



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Veronica P. McBeth, Director, Department of Transportation (BCDOT)
<b>CC</b>	Mayor's Office of Government Relations
<b>DATE</b>	June 20, 2025
<b>SUBJECT</b>	25-0065 • Zoning – Eliminating Off-Street Parking Requirements

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**Position: Favorable**

## **BILL SYNOPSIS**

Council Bill 25-0065 repeals parking minimums (regulations requiring a certain amount of parking as part of new development) and largely replaces them with parking maximums (or caps on the number of parking spaces that may be provided as part of new development). The legislation amends, repeals, and renumbers several sections of Article 32, primarily affecting Title 16 (Off-Street Parking and Loading). Furthermore, it prohibits the creation of parking spaces in certain contexts; for example, parking spaces cannot be located in front of the building line of commercial establishments in various commercial zoning districts.

In the long term, the legislation will be conducive to a higher population density—which is a critical component of high-quality public transit and urban amenities—and serve to align parking requirements with the City's Complete Streets philosophy, thereby aiding to reduce congestion and increase the use of more space-efficient transit. In closing, the legislation encourages alternative modes of transportation and aims to reduce automobile dependency by limiting the amount of space that is devoted to automobile storage as part of new development.

## **SUMMARY OF POSITION**

BCDOT has reviewed the proposed legislation and does not anticipate any immediate fiscal or operational impact resulting from the changes. The removal of minimum off-street parking requirements is expected to reduce private vehicle dependency in the long term; this is in alignment with BCDOT's multimodal transportation goals. BCDOT will continue to monitor potential long-term impacts on traffic patterns, congestion, and parking enforcement needs. BCDOT respectfully requests a favorable report on Council Bill 25-0065.

## **SUMMARY OF POSITION**

BCDOT foresees no meaningful fiscal impact as a result of the legislation.