

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 23-0468

Introduced by: Councilmember Dorsey, Conway, Schleifer, Ramos, Burnett, Cohen, Bullock,
Porter

Introduced and read first time: December 4, 2023

Assigned to: Economic and Community Development Committee

Committee Report: Favorable, as amended

Council action: Adopted

Read second time: April 8, 2024

AN ORDINANCE CONCERNING

1 Off-Street Parking – Affordable Inclusionary Housing

2 FOR the purpose of eliminating off-street parking requirements for a residential project that is
3 subject to inclusionary housing requirements.

4 ~~BY repealing and re-ordaining, with amendments~~

5 Article 32 - Zoning

6 ~~Section 16-601(g)~~

7 ~~Baltimore City Code~~

8 ~~(Edition 2000)~~

9 BY renumbering

10 Article 32 - Zoning

11 Sections 16-601(g) through (i)

12 to be

13 Sections 16-601 (h) through (j)

14 Baltimore City Code

15 (Edition 2000)

16 BY adding

17 Article 32 - Zoning

18 Section 16-601(g)

19 Baltimore City Code

20 (Edition 2000)

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

Baltimore City Code

Article 32. Zoning

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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Title 16. Off-Street Parking and Loading

Subtitle 6. Required Off-Street Parking

§ 16-601. Exemptions and reductions from requirements.

(g) Reductions – Affordable housing.

~~(1) IN GENERAL.~~

~~(i) No more than 1 parking space need be provided for every 2 dwelling units in dwellings that are erected or rehabilitated subject to a restriction that the units be leased to residents with incomes at or below 60% of the Area Median Income, with that restriction being for a term of not less than 15 years from the date of the issuance of a use permit and recorded in the Land Records of Baltimore City.~~

~~(ii) The Housing Commissioner must verify, by letter to the Planning Director and the Zoning Administrator, the recordation, term, and tenor of the restriction.~~

~~(2) RESIDENTIAL PROJECTS SUBJECT TO INCLUSIONARY REQUIREMENTS.~~

~~OFF-STREET PARKING IS NOT REQUIRED FOR A RESIDENTIAL PROJECT THAT IS SUBJECT TO THE INCLUSIONARY REQUIREMENTS UNDER § 2B-21 {“INCLUSIONARY REQUIREMENTS”} OF ARTICLE 13 OF THIS CODE.~~

(G) RESIDENTIAL PROJECTS SUBJECT TO INCLUSIONARY HOUSING.

OFF-STREET PARKING IS NOT REQUIRED FOR A RESIDENTIAL PROJECT THAT IS SUBJECT TO THE INCLUSIONARY REQUIREMENTS UNDER § 2B-21 {“INCLUSIONARY REQUIREMENTS”} OF ARTICLE 13 OF THIS CODE.

(H) [(g)] Reductions – Affordable housing.

(1) No more than 1 parking space need be provided for every 2 dwelling units in dwellings that are erected or rehabilitated subject to a restriction that the units be leased to residents with incomes at or below 60% of the Area Median Income, with that restriction being for a term of not less than 15 years from the date of the issuance of a use permit and recorded in the Land Records of Baltimore City.

(2) The Housing Commissioner must verify, by letter to the Planning Director and the Zoning Administrator, the recordation, term, and tenor of the restriction.

(I) [(h)] Reductions – Small dwellings.

No more than 0.5 parking spaces need be provided for every dwelling unit that is 500 square feet or smaller.

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1 (J) [(i)] Reductions – Housing for elderly.

2 For units designed for occupancy by the elderly in a government-assisted private or public
3 housing dwelling, no more than 1 space need be provided for every 4 units.

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

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Certified as duly passed this 15 day of April, 2024



President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 15 day of April, 2024



Chief Clerk

Approved this _____ day of _____, 20____

Mayor, Baltimore City