


MEMORANDUM

TO:	Baltimore City Council Land Use & Transportation Committee	 BALTIMORE CITY MAYOR'S OFFICE OF Small and Minority Business ADVOCACY & DEVELOPMENT
FROM:	Director Christopher R. Lundy SMBA&D	
SUBJECT:	25-0065 Zoning – Eliminating Off-Street Parking Requirements	
DATE:	June 25, 2025	

Council Bill 25-0065 was referred to the Mayor’s Office of Small & Minority Business Advocacy & Development (SMBA&D) for review. SMBA&D fully supports Council Bill 25-0065.

This is extremely consequential for the business community and equitable neighborhood development. The elimination of off-street parking minimums will encourage the renovation & development of unused spaces. The current inclusion of parking minimums adds costs to development projects that often cause the projects to never come fruition.

This will also specifically encourage equitable neighborhood development. There are dynamics in many communities in our city that make it challenging, and at times, impossible to meet the requirements to develop needed housing options. The removal of these minimums will serve as a key component to eliminating vacant commercial spaces that can be developed for different uses that may better serve the needs of the community. An increase in housing in communities will result in the placement of support businesses for that community.

We have seen in Salisbury, Maryland and throughout the country that the elimination of parking minimums can lower construction expenses and streamline the construction process. This bill will promote the development of businesses and grocery stores. This will bring in new residents that value walkability, the ability to bike, support local community businesses, and utilize our new seated scooters.

It is of paramount importance to note that the bill merely removes the minimum requirements. Developers and business owners will have flexibility to include off-street parking when necessitated by the project. Off-Street parking requirements impact every size and type of development. This is one of many items that results in considerable project costs that must be addressed. Without this requirement housing and business renovations will come with less confusion, expense, & complexity.

Business owners, developers, and residents want Baltimore to continue our renaissance. It will take revised, modern, policies, and approaches to achieve these goals. This bill is a step towards streamlining the requirements and processes to build in Baltimore. I commend Mayor Scott, CAO Leach, DCA Kerney, and DM Williams for their foresight in seeing the need to modernize our requirements to encourage the growth and equitable development of housing in Baltimore. Moreover, thank you to Councilmember Blanchard, Council President Cohen, Councilmember Dorsey and Councilmember Gray for their sponsorship of this bill to spur equitable development in Baltimore.