

CITY OF BALTIMORE  
ORDINANCE **24-332**  
Council Bill 23-0468

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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

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Committee Report: Favorable, as amended

Council action: Adopted

Read second time: April 8, 2024

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AN ORDINANCE CONCERNING

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

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

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

5           ~~Article 32 - Zoning~~

6           ~~Section 16-601(g)~~

7           ~~Baltimore City Code~~

8           ~~(Edition 2000)~~

9       BY renumbering

10           Article 32 - Zoning

11           Sections 16-601(g) through (i)

12           to be

13           Sections 16-601 (h) through (j)

14           Baltimore City Code

15           (Edition 2000)

16       BY adding

17           Article 32 - Zoning

18           Section 16-601(g)

19           Baltimore City Code

20           (Edition 2000)

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

23                                   **Baltimore City Code**

24                                   **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.

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1 Title 16. Off-Street Parking and Loading

2 Subtitle 6. Required Off-Street Parking

3 § 16-601. Exemptions and reductions from requirements.

4 ~~(g) Reductions – Affordable housing:~~

5 ~~(1) IN GENERAL:~~

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

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

14 ~~(2) RESIDENTIAL PROJECTS SUBJECT TO INCLUSIONARY REQUIREMENTS:~~

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

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

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

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

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

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

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

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

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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

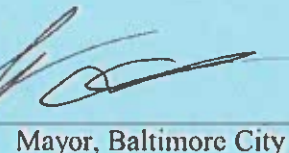
  
\_\_\_\_\_  
President, Baltimore City Council

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

**A TRUE COPY**  
**Michael Moiseyev**  
**Director of Finance**