

**CITY OF BALTIMORE
COUNCIL BILL 26-0153
(First Reader)**

Introduced by: Councilmember Parker

Introduced and read first time: February 23, 2026

Assigned to: Land Use and Transportation Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Measurement of Building Height – Gambrel Roofs**

3 FOR the purpose of amending the calculation of building height measurement for buildings with
4 gambrel roofs.

5 BY repealing and re-ordaining, with amendments,

6 Article 32 - Zoning
7 Section 15-301(a)(2)(ii)
8 Baltimore City Code
9 (Edition 2000)

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

12 **Baltimore City Code**

13 **Article 32. Zoning**

14 **Title 15. Site Development Standards**

15 **§ 15-301. Measurement of building height.**

16 (a) *In general.*

17 (2) For purposes of determining compliance with height limitations, the height of a
18 building is determined by measuring the vertical distance:

19 (ii) to the following, as applicable:

20 (A) in the case of a flat roof, to the highest point of the roof that adjoins the
21 street wall; [or]

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

Council Bill 26-0153

1 (B) in the case of a pitched roof, to the mean height level of the roof as
2 measured between the eaves and the [peak in the case of pitched
3 roofs.] PEAK; OR

4 (C) IN THE CASE OF A GAMBREL ROOF, TO THE MEAN HEIGHT OF THE ROOF
5 AS MEASURED BETWEEN THE LOWEST POINT OF THE HIGHEST SLOPED
6 PORTION OF THE ROOF AND THE PEAK OF THE HIGHEST SLOPED PORTION
7 OF THE ROOF.

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