



## MEMORANDUM

**To:** Nick J. Mosby, President, Baltimore City Council

**From:** Peter Little, Executive Director

**Date:** February 25, 2022

**Subject:** City Council Bill 21-0113

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I am herein reporting on City Council Bill 21-0113 introduced by the Council President at the request of The Administration (Department of Planning).

The purpose of this bill is of making needed changes to certain provisions that, during the course of actively operating under the new Zoning Code, were discovered to be functionally impractical or otherwise in need of modification to abate previously unanticipated consequences; specifying that certain applications under the Zoning Code be filed either with the Board of Municipal and Zoning Appeals or the Zoning Administrator; extending certain time limits for the Board to act; authorizing the Zoning Administrator or the Board of Municipal and Zoning Appeals to deny an application under certain circumstances; modifying the outdoor seating specifications; authorizing certain reviews by the Site Plan Review Committee; authorizing that certain matters reviewed by the Site Plan Review Committee be approved by the Director of Planning; modifying certain off-street parking requirements; clarifying and establishing certain exceptions to bicycle parking design standards; establishing certain standards for long-term bicycle standards; establishing certain rules for certain circumstances involving signs; providing for measurement methodologies for building frontages; allowing electronic signs and painted/mural signs in residential districts, subject to conditional approval by the Board of Municipal and Zoning Appeals; specifying a time period after which the authorization for a conditional sign expires; specifying certain zoning district requirements; defining certain terms; correcting, clarifying, and conforming certain provisions; and generally relating to the zoning and land-use laws of the City of Baltimore.

The Parking Authority of Baltimore City (PABC) has reviewed the proposed legislation. Several of the requested changes relate to off-street parking and the PABC and are more substantive. They are as follows:

- 1) Minimum of 50% of 1<sup>st</sup> floor in parking garages whether primary or secondary in must be active uses.
- 2) Maximum parking standards will not apply to uses that have no off-street parking requirement as well as for detached or semi-attached residential dwelling units
- 3) Increase of the exemption for required off-street parking in the C-2 zoning district from the first 2,500 square feet of floor area on a single tenant (non-shopping center) use to 3,000 square feet of floor area

As relates to the first proposed change, the PABC supports the change to require all parking garages to have at least 50% of the floor area be active use because the garage will become a more active component of the neighborhood it serves and can create an internal parking demand to the facility which will help make the parking garage more sustainable. The second proposed change where the maximum parking requirement is removed on uses that do not have a parking requirement and single-family dwellings is acknowledged by the PABC as a correction because the standard as drafted cannot be placed on a zero multiplier or in the case of single-family dwellings other zoning regulations apply such as maximum lot coverage. The third proposed change which is to increase the parking exemption by 500 square feet of building floor area in C-2 zoning district is a nominal and gradual change in the standard, and the PABC does not expect a notable impact. The remainder of the parking related changes are refinements to improve the organization of the regulations.

The PABC does not oppose the passage of City Council Bill 21-0113.