



CITY OF BALTIMORE  
MAYOR BRANDON M. SCOTT

<b>TO</b>	The Honorable President and Members of the Baltimore City Council
<b>FROM</b>	Alice Kennedy, Commissioner, Housing and Community Development
<b>CC</b>	Mayor's Office of Government Relations
<b>DATE</b>	September 4, 2025
<b>SUBJECT</b>	25-0065 Zoning – Eliminating Off-Street Parking Requirements

**Position: Favorable**

**BILL SYNOPSIS**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0065 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.

If enacted, City Council Bill 25-0065 would eliminate off-street parking minimums and establish off-street parking maximums based on land use, rather than the prior minimums. If approved, this Bill will take effect on the 30<sup>th</sup> day following its enactment.

**SUMMARY OF POSITION**

At its regular meeting of August 28, 2025, the Planning Commission concurred with its departmental staff and recommended that City Council Bill 25-0065 be approved by the City Council. Their report found that this legislation was in accord with multiple goals of the 2024 Comprehensive Master Plan by potentially reducing environmental pollutants, better supporting our urban tree canopy, and enhancing transit equity. The Commission also noted that current parking requirements may create inequities for the 27% of Baltimore households who do not own an automobile and thereby bear the collective cost of providing parking without receiving any benefit.

This Bill would align Baltimore with cities around the country that have moved towards reducing or eliminating parking requirements and making housing projects less costly to build. The repeal of parking minimums would then allow the market to dictate how many off-street parking spaces a given developer feels it would be advantageous to provide. By lessening a developer's financial burden to provide potentially superfluous off-street parking, cost savings may be passed

on to renters and homeowners while promoting further construction. DHCD previously supported 23-0468 Off-Street Parking - Affordable Housing which eliminated off-street parking requirements for residential projects that are subject to inclusionary housing requirements.

### **FISCAL IMPACT**

As drafted, this Bill would have minimal fiscal impact on DHCD.

### **AMENDMENTS**

DHCD does not seek any amendments to this Bill at this time.