

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 14-0336

Introduced by: President Young, Councilmembers Clarke, Cole, Henry, Middleton, Kraft,
Curran, Holton, Stokes, Mosby, Scott, Branch, Reisinger

Introduced and read first time: March 10, 2014

Assigned to: Land Use and Transportation Committee

Committee Report: Favorable with amendments

Council action: Adopted

Read second time: April 28, 2014

AN ORDINANCE CONCERNING

Zoning – Conversion of 1- or 2-Family Dwellings

FOR the purpose of specifying that the conversion of 1- or 2-family dwellings for use by additional families must conform with the applicable principal-permitted-use bulk regulations for the district in which the building is located; ~~clarifying that this conversion authority does not apply to districts in which only single-family dwellings are allowed~~ providing for a special effective date; and generally relating to the conversion of buildings for use by additional families.

BY repealing and reordaining, with amendments

Article - Zoning

Section(s) 3-305(b)

Baltimore City Revised 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 Revised Code

Article – Zoning

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

(b) *Conditional use conversion – authorized.*

(1) (i) In all districts except the R-2, R-4, R-5, and R-6, the Board may authorize, as a conditional use, the conversion of a building for use by more than 1 family, as long as the number of [families permitted] DWELLING AND EFFICIENCY UNITS TO BE ALLOWED conforms with the applicable PRINCIPAL-PERMITTED-USE bulk regulations for the district in which the building is located.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

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

3 (2) [(3)] In the R-7 and R-8 Districts, the conversion of a 1- or 2-family dwelling to
4 additional dwelling OR EFFICIENCY units may be authorized[, but] only by a
5 conditional-use ordinance AND ONLY AS LONG AS THE NUMBER OF DWELLING AND
6 EFFICIENCY UNITS TO BE ALLOWED CONFORMS WITH THE APPLICABLE PRINCIPAL-
7 PERMITTED-USE BULK REGULATIONS FOR THE DISTRICT IN WHICH THE BUILDING IS
8 LOCATED.

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

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

Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,

this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City