

**CITY OF BALTIMORE
COUNCIL BILL 26-0195
(First Reader)**

Introduced by: Councilmember Dorsey
Cosponsored by: President Cohen and Councilmembers Parker, Conway, Bullock, Blanchard,
Jones, Glover, and Ramos

Introduced and read first time: May 11, 2026

Assigned to: Land Use and Transportation Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Planning
Commission, Department of Transportation, Board of Municipal and Zoning Appeals,
Department of Housing and Community Development, Fire Department, Office of Equity and
Civil Rights

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Accessory Dwelling Units**

3 FOR the purpose of permitting an accessory dwelling unit on a property with a principal dwelling
4 unit; defining accessory dwelling unit; establishing certain bulk and yard requirements for an
5 accessory dwelling unit; allowing an accessory dwelling unit as a permitted encroachment to
6 a required rear yard; and generally relating to accessory dwelling units.

7 BY re-numbering

8 Article 32 - Zoning
9 Section 1-302(b) to (w), respectively
10 to be
11 Section 1-302(c) to (x), respectively
12 Baltimore City Code
13 (Edition 2000)

14 BY adding

15 Article 32 - Zoning
16 Sections 1-302(b) and 15-501.1
17 Baltimore City Code
18 (Edition 2000)

19 BY repealing and re-ordaining, with amendments,

20 Article 32 - Zoning
21 Sections 3-202(b)(6), 15-501(b), and Table 15-601
22 Baltimore City Code
23 (Edition 2000)

24 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That**
25 Sections 1-302(b) to (w), respectively, of Article 32 - Zoning of the Baltimore City Code be
26 renumbered to be Sections 1-302(c) to (x), respectively.

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

Council Bill 26-0195

Title 15. Site Development Standards

Subtitle 5. Accessory Structures and Uses

§ 15-501. General regulations.

(b) *Maximum coverage of required rear yard.*

[The] UNLESS OTHERWISE PERMITTED OR RESTRICTED BY THIS SUBTITLE, THE total area of all accessory structures may not occupy more than 50% of the area of a required rear yard.

§ 15-501.1. ACCESSORY DWELLING UNIT.

(A) *MAXIMUM HEIGHT.*

THE MAXIMUM HEIGHT OF AN ACCESSORY DWELLING UNIT IS THE LESSER OF:

(1) THE MAXIMUM BUILDING HEIGHT ALLOWED BY THE ZONING DISTRICT OF THE LOT;
OR

(2) THE ACTUAL HEIGHT OF THE PRINCIPAL DWELLING ON THE LOT.

(B) *OTHER BULK AND YARD REQUIREMENTS.*

AN ACCESSORY DWELLING UNIT MAY OCCUPY THE AREA OF REAR YARD AND PERVIOUS SURFACE REQUIRED IN THE ZONING DISTRICT.

Zoning Tables

Table 15-601: Permitted Encroachments into Required Yards

Permitted Encroachments	Front Yard/ Corner-Side Yard	Interior-Side Yard	Rear Yard
Accessibility ramp	x	x	x
ACCESSORY DWELLING UNIT			x
Alternative energy system, solar, ground-mounted – As in § 15-518	x	x	x
...			

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