



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 23-0370

Zoning - Use Regulation - Residential-Care Facilities (Age-Restricted)

Sponsor: Councilmember Conway

Introduced: April 3, 2023

Purpose:

For the purpose of permitting certain residential-care facilities in the EC-2 Zoning District as a conditional use requiring approval by Ordinance of the Mayor and City Council; and providing for a special effective date.

Effective: The date it is enacted

Agency Reports

Planning Commission	Favorable
Department of Housing and Community Development	Favorable
Board of Municipal and Zoning Appeals	
Department of Transportation	
City Solicitor	
Parking Authority of Baltimore City	Not Opposed

Analysis

Current Law

Baltimore City Code Article 32 (Zoning), Table 12-501 (Educational Campus Districts – Permitted and Conditional Uses) outlines the allowed uses and required approvals in the EC-1 and EC-2 districts.

EC Educational Campus Zoning Districts are intended for the campuses of educational facilities. The EC-1 district is for primary and secondary educational facilities and is restricted to education-related uses. The EC-2 district is for colleges and universities and allows for certain non-educational uses and dormitories for students. These Districts provide a set of base district regulations that offer a certain intensity of development by right. They also provide an allowance for a Campus Master Plan, which must be approved by ordinance, that allows for flexibility in the development and expansion of the campus above the base district regulations.

Bill Summary

The bill would amend Article 32, Table 12-501 to add Residential-Care Facilities (Age-Restricted) as a conditional use requiring approval by ordinance in the EC-2 district.

Additional Information

Fiscal Note: Not Available

Information Source(s): Baltimore City Code, Reporting Agencies, Bill 23-0370.

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Analysis Date: June 16, 2023