

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 08-0043

Introduced by: Councilmembers Kraft, Holton, Welch, Reisinger, Cole
Introduced and read first time: February 4, 2008
Assigned to: Land Use and Transportation Committee

Committee Report: Favorable with amendments
Council action: Adopted
Read second time: November 14, 2011

AN ORDINANCE CONCERNING

**Zoning – Conversion of 1- or 2-Family Dwellings –
R-8 Zoning District**

FOR the purpose of ~~removing~~ prohibiting certain conversions of dwellings in the R-8 District and limiting certain other conversions to those authorized by a conditional-use ordinance from among those districts in which an exception may be sought from the general prohibition against converting 1- or 2-family dwellings to larger occupancies; and providing for a special effective date.

BY repealing and reordaining, without amendments

Article - Zoning
Section(s) 3-305(a)
Baltimore City Revised Code
(Edition 2000)

BY repealing and reordaining, with amendments

Article - Zoning
Section(s) 3-305(b)
Baltimore City Revised 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 Revised Code

Article – Zoning

Title 3. General Rules for Use, Bulk, and Other Regulations

Subtitle 3. Other Regulations

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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§ 3-305. Conversion of single- or two-family dwellings.

(a) Prohibited conversions.

(1) Except as otherwise specified in this section, in all districts:

(i) no building used as a single-family dwelling may be altered or changed to be used for occupancy by more than 1 family; and

(ii) no building used as a two-family dwelling may be altered or changed to be used for occupancy by more than 2 families.

(2) For purposes of this subsection, an empty building is considered to be a single-family dwelling unless it was last lawfully used, in compliance with the normal bulk requirements of the district in which it is located, as a dwelling for 2 or more families.

(b) Conditional use conversion — authorized.

(1) In all districts except the R-2, R-4, R-5, [and] R-6, AND R-8 Districts, the Board may authorize, as a conditional use, the conversion of a building for use by more than 1 family, as long as the number of families permitted conforms with the applicable bulk regulations for the district in which the building is located.

(2) When authorizing a conversion, the Board may impose conditions and restrictions under § 14-103 that include a limit on the number of occupants.

(3) (i) In the R-7 [and R-8 Districts] DISTRICT, the Board may approve the conversion of a single-family dwelling to a 2-family dwelling only if the property meets the minimum lot size requirements.

(ii) The Board may waive the requirements of item (i) of this paragraph (3) for carriage houses, nonconforming uses, and vacant buildings.

(4) IN THE R-8 DISTRICT, THE CONVERSION OF A 1- OR 2-FAMILY DWELLING TO ADDITIONAL DWELLING UNITS MAY BE AUTHORIZED, BUT ONLY BY A CONDITIONAL-USE ORDINANCE.

SECTION 2. AND BE IT FURTHER ORDAINED, That the catchlines contained in this Ordinance are not law and may not be considered to have been enacted as a part of this or any prior Ordinance.

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect ~~on the 30th day~~ after the date it is enacted.

Council Bill 08-0043

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

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City