

CITY OF BALTIMORE
COUNCIL BILL 25-0066
(First Reader)

Introduced by: The Council President

Cosponsored by: Councilmembers Dorsey, Gray, and Blanchard

At the request of: The Administration

Introduced and read first time: May 12, 2025

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Department of Housing and Community Development, Planning Commission

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Housing Options and Opportunity**

3 FOR the purpose of amending certain provisions of the Baltimore City Zoning Code to promote
4 increased development of low-density multi-family dwellings in certain residential districts;
5 striking residential conversion standards for single-family dwellings into multi-family
6 dwellings; amending certain permitted and conditional uses; amending certain bulk and yard
7 standards; and defining certain terms.

8 BY repealing and reordaining, with amendments

9 Article 32 - Zoning

10 Section 8-201, Table 8-301, Table 8-401, Table 9-301, Table 9-401, and

11 Table 12-301

12 Baltimore City Code

13 (Edition 2000)

14 BY adding

15 Article 32 - Zoning

16 Sections 1-305(r) and 1-309(i)

17 Baltimore City Code

18 (Edition 2000)

19 BY re-numbering current

20 Article 32 - Zoning

21 Sections 1-305(r) through (cc), respectively, to be Sections 1-305(s) through (dd),

22 respectively, Sections 1-309(i) through v), respectively, to be Sections 1-309(j) through

23 1-309(w), respectively, and Sections 4-405(a)(6) through 4-405(a)(16), respectively, to be

24 Sections 4-405(a)(5) through 4-405(a)(15), respectively

25 Baltimore City Code

26 (Edition 2000)

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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BY repealing
Article 32 - Zoning
Sections 4-405(a)(5), 9-701 through 9-703, the subtitle designation,
“Subtitle 7. Residential Conversions”, and Sections 10-609 and 12-303(i)
Baltimore City Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That
Sections 9-701 through 9-703, the subtitle designation, “Subtitle 7. Residential Conversions”,
and Sections 10-609 and 12-303(i) of Article 32 – Zoning of the Baltimore City Code be
repealed.

SECTION 2. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the
Laws of Baltimore City read as follows:

Baltimore City Code

Article 32. Zoning

Title 1. General Provisions

Subtitle 3. Definitions

§ 1-305. “Day-care home: Adult” to “Electric substation: Outdoor”.

(R) *DWELLING: MULTI-FAMILY (LOW DENSITY).*

(1) *IN GENERAL.*

“DWELLING: MULTI-FAMILY (LOW DENSITY)” MEANS A DWELLING THAT
CONTAINS AT LEAST 2 BUT NO MORE THAN 4 DWELLING UNITS, EXCEPT AS
OTHERWISE PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION.

(2) *INCLUSIONS.*

“DWELLING: MULTI-FAMILY (LOW DENSITY)” INCLUDES COMMON FACILITIES FOR
RESIDENTS, SUCH AS LAUNDRY ROOMS.

§ 1-309. “Lot line” to “Motel”.

(I) *LOW-DENSITY MULTI-FAMILY DWELLING.*

SEE “DWELLING: MULTI-FAMILY (LOW DENSITY)”.

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Title 4. Development Reviews

Subtitle 4. Design Review

§ 4-405. Applicability.

(a) In general.

Except as provided in subsection (b) of this section, design review is required for the following types of development:

[(5) when exterior modifications are proposed for residential conversion in the R-7, R-8, R-9, and R-10 Districts;]

...

Title 8. Detached and Semi-Detached Residential Districts

Subtitle 2. District Descriptions

§ 8-201. Common standards.

[(a) Residential development.]

In the districts described in this subtitle, residential development is limited to EITHER 1 single-family dwelling unit per lot OR 1 LOW-DENSITY MULTI-FAMILY DWELLING.

[(b) Residential conversions.]

[In any of the districts subject to this title, the conversion of a single-family dwelling to a multi-family dwelling is prohibited.]

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Zoning Tables

***Table 8-301: Detached and Semi-Detached Residential Districts –
Permitted and Conditional Uses***

Uses	Districts									Use Standards
	R-1A	R-1B	R-1C	R-1D	R-1E	R-1	R-2	R-3	R-4	
Residential										
...										
DWELLING: MULTI-FAMILY (LOW DENSITY)	P	P	P	P	P	P	P	P	P	
...										

***Table 8-401: Detached and Semi-Detached Residential Districts –
Bulk and Yard Regulations***

Categories	Specifications (Per District)								
	R-1A	R-1B	R-1C	R-1D	R-1E	R-1	R-2	R-3	R-4
Minimum Lot Area									
...									
Dwelling: Detached, [or] Semi- Detached, OR MULTI-FAMILY (LOW DENSITY)	2 acres	1 acre	21,780 sq. ft.	14,520 sq. ft.	9,000 sq. ft.	7,300 sq.ft.	5,000 sq. ft.	5,000 sq. ft.	3,000 sq. ft.
...									

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MINIMUM ENCLOSED GROSS FLOOR AREA ³

DWELLING: MULTI-FAMILY (LOW DENSITY)	2-UNIT: 1,500 SQ. FT.	2-UNIT: 1,500 SQ. FT.	2-UNIT: 1,500 SQ. FT.	2-UNIT: 1,500 SQ. FT.	2-UNIT: 1,500 SQ. FT.	2-UNIT: 1,500 SQ. FT.	2-UNIT: 1,500 SQ. FT.	2-UNIT: 1,500 SQ. FT.	2-UNIT: 1,500 SQ. FT.
	3-UNIT: 2,250 SQ. FT.	3-UNIT: 2,250 SQ. FT.	3-UNIT: 2,250 SQ. FT.	3-UNIT: 2,250 SQ. FT.	3-UNIT: 2,250 SQ. FT.	3-UNIT: 2,250 SQ. FT.	3-UNIT: 2,250 SQ. FT.	3-UNIT: 2,250 SQ. FT.	3-UNIT: 2,250 SQ. FT.
	4-UNIT: 3,000 SQ. FT.	4-UNIT: 3,000 SQ. FT.	4-UNIT: 3,000 SQ. FT.	4-UNIT: 3,000 SQ. FT.	4-UNIT: 3,000 SQ. FT.	4-UNIT: 3,000 SQ. FT.	4-UNIT: 3,000 SQ. FT.	4-UNIT: 3,000 SQ. FT.	4-UNIT: 3,000 SQ. FT.
...									

³ GROSS FLOOR AREA MAY NOT INCLUDE ANY BASEMENT AREA.

**Table 9-301: Rowhouse and Multi-Family Residential Districts –
Permitted and Conditional Uses**

Uses	Districts						Use Standards
	R-5	R-6	R-7	R-8	R-9	R-10	
Residential							
...							
DWELLING: MULTI-FAMILY (LOW DENSITY)	P	P	P	P			
...							

**Table 9-401: Rowhouse and Multi-Family Residential Districts –
Bulk and Yard Regulations**

Categories	Specifications (Per District)					
	R-5	R-6	R-7	R-8	R-9	R-10
Minimum Lot Area						
...						
Dwelling: Rowhouse OR MULTI-FAMILY (LOW DENSITY)	2,500 sq. ft.	1,500 sq. ft.	1,100 sq. ft.	750 sq. ft.	750 sq. ft.	500 sq. ft.

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	R-5	R-6	R-7	R-8	R-9	R-10
...						
MINIMUM ENCLOSED GROSS FLOOR AREA ⁸						
DWELLING: MULTI-FAMILY (LOW DENSITY)	2-UNIT: 1,500 SQ. FT.	2-UNIT: 1,500 SQ. FT.	2-UNIT: 1,500 SQ. FT.	2-UNIT: 1,500 SQ. FT.		
	3-UNIT: 2,250 SQ. FT.	3-UNIT: 2,250 SQ. FT.	3-UNIT: 2,250 SQ. FT.	3-UNIT: 2,250 SQ. FT.		
	4-UNIT: 3,000 SQ. FT.	4-UNIT: 3,000 SQ. FT.	4-UNIT: 3,000 SQ. FT.	4-UNIT: 3,000 SQ. FT.		
Maximum Bldg Height						
...						
Dwelling: Multi-Family OR MULTI-FAMILY (LOW DENSITY)	35 or 45 feet ²	35 or 45 feet ²	35 or 45 feet ²	45 or 60 feet ³	3.0 FAR	6.0 FAR
...						
Maximum Lot Coverage						
...						
Dwelling: Multi-Family OR MULTI-FAMILY (LOW DENSITY)	40%	45%	70%	80%	40%	80%
...						
Maximum Impervious Surface						
Dwelling: Detached [or], Semi-Detached, OR MULTI-FAMILY (LOW DENSITY)	60%	60%	60%	60%	60%	60%
...						
Minimum Front Yard						
...						
Dwelling: Multi-Family OR MULTI-FAMILY (LOW DENSITY)	25 feet	20 feet	10 feet	None	45 or 65 feet ⁶	None
...						

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	R-5	R-6	R-7	R-8	R-9	R-10
Minimum Interior-Side Yard						
...						
Dwelling: Multi-Family OR MULTI-FAMILY (LOW DENSITY)	15 feet	15 feet	10 feet	10 feet	10 feet	10 feet
...						
Minimum Corner-Side Yard						
...						
Dwelling: Multi-Family OR MULTI-FAMILY (LOW DENSITY)	20 feet	20 feet	15 feet	None	25 feet	None
...						
Minimum Rear Yard						
...						
Dwelling: Multi-Family OR MULTI-FAMILY (LOW DENSITY)	25 feet	25 feet	25 feet	25 feet	10 feet	10 feet
...						
...						
² For a structure located on an interior lot, the maximum height is 35 feet. For a structure located on a corner lot at which each of the adjoining street rights-of-way are at least 30 feet wide, the maximum height is 45 feet.						
³ For a structure located on an interior lot, the maximum height is 45 feet. For a structure located on a corner lot at which each of the adjoining street rights-of-way are at least 30 feet wide, the Zoning Board may allow a height of up to 60 feet as a conditional use.						
...						
⁶ For a structure that comprises 6 or fewer stories, the minimum front-yard requirement is 45 feet. For a structure that comprises 7 or more stories, the minimum front-yard requirement is 65 feet. However, a structure designed with a courtyard is allowed a reduction of the minimum front-yard requirement, as provided in § 9-403 {"Setback reduction for courtyard design"}.						
...						
⁸ GROSS FLOOR AREA MAY NOT INCLUDE ANY BASEMENT AREA.						

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***Table 12-301: Office-Residential Districts –
Permitted and Conditional Uses***

Uses	Districts	Use Standards
	OR	
Residential		
Bed and Breakfast	CB	
Day-Care Home: Adult or Child	P	Per § 14-310
Dwelling: Detached	P	
Dwelling: Semi-Detached	P	
Dwelling: Multi-Family	P	Per § 14-327
DWELLING: MULTI-FAMILY (LOW DENSITY)	P	
Dwelling: Rowhouse	P	
Fraternity or Sorority House	CO	Per § 14-313
Residential-Care Facility (16 or Fewer Residents)	P	Per § 14-334
Residential-Care Facility (17 or More Residents)	CO	Per § 14-334
Rooming House	CO	

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