



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

TO	The Honorable President and Members of the Baltimore City Council
FROM	Peter Little, Executive Director, Parking Authority of Baltimore City
CC	Mayor's Office of Government Relations
DATE	February 28, 2025
SUBJECT	25-0006 Zoning Code - Modifications

Position: Favorable

BILL SYNOPSIS

City Council Bill 25-0006 is proposing to make changes to the Zoning Ordinance to address various matters including the required parking for dwelling units that are converted to multiple dwelling units and parking calculations for split-zoned properties. Currently the residential dwelling conversion provision (§9-703) of the Zoning Ordinance requires one parking space per additional dwelling unit added and this proposed amendment would eliminate that standard within the residential conversion provision. The split-zoned property parking calculation is new.

SUMMARY OF POSITION

The language in the proposed legislation references parking in several places but generally keeps the standards and references the same. There are two references of note that should be covered. 1) the proposed removal of the off-street parking standard in the residential conversion provision, and 2) the addition of a split-zoned property parking calculation. The first change is already covered under §16-203 of the Zoning Ordinance that requires sites that add dwelling units to meet the parking requirement. The second change regarding a split-zoned property parking calculation requires these sites to be parked based the constituent uses and then the ratio of the predominant zoning designation is applied to determine the resulting required parking yield. Thus, if 100 parking spaces would otherwise be required, and the predominant use is 60% of the site, then 60 parking spaces would be required. This appears to be in keeping with the shared parking standards set forth in §16-501 of the Zoning Ordinance.

FISCAL IMPACT

It is not expected that the proposed zoning modifications will have any fiscal impact as relates to parking.

AMENDMENTS

No amendments are being requested.