

CITY OF BALTIMORE
ORDINANCE 25-064
Council Bill 25-0065

Introduced by: Councilmember Blanchard
Cosponsored by: President Cohen and Councilmembers Dorsey and Gray
Introduced and read first time: May 12, 2025
Assigned to: Land Use and Transportation Committee
Committee Report: Favorable, with Amendments
Council action: Adopted
Read second time: October 20, 2025

AN ORDINANCE CONCERNING

Zoning – Eliminating Off-Street Parking Requirements

FOR the purpose of repealing requirements for providing a minimum number of off-street parking spaces per use type; setting certain parking maximums; and correcting, clarifying, and conforming related provisions and tables.

BY repealing and re-ordaining, with amendments,

Article 32 - Zoning

Sections 16-101, 16-206 to 16-208, 16-302, 16-401(b), 16-403(b), and 16-406(a)

Baltimore City Code

(Edition 2000)

BY repealing

Article 32 - Zoning

Sections 16-201 to 16-205, 16-401(e), 16-404(c), 16-501, 16-502, the subtitle designation,

“Subtitle 6. Required Off-street Parking”, Sections 16-601, 16-602, 16-705(e), and

Table 16-406

Baltimore City Code

(Edition 2000)

BY renumbering

Article 32 - Zoning

Sections 16-206 to 16-208 and 16-505

To be

New Sections 16-201 to 16-203 and 16-501

Baltimore City Code

(Edition 2000)

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 25-0065

1 BY adding
2 Article 32 - Zoning
3 Section 16-204 and Table 16-204
4 Baltimore City Code
5 (Edition 2000)

6 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That
7 Sections 16-206 to 16-208 and 16-505, respectively, of Article 32 - Zoning of the Baltimore City
8 Code be renumbered to be new Sections 16-201 to 16-203 and 16-501, respectively.

9 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Laws of Baltimore City read as
10 follows:

11 **Baltimore City Code**

12 **Article 32. Zoning**

13 **Title 16. Off-Street Parking and Loading**

14 **Subtitle 1. Purpose of Title**

15 **§ 16-101. Purpose.**

16 The off-street parking and loading regulations of this title are intended to:

- 17 (1) provide accessible, attractive, secure, and well-maintained off-street parking and
18 loading [areas with the appropriate number of spaces in proportion to the needs of the
19 proposed use;] AREAS; AND
- 20 (2) increase public safety by reducing congestion of public streets;
- 21 (3) encourage the use of alternative modes of transportation where appropriate; and
- 22 (4) ensure that parking requirements are tailored to maintain pedestrian environments
23 and sensitive to the urban fabric of the City.

24 **Subtitle 2. General Applicability**

25 **[§ 16-201. Existing off-street parking facilities.]**

26 *[(a) No reduction below requirements.]*

27 [The number of existing off-street parking and loading spaces may not be reduced below
28 the requirements of this title. If the number of those existing spaces is already less than
29 the requirements of this title, it may not be further reduced.]

Council Bill 25-0065

1 **[(b) *Transition rules.*]**

2 [If a building permit was lawfully issued before June 5, 2017, and if construction began
3 within 180 days of the permit's issuance, off-street parking and loading spaces must be
4 provided in the amount required for the issuance of that building permit, regardless of the
5 requirements of this title.]

6 **[§ 16-202. *Damage or destruction.*]**

7 [If a structure is reconstructed or repaired after being damaged or destroyed, off-street
8 parking and loading facilities may be restored or maintained in an amount equivalent to that
9 at the time of the damage or destruction. However, it is not necessary to restore or maintain
10 parking and loading facilities in excess of the applicable requirements of this title.]

11 **[§ 16-203. *Additions or expansions to existing structures.*]**

12 **[(a) *Parking spaces req'd for increased intensity.*]**

13 [If a structure is increased through the addition of a dwelling unit, floor area, seating
14 capacity, or other unit of measurement, off-street parking spaces must be provided for
15 that increased intensity, as required by this title.]

16 **[(b) *Limited exception for preexisting non-residential uses.*]**

17 [However, a non-residential use that was lawfully established before the June 5, 2017,
18 does not need to provide additional off-street parking for that increase until the aggregate
19 increase in units of measurement equals 10% or more of the units of measurement
20 existing on June 5, 2017. Once that level of increase has been reached, however,
21 off-street parking facilities must be provided, as required by this title, for the total
22 increase.]

23 **[§ 16-204. *Change in use.*]**

24 [If a structure or land changes to a new use, the new use must provide the amount of parking
25 and loading spaces required by this title.]

26 **[§ 16-205. *Provision of additional spaces and parking maximums.*]**

27 [Nothing in this title prevents the voluntary establishment of additional off-street parking or
28 loading facilities. However, in no case may off-street parking be provided in excess of double
29 the requirements of this Code, except for detached and semi-detached dwellings to which no
30 maximum applies or no parking is required. All regulations governing the location, design,
31 and control of these facilities must be in accordance with this title.]

Council Bill 25-0065

1 **§ 16-201. [~~§ 16-206.~~] Prohibited uses of off-street parking and loading spaces.**

2 (a) *Other than for motor vehicles, bicycles.*

3 All off-street parking spaces [~~required by this title~~] may only be used for the parking of
4 motor vehicles and bicycles.

5 [(b) *Storing vehicles for sales or hire.*]

6 [In no event may required parking spaces be used for the temporary or permanent storage
7 of vehicles for sale or hire.]

8 (B) [(c)] *Vehicle repair or service.*

9 No motor vehicle repair work or service of any kind, except emergency repair service, is
10 permitted in any off-street parking space.

11 [(d) *Using space allocated to loading space to meet req't for parking space or vice-versa.*]

12 [No space allocated to an off-street loading space may be used to satisfy the requirement
13 for an off-street parking space or access aisle, or portion of either. Conversely, the area
14 allocated to an off-street parking space may not be used to satisfy the requirement for an
15 off-street loading space or portion of a space.]

16 **§ 16-202. [~~§ 16-207.~~] Computation of [off-street] BICYCLE parking [requirements.] AND**
17 **LOADING FACILITIES.**

18 (a) *In general.*

19 The total number of required [parking, loading,] LOADING and bicycle spaces is based on
20 the requirements for the use of the lot. However, if a lot contains more than 1 use, the
21 number of required spaces is the sum of the separate requirements for each use. All
22 [off-street parking] REQUIRED facilities must be completed before occupancy of the
23 structure.

24 (b) *Computation standards.*

25 (1) In computing the number of [off-street parking, loading,] LOADING or bicycle spaces
26 required by this title, the following standards of computation apply.

27 (2) A fraction of less than one-half may be disregarded, and a fraction of one-half or more
28 is counted as 1 [parking or] loading space.

29 (3) In places of assembly in which patrons or spectators occupy benches, pews or similar
30 seating facilities, each 24 inches of the seating facility is counted as 1 seat for the
31 purpose of determining the requirement for off-street [parking facilities.] LOADING
32 AND BICYCLE SPACES. Floor area of a prayer hall is counted as one 1 seat per marked
33 prayer mat space or, if prayer mat spaces are not marked, 1 seat for every 5 square feet
34 in the prayer hall.

Council Bill 25-0065

(4) Except as otherwise specified, [parking or] loading OR BICYCLE spaces required on an employee basis is based on the maximum number of employees normally present on the premises at any one time. If the determination of the number of parking spaces is based on the number of employees, the owner and the manager are EACH counted as AN employee.

§ 16-203. [§ 16-208.] Accessible parking requirements.

With the exception of single-family, detached and semi-detached, dwellings and rowhouse dwellings, in all off-street parking facilities where parking is provided for employees, visitors, or both, accessible parking spaces must be provided. The [number of] accessible parking spaces [must be included in the total number of required parking spaces and must be] SHALL BE in accordance with the applicable requirements of the Maryland Accessibility Code, AS SET FORTH IN COMAR 09.12.53, and all other governing codes and applicable laws. These spaces must comply with the design standards in the Maryland Accessibility Code. These spaces must be identified by a sign and pavement markings indicating parking for the disabled only.

§ 16-204. PARKING MAXIMUMS.

~~NOTHING IN THIS TITLE PREVENTS THE VOLUNTARY ESTABLISHMENT OF ADDITIONAL OFF-STREET PARKING OR LOADING FACILITIES. HOWEVER, IN NO CASE MAY OFF-STREET PARKING BE PROVIDED IN EXCESS OF THE LIMITS SET IN TABLE 16-204 OF THIS CODE, EXCEPT FOR DETACHED AND SEMI-DETACHED DWELLINGS TO WHICH NO MAXIMUM APPLIES. ALL REGULATIONS GOVERNING THE LOCATION, DESIGN, AND CONTROL OF THESE FACILITIES SHALL BE IN ACCORDANCE WITH THIS TITLE.~~

(A) IN GENERAL.

IN NO CASE MAY OFF-STREET PARKING BE PROVIDED IN EXCESS OF THE LIMITS SET IN TABLE 16-204 OF THIS CODE, EXCEPT:

(1) DETACHED AND SEMI-DETACHED DWELLING TO WHICH NO MAXIMUM APPLIES; AND

(2) A STRUCTURE OR LAND THAT HAS CHANGED TO A NEW USE, IF:

(I) PRIOR TO THE CHANGE IN USE, THE STRUCTURE OR LAND HAD EXISTING OFF-STREET PARKING SPACES THAT WOULD EXCEED THE MAXIMUM SET FOR THE PROPERTY'S NEW USE; AND

(II) NO FURTHER OFF-STREET PARKING IS ADDED FOLLOWING THE CHANGE IN USE.

(B) OFF-STREET FACILITIES.

NOTHING IN THIS TITLE PREVENTS THE VOLUNTARY ESTABLISHMENT OF ADDITIONAL OFF-STREET PARKING OR LOADING FACILITIES. ALL REGULATIONS GOVERNING THE LOCATION, DESIGN, AND CONTROL OF THESE FACILITIES SHALL BE IN ACCORDANCE WITH THIS TITLE.

Council Bill 25-0065

Subtitle 3. Construction of Facilities

§ 16-302. Time of completion.

[Off-street] BICYCLE parking and loading facilities required by this title [must] SHALL be completed before issuance of a use permit for the use these facilities serve.

Subtitle 4. Design of Off-Street Parking Facilities

§ 16-401. Location of off-street parking.

(b) *[Front yard prohibited in certain commercial districts.] YARD AND BUILDING LINE RESTRICTIONS.*

(1) *RESIDENTIAL DISTRICTS.*

IN ALL DETACHED AND SEMI-DETACHED ZONING DISTRICTS IDENTIFIED IN § 6-203 {"DETACHED AND SEMI-DETACHED RESIDENTIAL DISTRICTS"} AND IN THE R-5, R-6, R-7, AND R-8 ZONING DISTRICTS, OFF-STREET PARKING IS PROHIBITED IN THE REQUIRED FRONT OR CORNER YARD AND FORWARD OF THE FRONT BUILDING LINE.

(2) *COMMERCIAL DISTRICTS.*

In the C-1, C-1-E, C-1-VC, and C-2 Districts, off-street parking is prohibited in front of the front building line.

[(e) PC Subdistricts.]

[In a PC Subdistrict, off-street parking may be located off-site as long as the required parking facilities are located in that or any other PC Subdistrict.]

§ 16-403. Access.

(b) *Access to be from street, alley, driveway, or easement.*

All [required] off-street parking facilities must have vehicular access from a street, an alley at least 10 feet wide, a driveway, or cross-access easement connection.

§ 16-404. Driveways.

[(c) Parking spaces.]

[(1) Single-family detached and semi-detached dwellings and rowhouse dwellings are allowed a paved parking space. This parking space may not be located in the required front or corner-side yard. In addition, no parking space may be located forward of the front building line.]

[(2) On lots that comprise less than 1,000 sq. ft., required parking spaces are exclude from the calculation of the impervious surface for the rear yard.]

Council Bill 25-0065

§ 16-406. Drive-through facility stacking spaces.

(a) *Number required.*

Every drive-through facility [must] SHALL provide at least 4 stacking spaces per bay or lane, unless otherwise required by [Table 16-406: Required Off-Street Parking or otherwise by] this Code.

Subtitle 5. Permitted Parking Alternatives

[§ 16-501. Collective and alternating shared parking.]

[(a) *Collective parking.*]

[(1) Off-street parking spaces for separate uses may be provided collectively if the aggregate number of spaces provided is not less than the sum of the spaces required in Table 16-501: Collective Parking Calculation. Table 16-501 is applied as provided in this subsection.]

[(2) The required number of spaces for each use is calculated according to Table 16-406: Required Off-Street Parking.]

[(3) The required number of spaces for each use is then applied to the percentages shown in Table 16-501 for each applicable time frame and the appropriate land use category, to determine the number of required spaces.]

[(4) The number of spaces are added for all land uses within each time frame, and the highest sum total in a time frame is the required number of spaces.]

[(b) *Alternately shared parking arrangements.*]

[(1) An off-street parking facility may be alternately shared between 2 or more uses, as long as the use of that facility by each user does not occur at the same time. Alternately shared parking arrangements must meet the conditions set forth in this subsection.]

[(2) The Zoning Administrator must confirm that the use of the facility by each user does not take place at the same hours during the same days of the week.]

[(3) The users of the alternating shared parking arrangement must record an agreement to share the parking facilities, subject to approval by the Zoning Administrator. A copy of the recorded agreement must be submitted to the Zoning Administrator.]

[(4) The off-site parking facilities must be located within 600 feet of the lot line of the use or structure served.]

Council Bill 25-0065

1 [(5) Any subsequent change in ownership or use must require proof that the minimum
2 parking requirements, per this title, have been met for each use. The owner of an
3 existing building or use has 180 days within which to accommodate required
4 off-street parking or to apply for a variance. If the owner is unable to accommodate
5 the parking or apply for a variance, then the use permit is revoked with respect to the
6 use for which the separate parking was required. The use permit will be reinstated
7 when all applicable provisions of this title are complied with. As an alternative to a
8 variance, a new shared parking agreement may be arranged in accordance with this
9 subsection.]

10 [§ 16-502. Land-banked future parking.]

11 [(a) *In general.*]

12 [Land banking allows for designating a portion of land on a site that would be required
13 for parking to be held and preserved as open space, rather than constructed as parking.
14 The Department of Planning may permit land banking of up to 25% of the required
15 parking spaces through the site plan review process, subject to the requirements of this
16 section.]

17 [(b) *Prerequisites.*]

18 [(1) *Reduced current parking needs.*]

19 [The applicant must provide sufficient evidence that supports the reduced parking
20 needs.]

21 [(2) *Area suitable for future parking.*]

22 [The area proposed for land banking of parking spaces must be an area suitable for
23 parking at a future time.]

24 [(c) *Exclusive use for land-banking.*]

25 [The land-banked area may not be used for any other use and must be part of the same lot
26 and all under the same ownership.]

27 [(d) *Designation on site plan.*]

28 [As part of the site plan review process, the applicant must show the area to be banked on
29 the site plan and marked as "Land-Banked Future Parking".]

30 [(c) *Conversion to parking spaces.*]

31 [The Zoning Administrator, on the basis of increased parking demand for the use, may
32 require the conversion of all or part of the land-banked area to off-street parking spaces.]

33 [§§ 16-503 to 16-504 {Reserved}]

Council Bill 25-0065

§ 16-501. [§ 16-505.] Cross-access easements.

(a) *Circulation between sites encouraged.*

Adjacent commercial uses that possess dedicated parking areas are encouraged to provide a cross-access drive to allow circulation between sites. For new commercial and office uses, a system of joint-use driveways and cross-access easements is encouraged where feasible. Commercial property owners are encouraged to pursue cross-access with neighboring property owners when site plan review is requested. If cross-access will be provided, the Zoning Administrator may require that the property owner provide proof that adjacent property owners have been contacted in writing regarding the provision of cross-access.

(b) *Design requirements.*

Joint-use driveways and cross-access easements [must] SHALL incorporate the following:

- (1) a minimum width of 24 feet to ensure 2-way travel aisles to accommodate automobiles, service vehicles and loading vehicles;
- (2) bump-outs and other design features to make it visually obvious that the abutting properties are tied together; and
- (3) a unified access and circulation plan for coordinated or shared-parking areas.

(c) *Easement requirements.*

Property owners who establish cross-access easements under this section [must:] SHALL:

- (1) record an easement that allows cross-access to and from properties served by the joint-use driveways and cross-access easement;
- (2) record an easement to the effect that remaining access rights along the roadway will be dedicated to the City, and that any pre-existing driveways will be closed and eliminated after construction of the joint-use driveway; and
- (3) record a joint maintenance agreement that defines the maintenance responsibilities of each property owner.

[Subtitle 6. Required Off-Street Parking]

[§ 16-601. Exemptions and reductions from requirements.]

[(a) *In general.*]

[The following districts and uses are allowed the following exemptions from the off-street parking requirements of Table 16-406: Required Off-Street Parking. These do not include exemptions from required bicycle parking.]

Council Bill 25-0065

1 [(b) *Exemptions within certain districts.*]

2 [(1) The districts included in this paragraph are exempt from parking requirements:]

3 [(i) C-1;]

4 [(ii) C-1-E;]

5 [(iii) C-1-VC;]

6 [(iv) C-5;]

7 [(v) C-5-IH;]

8 [(vi) C-5-DE;]

9 [(vii) C-5-HT;]

10 [(viii) C-5-TO;]

11 [(ix) C-5-HS;]

12 [(x) C-5-G;]

13 [(xi) Harford Road Overlay District;]

14 [(xii) R-MU Overlay District (non-residential uses); and]

15 [(xiii) D-MU Overlay District (non-residential uses).]

16 [(2) (i) In the PC Subdistricts, the following uses are exempt from the off-street parking
17 requirements of Table 16-406: Required Off-Street Parking:]

18 [(A) open-space uses (except for recreational marinas); and]

19 [(B) commercial uses with a gross floor area of less than 25,000 square feet.]

20 [(ii) The commercial-use exemption applies to any commercial use with a gross floor
21 area of less than 25,000 square feet, even if there are other commercial uses
22 located on the same lot.]

23 [(c) *Square footage exemption for C-2.*]

24 [(1) The first 3,000 square feet of gross floor area for commercial uses in the C-2 District
25 are exempt from the parking requirements of Table 16-406.]

26 [(2) Those commercial uses 3,000 square feet or less in gross floor area located within a
27 multi-tenant configuration (e.g., a shopping center) are not eligible for this
28 exemption and must provide the required parking.]

Council Bill 25-0065

1 [(d) *Rowhouse dwelling.*]

2 [For a rowhouse dwelling that is placed, constructed, or reconstructed in an existing row
3 of attached or formerly attached rowhouse dwellings, no off-street parking spaces need be
4 provided if any of the following circumstances are met:]

5 [(1) no off-street parking space existed for the previous dwelling;]

6 [(2) the lot adjoins a street that is at least 34 feet wide;]

7 [(3) the lot is less than 85 feet deep; or]

8 [(4) regardless of the depth of the lot or the width of the street, the alley adjoining the
9 dwelling is less than 10 feet wide.]

10 [(e) *Neighborhood commercial establishment.*]

11 [In a neighborhood commercial establishment allowed by this Code, no off-street parking
12 is required for any use of less than 2,500 square feet in gross floor area.]

13 [(f) *Structures over 50 years old, etc.*]

14 [(1) *In general.*]

15 [Structures over 50 years old or structures that have received an historic tax credit are
16 exempt from the parking requirements, subject to review and approval by the Director
17 of Planning, if they have not historically provided parking and they lack sufficient
18 space on the lot to accommodate parking.]

19 [(2) *Permitting.*]

20 [(i) A parking variance is not required:]

21 [(A) if the Director of Planning grants an exemption to certain parking requires as
22 provided for under paragraph (1) of this subsection; and]

23 [(B) if evidence the exemption is submitted with the permit application.]

24 [(ii) If the exemption is denied by the Director of Planning, a request for a parking
25 variance may be submitted to and, after review, approved by the Board of
26 Municipal and Zoning Appeals.]

27 [(g) *Residential projects subject to inclusionary housing.*]

28 [Off-street parking is not required for a residential project that is subject to the
29 inclusionary requirements under § 2B-21 {"Inclusionary Requirements"} of Article 13 of
30 this Code.]

Council Bill 25-0065

[(h) *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) *Reductions - Small dwellings.*]

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

[(j) *Reductions - Housing for elderly.*]

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

[§ 16-602. Required off-street parking.]

[Compact spaces may be substituted for required parking spaces subject to site plan review and approval. The use of compact spaces does not reduce or increase the amount of parking required by Table 16-406 and this Code.]

Subtitle 7. Required Bicycle Parking

§ 16-705. Required number of bicycle spaces.

[(e) *Motor vehicle parking offset.*]

[(1) For every 8 required bicycle parking spaces that meet the short- or long-term bicycle parking standards, as set forth in Table 16-705 {"Required Bicycle Spaces"}, the motor vehicle parking required by this title may be reduced by 1 space.]

[(2) Existing parking may be converted to take advantage of this provision.]

TABLE 16-204: OFF-STREET PARKING MAXIMUMS

USES	MAXIMUM PARKING SPACES ALLOWED
ADULT USE	6 PER 1,000 SQ. FT. OF GFA
ALTERNATIVE ENERGY SYSTEM	4 PER 1,000 SQ. FT. OF OFFICE AREA
ANIMAL CLINIC	2 PER EXAMINATION ROOM
ART GALLERY	2 PER 1,000 SQ. FT. OF GFA
ARTS STUDIO	2 PER 2,000 SQ. FT. OF STUDIO AREA
ARTS STUDIO: INDUSTRIAL	2 PER 2,000 SQ. FT. OF STUDIO AREA
BAIL BOND ESTABLISHMENT	2 PER 1,000 SQ. FT. OF GFA
BANQUET HALL	2 PER 10 PERSONS OF FIRE-RATED CAPACITY
BOAT MANUFACTURING, REPAIR, AND SALES	2 PER 4 EMPLOYEES ON PEAK SHIFT + 2 PER COMPANY VEHICLE MAINTAINED ON THE PREMISES
BODY ART ESTABLISHMENT	2 PER 1,000 SQ. FT. OF GFA
BROADCASTING STATION (TV OR RADIO)	2 PER 2 EMPLOYEES ON PEAK SHIFT + 2 PER COMPANY VEHICLE MAINTAINED ON THE PREMISES
CARRY-OUT FOOD SHOP	4 PER 1,000 SQ. FT. OF GFA + 6 STACKING SPACES PER DRIVE-THROUGH LANE
CAR WASH	2 PER SERVICE BAY
CEMETERY	4 PER 1,000 SQ. FT. OF OFFICE AREA + 2 PER 4 PERSONS OF FIRE-RATED CAPACITY IN CHAPEL
CHECK-CASHING ESTABLISHMENT	2 PER 1,000 SQ. FT. OF GFA
COMMERCIAL COMPOSTING FACILITY	2 PER EMPLOYEE ON PEAK SHIFT
COMMUNITY CENTER	2 PER 10 PERSONS OF FIRE-RATED CAPACITY
CONTRACTOR STORAGE YARD	4 PER 1,000 SQ. FT. OF OFFICE AND PUBLIC-USE AREAS
CONVENTION CENTER	2 PER 10 PERSONS OF FIRE-RATED CAPACITY
COUNTRY CLUB	CUMULATIVE OF VARIOUS USES WITHIN THE DEVELOPMENT (GOLF COURSE, RESTAURANT, ETC.)
CULTURAL FACILITY	2 PER 4,000 SQ. FT. OF GFA
DAY-CARE CENTER: ADULT OR CHILD	2 PER 4 EMPLOYEES ON PEAK SHIFT
DRIVING RANGE	3 PER TEE STAND
DWELLING: ALL UNLESS OTHERWISE SPECIFIED	2 PER DWELLING UNIT

Council Bill 25-0065

	USES	MAXIMUM PARKING SPACES ALLOWED
1	DWELLING: LIVE-WORK	2 PER DWELLING UNIT
2	DWELLING: MULTI-FAMILY – AGE-RESTRICTED HOUSING	2 PER 2 DWELLING UNITS
4	EDUCATIONAL FACILITY: COMMERCIAL-VOCATIONAL	4 PER 4 EMPLOYEES ON PEAK SHIFT + 2 PER 25 STUDENTS, BASED ON MAXIMUM STUDENT CAPACITY + 2 PER FACILITY VEHICLE IF OUTDOOR COMPONENT (E.G., DRIVING TRACK) IS PRESENT
8	EDUCATIONAL FACILITY: POST-SECONDARY	2 PER 4 EMPLOYEES ON PEAK SHIFT + 2 PER 25 STUDENTS BASED ON THE MAXIMUM STUDENT CAPACITY
10	EDUCATIONAL FACILITY: PRIMARY AND SECONDARY	2 PER 4 EMPLOYEES ON PEAK SHIFT + 2 PER 50 STUDENTS, BASED ON MAXIMUM STUDENT CAPACITY
12	ENTERTAINMENT: INDOOR – GENERALLY	2 PER 10 PERSONS OF FIRE-RATED CAPACITY
13	ENTERTAINMENT: INDOOR – MOVIE THEATER	2 PER 4 SEATS FOR FIRST 400 SEATS + 2 PER 6 SEATS AFTER FIRST 400
15	ENTERTAINMENT: LIVE (PRINCIPAL USE)	2 PER 10 PERSONS OF FIRE-RATED CAPACITY
16	FINANCIAL INSTITUTION	4 PER 1,000 SQ. FT. OF GFA + 4 STACKING SPACES PER DRIVE-THROUGH LANE
17	FOOD PROCESSING: LIGHT	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA
19	FRATERNITY OR SORORITY HOUSE	2 PER 2 ROOMING UNITS
20	FREIGHT TERMINAL	6 PER 20,000 SQ. FT. OF WAREHOUSING AREA + 6 PER 1,000 SQ. FT. OF OFFICE AREA
22	FUEL STATION	4 PER 1,000 SQ. FT. OF ACCESSORY RETAIL AREA
23	FUNERAL HOME	4 PER 1,000 SQ. FT. OF OFFICE AREA + 2 PER 4 PERSONS OF FIRE-RATED CAPACITY IN CHAPEL + 2 PER COMPANY VEHICLE MAINTAINED ON THE PREMISES
26	GOLF COURSE	6 PER HOLE
27	GOVERNMENT FACILITY	2 PER 1,000 SQ. FT. OF OFFICE AND PUBLIC-USE AREAS + 2 PER GOVERNMENT VEHICLE MAINTAINED ON THE PREMISES
29	GREENHOUSE OR NURSERY	4 PER 1,000 SQ. FT. OF GFA (INCLUDING OUTDOOR SALES OR DISPLAY AREA)
30	HEALTH-CARE CLINIC	6 PER 1,000 SQ. FT. OF GFA
31	HEALTH AND FITNESS CENTER	4 PER 1,000 SQ. FT. OF PUBLIC USE AREA
32	HEAVY SALES, RENTAL, OR SERVICE	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA
34	HORSE STABLE	2 PER 5 STALLS

Council Bill 25-0065

USES	MAXIMUM PARKING SPACES ALLOWED
HOSPITAL	2 PER 10 HOSPITAL BEDS + 2 PER 4 EMPLOYEES (INCLUDING STAFF DOCTORS) ON PEAK SHIFT + 2 PER 2 EXAMINATION ROOMS IN MEDICAL OFFICES
HOTEL OR MOTEL	2 PER 4 ROOM
INDUSTRIAL BOAT REPAIR FACILITY	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA
INDUSTRIAL: GENERAL	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA
INDUSTRIAL: LIGHT	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA
INDUSTRIAL: MARITIME-DEPENDENT	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA
KENNEL	4 PER 1,000 SQ. FT. OF PUBLIC WAITING AREA
LANDFILL: INDUSTRIAL	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF OFFICE AREA
LODGE OR SOCIAL CLUB	2 PER 10 PERSONS OF FIRE-RATED CAPACITY
MARINA: DRY STORAGE	2 PER 4 SLIPS (NOTE: DURING THE OFF-SEASON, SEPTEMBER 15 TO MAY 14, THE PARKING AREA MAY BE USED FOR THE STORAGE OF BOATS, TRAILERS, OR OTHER RELATED MATERIALS, AS LONG AS AT LEAST 10% OF REQUIRED PARKING REMAINS)
MARINA: RECREATIONAL	2 PER 2 SLIPS
MARINE TERMINAL	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA
MATERIALS RECOVERY FACILITY	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF OFFICE AREA
MINI-WAREHOUSES	2 PER 50 STORAGE UNITS
MOTOR VEHICLE DEALERSHIP	2 PER 1,000 SQ. FT. OF GFA
MOTOR VEHICLE OPERATIONS FACILITY	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF OFFICE AREA
MOTOR VEHICLE RENTAL ESTABLISHMENT	4 PER 1,000 SQ. FT. OF OFFICE AND PUBLIC-USE AREAS + 2 PER COMPANY VEHICLE MAINTAINED ON THE PREMISES
MOTOR VEHICLE SERVICE AND REPAIR, MAJOR OR MINOR	4 PER SERVICE BAY
MOVIE STUDIO	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF OFFICE AREA
NURSERY (SEE "GREENHOUSE OR NURSERY")	

Council Bill 25-0065

USES	MAXIMUM PARKING SPACES ALLOWED
OFFICE	2 PER 1,000 SQ. FT. OF GFA
OUTDOOR STORAGE YARD	2 PER 1,000 SQ. FT. OF OFFICE AND PUBLIC-USE AREAS
PASSENGER TERMINAL	6 PER 1,000 SQ. FT. OF GFA
PAWN SHOP	2 PER 1,000 SQ. FT. OF GFA
PERSONAL SERVICES ESTABLISHMENT	2 PER 1,000 SQ. FT. OF GFA
PLACE OF WORSHIP	2 PER 4 PERSONS OF FIRE-RATED CAPACITY OF THE MAIN SANCTUARY; OR, FOR PLACES OF WORSHIP WHOSE WORSHIPERS ARE REQUIRED TO WALK TO WORSHIP BECAUSE OF RELIGIOUS TENET, 2 PER 8 PERSONS OF FIRE-RATED CAPACITY + 2 OR MORE ADDITIONAL SPACES AS REQUIRED BY THIS CODE FOR OTHER USES ON THE SITE
PRINTING ESTABLISHMENT	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA
RACETRACK	2 PER 10 PERSONS OF FIRE-RATED CAPACITY
RECREATION: INDOOR	2 PER 2,000 SQ. FT. OF GFA
RECREATION: OUTDOOR	4 PER 1,000 SQ. FT. OF PUBLIC-USE AREA (NOT INCLUDING ACTUAL PLAYING FIELD OR POOL)
RECREATIONAL VEHICLE DEALERSHIP	2 PER 1,000 SQ. FT. OF GFA
RECYCLABLE MATERIALS RECOVERY FACILITY	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF OFFICE AREA
RECYCLING AND REFUSE COLLECTION FACILITY	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF OFFICE AREA
RESEARCH AND DEVELOPMENT FACILITY	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA
RESIDENTIAL-CARE FACILITY	2 PER 4 EMPLOYEES ON PEAK SHIFT + 2 PER 6 RESIDENTS; HOWEVER, IF THE FACILITY DOES NOT PERMIT RESIDENTS TO HAVE VEHICLES AT THE FACILITY, THE FACILITY NEED NOT PROVIDE OFF-STREET PARKING SPACES FOR RESIDENTS
RESOURCE RECOVERY FACILITY	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF OFFICE AREA]
RESTAURANT	2 PER 1,000 SQ. FT. OF INDOOR PUBLIC SEATING AREA + 6 STACKING SPACES PER DRIVE-THROUGH LANE
RETAIL: BIG BOX ESTABLISHMENT	4 PER 1,000 SQ. FT. OF GFA
RETAIL GOODS ESTABLISHMENT	2 PER 1,000 SQ. FT. OF GFA
ROOMING HOUSE	2 PER 2 ROOMING UNITS
SHIPYARD	GREATER OF (I) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (II) 2 PER 1,000 SQ. FT. OF GFA]

Council Bill 25-0065

USES	MAXIMUM PARKING SPACES ALLOWED
STADIUM	2 PER 10 PERSONS OF FIRE-RATED CAPACITY
TAVERN	2 PER 1,000 SQ. FT. OF INDOOR PUBLIC SEATING AREA
TRUCK REPAIR	4 TRUCK-SIZED PARKING SPACES PER SERVICE BAY + 2 PER 4 EMPLOYEES ON PEAK SHIFT
TRUCK STOP	2 TRUCK-SIZED SPACE PER 5,000 SQ. FT. OF SITE AREA + 2 PER 4 EMPLOYEES ON PEAK SHIFT
TRUCK TERMINAL	GREATER OF (i) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (ii) 2 TRUCK-SIZED SPACES PER 5,000 SQ. FT. OF SITE AREA
URBAN AGRICULTURE	2 PER COMPANY VEHICLE MAINTAINED ON THE PREMISES
VIDEO LOTTERY FACILITY	2 PER 10 PERSONS OF FIRE-RATED CAPACITY
WAREHOUSE	2 PER 20,000 SQ. FT. OF WAREHOUSING AREA + 6 PER 1,000 SQ. FT. OF OFFICE AREA
WATERFREIGHT TERMINAL	GREATER OF (i) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (ii) 2 PER 1,000 SQ. FT. OF GFA
WHOLESALE GOODS ESTABLISHMENT	GREATER OF (i) 2 PER 4 EMPLOYEES ON PEAK SHIFT, OR (ii) 2 PER 1,000 SQ. FT. OF GFA

[TABLE 16-406: REQUIRED OFF-STREET PARKING]

[USES]	[PARKING SPACES REQUIRED]
[Adult Use]	[3 per 1,000 sq. ft. of GFA]
[Alternative Energy System]	[2 per 1,000 sq. ft. of office area]
[Animal Clinic]	[1 per examination room]
[Art Gallery]	[1 per 1,000 sq. ft. of GFA]
[Arts Studio]	[1 per 2,000 sq. ft. of studio area]
[Arts Studio: Industrial]	[1 per 2,000 sq. ft. of studio area]
[Bail Bond Establishment]	[1 per 1,000 sq. ft. of GFA]
[Banquet Hall]	[1 per 10 persons of fire-rated capacity]
[Boat Manufacturing, Repair, and Sales]	[1 per 4 employees on peak shift + 1 per company vehicle maintained on the premises]
[Body Art Establishment]	[1 per 1,000 sq. ft. of GFA]

Council Bill 25-0065

[USES]	[PARKING SPACES REQUIRED]
1 [Broadcasting Station (Tv or Radio)] 2	[1 per 2 employees on peak shift + 1 per company vehicle maintained on the premises]
3 [Carry-Out Food Shop]	[2 per 1,000 sq. ft. of GFA + 3 stacking spaces per drive-through lane]
4 [Car Wash]	[2 per service bay]
5 [Cemetery] 6	[2 per 1,000 sq. ft. of office area + 1 per 4 persons of fire-rated capacity in chapel]
7 [Check-cashing Establishment]	[1 per 1,000 sq. ft. of GFA]
8 [Commercial composting facility]	[1 per employee on peak shift]
9 [Community Center]	[1 per 10 persons of fire-rated capacity]
10 [Contractor Storage Yard]	[2 per 1,000 sq. ft. of office and public-use areas]
11 [Convention Center]	[1 per 10 persons of fire-rated capacity]
12 [Country Club] 13	[Cumulative of various uses within the development (golf course, restaurant, etc.)]
14 [Cultural Facility]	[1 per 4,000 sq. ft. of GFA]
15 [Day-Care Center: Adult or Child]	[1 per 4 employees on peak shift]
16 [Driving Range]	[1.5 per tee stand]
17 [Dwelling: All unless otherwise 18 specified]	[1 per dwelling unit]
19 [Dwelling: Live-Work]	[1 per dwelling unit]
20 [Dwelling: Multi-Family – Age- 21 Restricted Housing]	[1 per 2 dwelling units]
22 [Educational Facility: Commercial- 23 Vocational] 24	[1 per 4 employees on peak shift + 1 per 25 students, based on maximum student capacity + 1 per facility vehicle if outdoor component (e.g., driving track) is present]
25 [Educational Facility: Post-Secondary] 26	[1 per 4 employees on peak shift + 1 per 25 students based on the maximum student capacity]
27 [Educational Facility: Primary and 28 Secondary]	[1 per 4 employees on peak shift + 1 per 50 students, based on maximum student capacity]
29 [Entertainment: Indoor – Generally]	[1 per 10 persons of fire-rated capacity]
30 [Entertainment: Indoor – Movie Theater]	[1 per 4 seats for first 400 seats + 1 per 6 seats after first 400]
31 [Entertainment: Live (Principal Use)]	[1 per 10 persons of fire-rated capacity]
32 [Financial Institution]	[2 per 1,000 sq. ft. of GFA + 2 stacking spaces per drive-through lane]
33 [Food Processing: Light] 34	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]

Council Bill 25-0065

[USES]	[PARKING SPACES REQUIRED]
1 [Fraternity or Sorority House]	[1 per 2 rooming units]
2 [Freight Terminal] 3	[3 per 20,000 sq. ft. of warehousing area + 3 per 1,000 sq. ft. of office area]
4 [Fuel Station]	[2 per 1,000 sq. ft. of accessory retail area]
5 [Funeral Home] 6 7	[2 per 1,000 sq. ft. of office area + 1 per 4 persons of fire-rated capacity in chapel + 1 per company vehicle maintained on the premises]
8 [Golf Course]	[3 per hole]
9 [Government Facility] 10	[1 per 1,000 sq. ft. of office and public-use areas + 1 per government vehicle maintained on the premises]
11 [Greenhouse or Nursery]	[2 per 1,000 sq. ft. of GFA (including outdoor sales or display area)]
12 [Health-Care Clinic]	[3 per 1,000 sq. ft. of GFA]
13 [Health and Fitness Center]	[2 per 1,000 sq. ft. of public use area]
14 [Heavy Sales, Rental, or Service] 15	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]
16 [Horse Stable]	[1 per 5 stalls]
17 [Hospital] 18 19	[1 per 10 hospital beds + 1 per 4 employees (including staff doctors) on peak shift + 1 per 2 examination rooms in medical offices]
20 [Hotel or Motel]	[1 per 4 rooms]
21 [Industrial Boat Repair Facility] 22	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]
23 [Industrial: General] 24	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]
25 [Industrial: Light] 26	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]
27 [Industrial: Maritime-Dependent] 28	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]
29 [Kennel]	[2 per 1,000 sq. ft. of public waiting area]
30 [Landfill: Industrial] 31	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area]
32 [Lodge or social club]	[1 per 10 persons of fire-rated capacity]
33 [Marina: Dry Storage] 34 35	[1 per 4 slips (Note: During the off-season, September 15 to May 14, the parking area may be used for the storage of boats, trailers, or other related materials, as long as at least 10% of required parking remains)]
36 [Marina: Recreational]	[1 per 2 slips]

Council Bill 25-0065

[USES]	[PARKING SPACES REQUIRED]
1 [Marine Terminal] 2	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]
3 [Materials Recovery Facility] 4	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area]
5 [Mini-Warehouse]	[1 per 50 storage units]
6 [Motor Vehicle Dealership]	[1 per 1,000 sq. ft. of GFA]
7 [Motor Vehicle Operations Facility] 8	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area]
9 [Motor Vehicle Rental Establishment] 10	[2 per 1,000 sq. ft. of office and public-use areas + 1 per company vehicle maintained on the premises]
11 [Motor Vehicle Service and Repair, 12 Major or Minor]	[2 per service bay]
13 [Movie Studio] 14	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area]
15 [Nursery (<i>See</i> "Greenhouse or Nursery")]	
16 [Office]	[1 per 1,000 sq. ft. of GFA]
17 [Outdoor Storage Yard]	[1 per 1,000 sq. ft. of office and public-use areas]
18 [Passenger Terminal]	[3 per 1,000 sq. ft. of GFA]
19 [Pawn Shop]	[1 per 1,000 sq. ft. of GFA]
20 [Personal Services Establishment]	[1 per 1,000 sq. ft. of GFA]
21 [Place of Worship] 22 23 24 25	[1 per 4 persons of fire-rated capacity of the main sanctuary; or, for places of worship whose worshipers are required to walk to worship because of religious tenet, 1 per 8 persons of fire-rated capacity + 1 or more additional spaces as required by this Code for other uses on the site]
26 [Printing Establishment] 27	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]
28 [Racetrack]	[1 per 10 persons of fire-rated capacity]
29 [Recreation: Indoor]	[1 per 2,000 sq. ft. of GFA]
30 [Recreation: Outdoor] 31	[2 per 1,000 sq. ft. of public-use area (not including actual playing field or pool)]
32 [Recreational Vehicle Dealership]	[1 per 1,000 sq. ft. of GFA]
33 [Recyclable Materials Recovery Facility] 34	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area]
35 [Recycling and Refuse Collection 36 Facility]	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area]

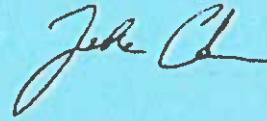
Council Bill 25-0065

[USES]	[PARKING SPACES REQUIRED]
[Research and Development Facility]	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]
[Residential-Care Facility]	[1 per 4 employees on peak shift + 1 per 6 residents; however, if the facility does not permit residents to have vehicles at the facility, the facility need not provide off-street parking spaces for residents]
[Resource Recovery Facility]	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of office area]
[Restaurant]	[1 per 1,000 sq. ft. of indoor public seating area + 3 stacking spaces per drive-through lane]
[Retail: Big Box Establishment]	[2 per 1,000 sq. ft. of GFA]
[Retail Goods Establishment]	[1 per 1,000 sq. ft. of GFA]
[Rooming House]	[1 per 2 rooming units]
[Shipyards]	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]
[Stadium]	[1 per 10 persons of fire-rated capacity]
[Tavern]	[1 per 1,000 sq. ft. of indoor public seating area]
[Truck Repair]	[2 truck-sized parking spaces per service bay + 1 per 4 employees on peak shift]
[Truck Stop]	[1 truck-sized space per 5,000 sq. ft. of site area + 1 per 4 employees on peak shift]
[Truck Terminal]	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 truck-sized space per 5,000 sq. ft. of site area]
[Urban Agriculture]	[1 per company vehicle maintained on the premises]
[Video Lottery Facility]	[1 per 10 persons of fire-rated capacity]
[Warehouse]	[1 per 20,000 sq. ft. of warehousing area + 3 per 1,000 sq. ft. of office area]
[Waterfreight Terminal]	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]
[Wholesale Goods Establishment]	[Lesser of (i) 1 per 4 employees on peak shift, or (ii) 1 per 1,000 sq. ft. of GFA]

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

Council Bill 25-0065

Certified as duly passed this 27th day of October, 20 25



President, Baltimore City Council

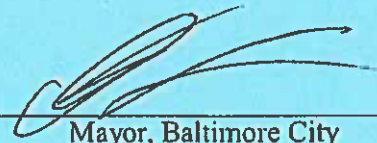
Certified as duly delivered to His Honor, the Mayor,

this 28th day of October, 20 25



Chief Clerk

Approved this 31 day of Nov, 20 25

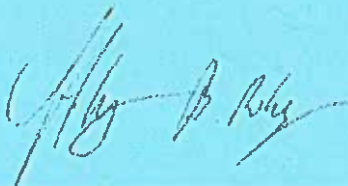


Mayor, Baltimore City

A TRUE COPY
Director of Finance

Approved for Form and Legal Sufficiency,

this 29th day of October, 2025



Chief Solicitor