

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 25-0064

Introduced by: Councilmember Gray
Cosponsored by: President Cohen and Councilmembers Dorsey, Middleton, Torrence,
Blanchard, Ramos, Bullock, and Porter
Introduced and read first time: May 12, 2025
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable, with Amendments
Council action: Adopted
Read second time: October 20, 2025

AN ORDINANCE CONCERNING

Zoning – Bulk and Yard Requirements - Amendments

FOR the purpose of amending certain bulk and yard requirements in residential zoning districts.

BY repealing and re-ordaining, with amendments

Article 32 - Zoning
Table 8-401 and Table 9-401
Baltimore City Code
(Edition 2000)

SECTION 1. 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

Zoning Tables

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									
Community ... Open-Space Garden or Farm	2 acres	None	None	None	None	None	None	None	None
Dwelling: Detached or Semi-Detached	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.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by
amendment or deleted from existing law by amendment.

Council Bill 25-0064

1	Urban Agriculture	2 acres	None	None	None	None	None	None	None	None
2	All Other Uses	2 acres	1 acre	20,000 sq.ft.	20,000 sq.ft.	20,000 sq.ft.	20,000 sq.ft.	20,000 sq.ft.	5,000 sq.ft.	3,000 sq.ft.
3										
4	Minimum Lot Width									
5	Dwelling: Semi-Detached	100 feet	75 feet	75 feet	60 feet	60 feet	50 feet	30 feet	45 feet	30 feet
6	All Other Uses	100 feet	75 feet	75 feet	60 feet	60 feet	50 feet	50 feet	45 feet	45 feet
7	Maximum Building Height									
8	All Uses	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
9	Maximum Lot Coverage									
10	All Uses	[25%] 35%	[25%] 35%	[25%] 35%	[25%] 35%	[25%] 35%	[30%] 40%	[30%] 40%	[35%] 45%	[35%] 45%
11										
12	Maximum Impervious Surface									
13	All Uses	40%	40%	40%	40%	40%	50%	50%	50%	50%
14	Minimum Front Yard									
15	All Uses ¹	40 feet	40 feet	40 feet	40 feet	30 feet	30 feet	30 feet	25 feet	25 feet
16	Minimum Interior-Side Yard									
17	Dwelling: Detached	[20] 15 feet	[20] 15 feet	[15] 10 feet	[15] 10 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet
18										
19	Dwelling: Semi-Detached ²	[20] 15 feet	[20] 15 feet	[15] 10 feet	[15] 10 feet	[10] 5 feet	[10] 5 feet	[15] 10 feet	[10] 5 feet	[15] 10 feet
20										
21	All Other Uses	[20] 15 feet	[20] 15 feet	[15] 10 feet	[15] 10 feet	[10] 5 feet	[10] 5 feet	[15] 10 feet	[10] 5 feet	[15] 10 feet
22										
23	Minimum Corner-Side Yard									
24	All Uses	[25] 15 feet	[25] 15 feet	[20] 10 feet	[20] 10 feet	[20] 10 feet	[20] 10 feet	[20] 10 feet	[20] 10 feet	[20] 10 feet
25										
26	Minimum Rear Yard									
27	All Uses	40 feet	40 feet	40 feet	30 feet	30 feet	30 feet	30 feet	25 feet	25 feet

Council Bill 25-0064

¹ These minimums per district apply if less than 50% of the lots on the blockface have been developed. If, however, 50% or more of the lots on the blockface have been developed, the applicable minimum, for all of these districts, is the lesser of (i) the average of the front- yard depths of the improved lots or (ii) 40 feet.

² For semi-detached dwellings, interior-side yards are required only along the interior-side lot line where the party wall between dwellings is not located.

**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						
Community ... Open-Space Garden or Farm	None	None	None	None	None	None
Dwelling: Detached	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.	3,000 sq.ft.
Dwelling: Semi- Detached	2,500 sq.ft.	2,000 sq.ft.	2,000 sq.ft.	2,000 sq.ft.	2,500 sq.ft.	2,000 sq.ft.
Dwelling: Rowhouse	2,500 sq.ft.	1,500 sq.ft.	1,100 sq.ft.	750 sq.ft.	750 sq.ft.	500 sq.ft.
Dwelling: Multi-Family	[2,500] 1,500 sq.ft./du	[1,500] 1,000 sq.ft./du	[1,100] 750 sq.ft./du	[750] 500 sq.ft./du	550 sq.ft./du	200 sq.ft./du
Dwelling: Multi-Family (Age- Restricted)	1,875 sq.ft./du	1,125 sq.ft./du	825 sq.ft./du	575 sq.ft./du	550 sq.ft./du	200 sq.ft./du
<u>Dwelling: Multifamily (Age- Restricted)</u>	<u>[1,875] 1,500 sq.ft./du</u>	<u>[1,125] 1,000 sq.ft./du</u>	<u>[825] 750 sq.ft./du</u>	<u>[575] 500 sq.ft./du</u>	<u>550 sq.ft./du</u>	<u>200 sq.ft./du</u>
Park or Playground	None	None	None	None	None	None
Residential- Care Facility	Lot area to be comparable to that for a like- sized M-FD	Lot area to be comparable to that for a like- sized M-FD	Lot area to be comparable to that for a like- sized M-FD	Lot area to be comparable to that for a like- sized M-FD	Lot area to be comparable to that for a like- sized M-FD	Lot area to be comparable to that for a like- sized M-FD

Council Bill 25-0064

Residential-Care Facility (Age-Restricted)	Lot area to be comparable to that for a like-sized M-FD (Age-Restricted)	Lot area to be comparable to that for a like-sized M-FD (Age-Restricted)	Lot area to be comparable to that for a like-sized M-FD (Age-Restricted)	Lot area to be comparable to that for a like-sized M-FD (Age-Restricted)	Lot area to be comparable to that for a like-sized M- FD (Age-Restricted)	Lot area to be comparable to that for a like-sized M-FD (Age-Restricted)
Rooming House	N/A	N/A	N/A	375 sq.ft./ru	275 sq.ft./ru	100 sq.ft./ru
Urban Agriculture	None	None	None	None	None	None
All Other Uses	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.
Maximum Bldg Height						
Dwelling: Detached or Semi-Detached	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Dwelling: Rowhouse	35 feet	35 feet	35 feet	35 or 45 feet ¹	35 or 45 feet ¹	35 or 45 feet ¹
Dwelling: Multi-Family	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
All Other Uses	35 or 45 feet ²	35 or 45 feet ²	35 or 45 feet ²	45 or 60 feet ³	45 feet	45 feet
Maximum Lot Coverage						
Dwelling: Detached or Semi-Detached	35%	35%	35%	35%	35%	35%
Dwelling: Rowhouse	[40%] 50%	[45%] 60%	[50%] 70%	[60% or] 80% or 100% ⁴	40%	80%
Dwelling: Multi-Family	[40%] 50%	[45%] 60%	[50%] 70%	80% or 100% ⁴	40%	80%
All Other Uses	40%	40%	70%	70%	40%	70%
Maximum Impervious Surface						
Dwelling: Detached or Semi-Detached	60%	60%	60%	60%	60%	60%
Dwelling: Rowhouse (Rear Yard)	65%	65%	65%	65%	65%	65%
Minimum Front Yard						

Council Bill 25-0064

1	Dwelling:	Lesser of 25ft.	Lesser of 20ft.	Lesser of 20ft.	Lesser of 20ft.	Lesser of 40ft.	Lesser of
2	Detached or	or blockface	or blockface	or blockface	or blockface	or blockface	20ft. or
3	Semi-Detached	average ⁵	average ⁵	average ⁵	average ⁵	average ⁵	blockface
4	Dwelling:	25 feet	20 feet	10 feet	None	25 feet	None
5	Rowhouse						
6	Dwelling:	25 feet	20 feet	10 feet	None	45 or 65 feet ⁶	None
7	Multi-Family						
8	All Other Uses	25 feet	20 feet	10 feet	None	25 feet	None
9	Minimum Interior-Side Yard						
10	Dwelling:	[10] 5 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet
11	Detached						
12	Dwelling:	[15] 10 feet	[15] 10 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet
13	Semi-						
14	Detached ⁷						
15	Dwelling:	None	None	None	None	None	None
16	Rowhouse						
17	Dwelling:	[15] 10 feet OR	[15] 10 feet OR	[10] 5 feet OR	[10] 5 feet OR	[10] 5 feet OR	[10] 5 feet OR
18	Multi-Family	NONE ⁸	NONE ⁸	NONE ⁸	NONE ⁸	NONE ⁸	NONE ⁸
19	All Other Uses	[15] 10 feet	[15] 10 feet	[15] 10 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet
20	Minimum Corner-Side Yard						
21	Dwelling:	[20] 10 feet	[20] 10 feet	[15] 5 feet	[15] 5 feet	[15] 5 feet	[15] 5 feet
22	Detached or						
23	Semi-Detached						
24	Dwelling:	[20] 10 feet	[20] 10 feet	[15] 5 feet	None	None	None
25	Rowhouse						
26	Dwelling:	[20] 10 feet	[20] 10 feet	[15] 5 feet	None	[25] 15 feet	None
27	Multi-Family						
28	All Other Uses	[20] 10 feet	[20] 10 feet	[15] 5 feet	None	[15] 5 feet	None
29	Minimum Rear Yard						
30	Dwelling:	25 feet	25 feet	25 feet	25 feet	10 feet	10 feet
31	Detached or						
32	Semi-Detached						
33	Dwelling:	25 feet	25 feet	25 feet	[20 feet] ± $\frac{16}{16}$	10 feet	10 feet
34	Rowhouse				feet or None ⁹		
35	Dwelling:	25 feet	25 feet	25 feet	[25 feet] ± $\frac{16}{16}$	10 feet	10 feet
36	Multi-Family				feet or None ⁹		

Council Bill 25-0064

1	All Other Uses	25 feet	25 feet	25 feet	25 feet	10 feet	10 feet
2	¹ A height higher than 35 feet – up to a maximum of 45 feet – [may only be] is allowed [by the Zoning Board as a						
3	conditional use] for: (i) a rowhouse located on an interior lot that adjoins a street right-of-way of at least 30 40 feet						
4	wide; or (ii) a rowhouse located on a corner lot at which each of the adjoining street rights-of-way are at least 30 40						
5	feet wide.						
6	² For a structure located on an interior lot, the maximum height is 35 feet. For a structure located on a corner lot at						
7	which each of the adjoining street rights-of-way are at least 30 feet wide, the maximum height is 45 feet.						
8	³ For a structure located on an interior lot, the maximum height is 45 feet. For a structure located on a corner lot at						
9	which each of the adjoining street rights-of-way are at least 30 feet wide, the Zoning Board may allow a height of						
10	up 60 feet as a conditional use.						
11	⁴ For a lot with a depth of [80 feet or more, the maximum lot coverage is 60%. For a lot with a depth of] less than						
12	80 feet, if the rear of the property abuts an alley, the maximum lot coverage is [80%.] 100%. Otherwise, the						
13	maximum lot coverage is 80%.						
14	⁵ In this listing, “blockface average” means the average of the front-yard setbacks of the improved lots on the						
15	blockface.						
16	⁶ For a structure that comprises 6 or fewer stories, the minimum front-yard requirement is 45 feet. For a structure						
17	that comprises 7 or more stories, the minimum front-yard requirement is 65 feet. However, a structure designed						
18	with a courtyard is allowed a reduction of the minimum front-yard requirement, as provided in § 9-403 {"Setback						
19	reduction for courtyard design"}.						
20	⁷ For semi-detached dwellings, interior-side yards are required only along the interior-side lot line where the party						
21	wall between dwellings is not located.						
22	⁸ IF A DWELLING: MULTI-FAMILY IS ATTACHED OR ON THE ATTACHED SIDE OF A SEMI-DETACHED STRUCTURE THE						
23	REQUIRED MINIMUM-INTERIOR SIDE YARD IS NONE.						
24	⁹ WHERE 100% LOT COVERAGE IS ALLOWED, NO REAR YARD SETBACK IS REQUIRED.						

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

Council Bill 25-0064

Certified as duly passed this _____ day of _____, 20____

President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this _____ day of _____, 20____

Chief Clerk

Approved this _____ day of _____, 20____

Mayor, Baltimore City