



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Veronica P. McBeth, Director, Department of Transportation
CC	Mayor's Office of Government Relations
DATE	November 17, 2025
SUBJECT	25-0066 • Zoning – Housing Options and Opportunity

Position: Favorable

BILL SYNOPSIS

Council Bill 25-0066 defines a low-density multi-family dwelling as a property consisting of two to four residential units. Under current law, converting a single-family house into a multi-family dwelling typically requires an ordinance. The bill would streamline the process for creating multi-family housing in various residential zoning districts by permitting these new low-density multi-family dwellings in most residential zoning districts. The bill also outlines minimum space requirements for the creation of new units, thereby discouraging untenable overcrowding or poor living conditions in this new residential property type.

SUMMARY OF POSITION

DOT has reviewed the proposed legislation and does not anticipate any immediate fiscal or operational impact resulting from the changes. DOT will continue to monitor potential long-term impacts on traffic patterns, congestion, and parking enforcement needs arising from a potential densification of neighborhoods. DOT respectfully requests a favorable report on Council Bill 25-0066.