

**CITY OF BALTIMORE
COUNCIL BILL 14-0336
(First Reader)**

Introduced by: President Young, Councilmembers Clarke, Cole, Henry, Middleton, Kraft,
Curran, Holton, Stokes, Mosby, Scott, Branch, Reisinger

Introduced and read first time: March 10, 2014

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Conversion of 1- or 2-Family Dwellings**

3 FOR the purpose of specifying that the conversion of 1- or 2-family dwellings for use by
4 additional families must conform with the applicable principal-permitted-use bulk regulations
5 for the district in which the building is located; clarifying that this conversion authority does
6 not apply to districts in which only single-family dwellings are allowed; and generally
7 relating to the conversion of buildings for use by additional families.

8 BY repealing and reordaining, with amendments

9 Article - Zoning
10 Section(s) 3-305(b)
11 Baltimore City Revised Code
12 (Edition 2000)

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

15 **Baltimore City Revised Code**

16 **Article – Zoning**

17 **§ 3-305. Conversion of single- or two-family dwellings.**

18 (b) *Conditional use conversion – authorized.*

19 (1) (i) In all districts except the R-2, R-4, R-5, and R-6, the Board may authorize, as a
20 conditional use, the conversion of a building for use by more than 1 family, as
21 long as the number of [families permitted] DWELLING AND EFFICIENCY UNITS TO
22 BE ALLOWED conforms with the applicable PRINCIPAL-PERMITTED-USE bulk
23 regulations for the district in which the building is located.

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

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1 (II) [(2)] When authorizing a conversion, the Board may impose conditions and
2 restrictions under § 14-103 that include a limit on the number of occupants.

3 (2) [(3)] In the R-7 and R-8 Districts, the conversion of a 1- or 2-family dwelling to
4 additional dwelling OR EFFICIENCY units may be authorized[, but] only by a
5 conditional-use ordinance AND ONLY AS LONG AS THE NUMBER OF DWELLING AND
6 EFFICIENCY UNITS TO BE ALLOWED CONFORMS WITH THE APPLICABLE PRINCIPAL-
7 PERMITTED-USE BULK REGULATIONS FOR THE DISTRICT IN WHICH THE BUILDING IS
8 LOCATED.

9 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the catchlines contained in this Ordinance
10 are not law and may not be considered to have been enacted as a part of this or any prior
11 Ordinance.

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