

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 23-0468**

---

Introduced by: Councilmember Dorsey, Conway, Schleifer, Ramos, Burnett, Cohen, Bullock,  
Porter

Introduced and read first time: December 4, 2023

Assigned to: Economic and Community Development Committee

---

Committee Report: Favorable, as amended

Council action: Adopted

Read second time: April 8, 2024

---

**AN ORDINANCE CONCERNING**

**Off-Street Parking – Affordable Inclusionary Housing**

FOR the purpose of eliminating off-street parking requirements for a residential project that is  
subject to inclusionary housing requirements.

~~BY repealing and re-ordaining, with amendments~~

~~Article 32 - Zoning~~

~~Section 16-601(g)~~

~~Baltimore City Code-~~

~~(Edition 2000)~~

BY renumbering

Article 32 - Zoning

Sections 16-601(g) through (i)

to be

Sections 16-601 (h) through (j)

Baltimore City Code

(Edition 2000)

BY adding

Article 32 - Zoning

Section 16-601(g)

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**

**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 23-0468

Title 16. Off-Street Parking and Loading

Subtitle 6. Required Off-Street Parking

§ 16-601. Exemptions and reductions from requirements.

~~(g) Reductions – Affordable housing.~~

~~(1) IN GENERAL.~~

~~(i) No more than 1 parking space need be provided for every 2 dwelling units in dwellings that are erected or rehabilitated subject to a restriction that the units be leased to residents with incomes at or below 60% of the Area Median Income, with that restriction being for a term of not less than 15 years from the date of the issuance of a use permit and recorded in the Land Records of Baltimore City.~~

~~(ii) The Housing Commissioner must verify, by letter to the Planning Director and the Zoning Administrator, the recordation, term, and tenor of the restriction.~~

~~(2) RESIDENTIAL PROJECTS SUBJECT TO INCLUSIONARY REQUIREMENTS.~~

~~OFF-STREET PARKING IS NOT REQUIRED FOR A RESIDENTIAL PROJECT THAT IS SUBJECT TO THE INCLUSIONARY REQUIREMENTS UNDER § 2B-21 {“INCLUSIONARY REQUIREMENTS”} OF ARTICLE 13 OF THIS CODE.~~

~~(G) RESIDENTIAL PROJECTS SUBJECT TO INCLUSIONARY HOUSING.~~

~~OFF-STREET PARKING IS NOT REQUIRED FOR A RESIDENTIAL PROJECT THAT IS SUBJECT TO THE INCLUSIONARY REQUIREMENTS UNDER § 2B-21 {“INCLUSIONARY REQUIREMENTS”} OF ARTICLE 13 OF THIS CODE.~~

~~(H) [(g)] Reductions – Affordable housing.~~

~~(1) No more than 1 parking space need be provided for every 2 dwelling units in dwellings that are erected or rehabilitated subject to a restriction that the units be leased to residents with incomes at or below 60% of the Area Median Income, with that restriction being for a term of not less than 15 years from the date of the issuance of a use permit and recorded in the Land Records of Baltimore City.~~

~~(2) The Housing Commissioner must verify, by letter to the Planning Director and the Zoning Administrator, the recordation, term, and tenor of the restriction.~~

~~(I) [(h)] Reductions – Small dwellings.~~

~~No more than 0.5 parking spaces need be provided for every dwelling unit that is 500 square feet or smaller.~~

**Council Bill 23-0468**

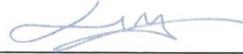
1        (J) [(i)] Reductions – Housing for elderly.

2                    For units designed for occupancy by the elderly in a government-assisted private or public  
3                    housing dwelling, no more than 1 space need be provided for every 4 units.

4        **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
5        after the date it is enacted.

**Council Bill 23-0468**

Certified as duly passed this 15 day of April, 2024



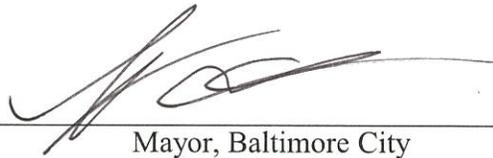
\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,  
this 15 day of April, 2024



\_\_\_\_\_  
Chief Clerk

Approved this 24 day of April, 2024

  
\_\_\_\_\_  
Mayor, Baltimore City