

**CITY OF BALTIMORE
COUNCIL BILL 22-0202
(First Reader)**

Introduced by: Councilmember Cohen
At the request of: Fell's Point Residents Association, Inc.
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Introduced and read first time: March 7, 2022

Assigned to: Economic and Community Development

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Planning, Department of Housing and Community Development, Department of Transportation, Baltimore City Parking Authority, Baltimore Police Department

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Residential Permit Parking Program – Fells Point Area – Amendment**

3 FOR the purpose of amending the boundaries of the Fells Point Area Residential Parking Permit
4 Program; revising area parking restrictions; creating new program eligibility standards, and
5 generally relating to the Fells Point Area Residential Permit Parking Program .

6 BY repealing and re-ordaining with amendments

7 Article 31 - Transit and Traffic

8 Section 10-35

9 Baltimore City Code

10 (Edition 2000)

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

13 **Baltimore City Code**

14 **Article 31. Transit and Traffic**

15 **Subtitle 10. Residential Permit Parking Program**

16 ***PART VI. STATUTORY AREAS***

17 **§ 10-35. Fells Point Area.**

18 (A) *DEFINITIONS.*

19 (1) *IN GENERAL.*

20 IN THIS SECTION, THE FOLLOWING TERMS HAVE THE MEANINGS INDICATED.

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

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1 (2) *DWELLING UNIT.*

2 “DWELLING UNIT” MEANS 1 OR MORE ROOMS IN A DWELLING THAT:

3 (I) ARE USED AS LIVING FACILITIES FOR NO MORE THAN 1 FAMILY; AND

4 (II) CONTAIN PERMANENTLY INSTALLED BATHROOM AND KITCHEN FACILITIES
5 RESERVED FOR THE OCCUPANTS OF THOSE ROOMS.

6 (3) *MULTI-FAMILY DWELLING.*

7 “MULTI-FAMILY DWELLING” MEANS A DWELLING THAT CONTAINS 5 OR MORE
8 DWELLING UNITS.

9 (4) *SINGLE-FAMILY DWELLING.*

10 “SINGLE FAMILY DWELLING” MEANS A DWELLING THAT CONTAINS ONLY 1 DWELLING
11 UNIT.

12 (5) *SUBSTANTIALLY RENOVATED.*

13 “SUBSTANTIALLY RENOVATED” MEANS ANY RECONSTRUCTION, REHABILITATION,
14 ADDITION, OR OTHER IMPROVEMENT OF A MULTI-FAMILY DWELLING WHERE THE COST
15 EXCEEDS 50% OF THE REPLACEMENT VALUE OF THE MULTI-FAMILY DWELLING.

16 (B) *AREA DELINEATED.*

17 The Fells Point Area is the area bounded by [the outer limits of Caroline Street, Wolfe
18 Street, Fleet Street, and Thames Street] A POINT BEGINNING AT THE INTERSECTION OF
19 SOUTH CAROLINE STREET AND SOUTHERN SIDE OF EASTERN AVENUE AND CONTINUING
20 EASTERLY ON EASTERN AVENUE TO ITS POINT OF INTERSECTION WITH SOUTH
21 WASHINGTON AVENUE; THEN SOUTHERLY ON SOUTH WASHINGTON AVENUE TO ITS POINT
22 OF INTERSECTION WITH ALICEANNA STREET; THEN WESTERLY ON ALICEANNA STREET TO
23 ITS POINT OF INTERSECTION WITH SOUTH WOLFE STREET; THEN CONTINUING SOUTHERLY
24 ON SOUTH WOLFE STREET TO ITS POINT OF INTERSECTION WITH FELL STREET; THEN
25 CONTINUING SOUTHERLY ALONG THE EAST SIDE OF FELL STREET TO ITS POINT OF
26 TERMINATION; THEN CONTINUING NORTHERLY ALONG THE WEST SIDE OF FELL STREET TO
27 ITS POINT OF INTERSECTION WITH SOUTH WOLFE STREET; THEN CONTINUING NORTHERLY
28 ON FELL STREET TO ITS POINT OF INTERSECTION WITH THAMES STREET; THEN
29 CONTINUING WESTERLY ALONG THAMES STREET TO ITS POINT OF INTERSECTION WITH
30 SOUTH CAROLINE STREET; THEN CONTINUING NORTHERLY ON SOUTH CAROLINE STREET
31 TO THE POINT OF BEGINNING.

32 (C) *PARKING RESTRICTIONS.*

33 (1) *IN GENERAL.*

34 THE PARKING DURATION IN THE FELLS POINT AREA FOR NON-PERMIT HOLDERS IS
35 LIMITED TO 2 HOURS, FROM 7:00 A.M. TO 2:00 A.M THE FOLLOWING MORNING, 7 DAYS
36 A WEEK.

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1 (2) *ADDITIONAL RESTRICTIONS.*

2 (I) FOR THE BLOCK FACES LISTED IN SUBPARAGRAPH (II) OF PARAGRAPH (2)
3 THERE IS NO PARKING FOR NON-PERMIT HOLDERS FROM 5:00 P.M. TO 7:00 A.M
4 THE FOLLOWING MORNING, 7 DAYS A WEEK.

5 (II) BLOCK FACES:

BLOCK	STREET	SIDES
700 BLOCK	BOND STREET	BOTH SIDES
800 BLOCK	BOND STREET	BOTH SIDES
700 BLOCK	SOUTH ANN STREET	BOTH SIDES
800 BLOCK	SOUTH ANN STREET	BOTH SIDES
900 BLOCK	FELL STREET	BOTH SIDES
1500 BLOCK	LANCASTER STREET	BOTH SIDES
1600 BLOCK	LANCASTER STREET	BOTH SIDES
1700 BLOCK	LANCASTER STREET	BOTH SIDES
1800 BLOCK	LANCASTER STREET	BOTH SIDES
1600 BLOCK	SHAKESPEARE STREET	BOTH SIDES

17 (3) THIS SUBSECTION DOES NOT APPLY TO A COMMERCIAL VEHICLE THAT:

18 (I) IS PARKED FOR PURPOSES OF MAKING A DELIVERY OR PROVIDING A SERVICE TO
19 A PERSON IN THE FELLS POINT AREA; AND

20 (II) FOR THAT PURPOSE DESCRIBED IN SUBPARAGRAPH (I) OF PARAGRAPH (3),
21 DURING ANY 1 DAY IS PARKED FOR NO LONGER THAN 1 HOUR IN ANY 1 OR
22 MORE PARKING SPOTS WITHIN THE FELLS POINT AREA.

23 (D) *PERMIT ELIGIBILITY.*

24 (1) *SINGLE-FAMILY DWELLINGS.*

25 SINGLE-FAMILY DWELLINGS LOCATED WITHIN THE FELLS POINT AREA ARE ELIGIBLE
26 FOR UP TO 4 RESIDENT PERMITS AND 1 VISITOR PERMIT.

27 (2) *MULTI-FAMILY DWELLINGS.*

28 (1) *IN GENERAL.*

29 DWELLING UNITS EXISTING WITHIN A MULTI-FAMILY DWELLING LOCATED
30 WITHIN THE FELLS POINT AREA ARE ELIGIBLE FOR UP TO 2 RESIDENTIAL
31 PARKING PERMITS AND 1 VISITOR PARKING PERMIT.

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1 (II) *EXCEPTIONS.*

2 (A) DWELLING UNITS EXISTING WITHIN A MULTI-FAMILY DWELLING WITH 2
3 OR MORE OFF-STREET PARKING SPACES ARE NOT ELIGIBLE FOR
4 RESIDENTIAL PARKING PERMITS IN THE FELLS POINT AREA.

5 (B) MULTI-FAMILY DWELLINGS THAT REQUIRE SITE PLAN REVIEW UNDER
6 § 4-203 OF THE ZONING CODE OF BALTIMORE CITY
7 {"APPLICABILITY"}, AND THAT ARE NEWLY CONSTRUCTED OR
8 SUBSTANTIALLY RENOVATED AFTER 2013, ARE NOT ELIGIBLE FOR
9 RESIDENTIAL PARKING PERMITS.

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