feet	[10] 5 feet	[15] 10 feet
17	All Other Uses	[20] 15 feet	[20] 15 feet	[15] 10 feet	[15] 10 feet	[10] 5 feet	[10] 5 feet	[15] 10 feet	[10] 5 feet	[15] 10 feet
18	Minimum Corner-Side Yard									
19	All Uses	[25] 15 feet	[25] 15 feet	[20] 10 feet	[20] 10 feet	[20] 10 feet	[20] 10 feet	[20] 10 feet	[20] 10 feet	[20] 10 feet
20	Minimum Rear Yard									
21	All Uses	40 feet	40 feet	40 feet	30 feet	30 feet	30 feet	30 feet	25 feet	25 feet
22										
23										
24										
25										
26										
27										

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¹ These minimums per district apply if less than 50% of the lots on the blockface have been developed. If, however, 50% or more of the lots on the blockface have been developed, the applicable minimum, for all of these districts, is the lesser of (i) the average of the front- yard depths of the improved lots or (ii) 40 feet.

² For semi-detached dwellings, interior-side yards are required only along the interior-side lot line where the party wall between dwellings is not located.

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

Categories	Specifications (Per District)					
	R-5	R-6	R-7	R-8	R-9	R-10
Minimum Lot Area						
Community ... Open-Space Garden or Farm	None	None	None	None	None	None
Dwelling: Detached	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.
Dwelling: Semi- Detached	2,500 sq.ft.	2,000 sq.ft.	2,000 sq.ft.	2,000 sq.ft.	2,500 sq.ft.	2,000 sq.ft.
Dwelling: Rowhouse	2,500 sq.ft.	1,500 sq.ft.	1,100 sq.ft.	750 sq.ft.	750 sq.ft.	500 sq.ft.
Dwelling: Multi-Family	[2,500] 1,500 sq.ft./du	[1,500] 1,000 sq.ft./du	[1,100] 750 sq.ft./du	[750] 500 sq.ft./du	550 sq.ft./du	200 sq.ft./du
Dwelling: Multi-Family (Age- Restricted)	1,875 sq.ft./du	1,125 sq.ft./du	825 sq.ft./du	575 sq.ft./du	550 sq.ft./du	200 sq.ft./du
Park or Playground	None	None	None	None	None	None
Residential- Care Facility	Lot area to be comparable to that for a like- sized M-FD	Lot area to be comparable to that for a like- sized M-FD	Lot area to be comparable to that for a like- sized M-FD	Lot area to be comparable to that for a like- sized M-FD	Lot area to be comparable to that for a like- sized M- FD	Lot area to be comparable to that for a like- sized M-FD
Residential- Care Facility (Age- Restricted)	Lot area to be comparable to that for a like- sized M-FD (Age- Restricted)	Lot area to be comparable to that for a like- sized M-FD (Age- Restricted)	Lot area to be comparable to that for a like- sized M-FD (Age- Restricted)	Lot area to be comparable to that for a like- sized M-FD (Age- Restricted)	Lot area to be comparable to that for a like- sized M- FD (Age- Restricted)	Lot area to be comparable to that for a like- sized M-FD (Age- Restricted)

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Rooming House	N/A	N/A	N/A	375 sq.ft./ru	275 sq.ft./ru	100 sq.ft./ru
Urban Agriculture	None	None	None	None	None	None
All Other Uses	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.
Maximum Bldg Height						
Dwelling: Detached or Semi-Detached	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Dwelling: Rowhouse	35 feet	35 feet	35 feet	35 or 45 feet ¹	35 or 45 feet ¹	35 or 45 feet ¹
Dwelling: Multi-Family	35 or 45 feet ²	35 or 45 feet ²	35 or 45 feet ²	45 or 60 feet ³	3.0 FAR	6.0 FAR
All Other Uses	35 or 45 feet ²	35 or 45 feet ²	35 or 45 feet ²	45 or 60 feet ³	45 feet	45 feet
Maximum Lot Coverage						
Dwelling: Detached or Semi-Detached	35%	35%	35%	35%	35%	35%
Dwelling: Rowhouse	[40%] 50%	[45%] 60%	[50%] 70%	[60% or] 80% or 100% ⁴	40%	80%
Dwelling: Multi-Family	[40%] 50%	[45%] 60%	[50%] 70%	80% or 100% ⁴	40%	80%
All Other Uses	40%	40%	70%	70%	40%	70%
Maximum Impervious Surface						
Dwelling: Detached or Semi-Detached	60%	60%	60%	60%	60%	60%
Dwelling: Rowhouse (Rear Yard)	65%	65%	65%	65%	65%	65%
Minimum Front Yard						
Dwelling: Detached or Semi-Detached	Lesser of 25ft. or blockface average ⁵	Lesser of 20ft. or blockface average ⁵	Lesser of 20ft. or blockface average ⁵	Lesser of 20ft. or blockface average ⁵	Lesser of 40ft. or blockface average ⁵	Lesser of 20ft. or blockface average ⁵
Dwelling: Rowhouse	25 feet	20 feet	10 feet	None	25 feet	None

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1	Dwelling:	25 feet	20 feet	10 feet	None	45 or 65 feet 6	None
2	Multi-Family						
3	All Other Uses	25 feet	20 feet	10 feet	None	25 feet	None
4	Minimum Interior-Side Yard						
5	Dwelling:	[10] 5 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet
6	Detached						
7	Dwelling:	[15] 10 feet	[15] 10 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet
8	Semi-						
9	Detached 7						
10	Dwelling:	None	None	None	None	None	None
11	Rowhouse						
12	Dwelling:	[15] 10 feet OR	[15] 10 feet OR	[10] 5 feet OR	[10] 5 feet OR	[10] 5 feet OR	[10] 5 feet OR
13	Multi-Family	NONE 8	NONE 8	NONE 8	NONE 8	NONE 8	NONE 8
14	All Other Uses	[15] 10 feet	[15] 10 feet	[15] 10 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet
15	Minimum Corner-Side Yard						
16	Dwelling:	[20] 10 feet	[20] 10 feet	[15] 5 feet	[15] 5 feet	[15] 5 feet	[15] 5 feet
17	Detached or						
18	Semi-Detached						
19	Dwelling:	[20] 10 feet	[20] 10 feet	[15] 5 feet	None	None	None
20	Rowhouse						
21	Dwelling:	[20] 10 feet	[20] 10 feet	[15] 5 feet	None	[25] 15 feet	None
22	Multi-Family						
23	All Other Uses	[20] 10 feet	[20] 10 feet	[15] 5 feet	None	[15] 5 feet	None
24	Minimum Rear Yard						
25	Dwelling:	25 feet	25 feet	25 feet	25 feet	10 feet	10 feet
26	Detached or						
27	Semi-Detached						
28	Dwelling:	25 feet	25 feet	25 feet	[20 feet] 12	10 feet	10 feet
29	Rowhouse				feet or None 9		
30	Dwelling:	25 feet	25 feet	25 feet	[25 feet] 12	10 feet	10 feet
31	Multi-Family				feet or None 9		
32	All Other Uses	25 feet	25 feet	25 feet	25 feet	10 feet	10 feet
33	1 A height higher than 35 feet – up to a maximum of 45 feet – [may only be] is allowed [by the Zoning Board as a						
34	conditional use] for: (i) a rowhouse located on an interior lot that adjoins a street right-of-way of at least 30 feet						
35	wide; or (ii) a rowhouse located on a corner lot at which each of the adjoining street rights-of-way are at least 30						
36	feet wide.						

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² 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.

³ 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.

⁴ For a lot with a depth of [80 feet or more, the maximum lot coverage is 60%. For a lot with a depth of] less than 80 feet, if the rear of the property abuts an alley, the maximum lot coverage is [80%.] 100%. Otherwise, the maximum lot coverage is 80%.

⁵ In this listing, "blockface average" means the average of the front-yard setbacks of the improved lots on the blockface.

⁶ 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"}.

⁷ For semi-detached dwellings, interior-side yards are required only along the interior-side lot line where the party wall between dwellings is not located.

⁸ IF A DWELLING: MULTI-FAMILY IS ATTACHED OR ON THE ATTACHED SIDE OF A SEMI-DETACHED STRUCTURE THE REQUIRED MINIMUM-INTERIOR SIDE YARD IS NONE.

⁹ WHERE 100% LOT COVERAGE IS ALLOWED, NO REAR YARD SETBACK IS REQUIRED.

SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.