

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 22-0202**

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Introduced by: Councilmember Cohen  
At the request of: Fell's Point Residents Association, Inc.  
Address: P.O. Box 6170, Baltimore, MD 21231, Attn: Kate Simms  
Telephone: (410) 977-4286  
Introduced and read first time: March 7, 2022  
Assigned to: Economic and Community Development Committee  
Committee Report: Favorable  
Council action: Adopted  
Read second time: June 21, 2022

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**AN ORDINANCE CONCERNING**

**Residential Permit Parking Program – Fells Point Area – Amendment**

FOR the purpose of amending the boundaries of the Fells Point Area Residential Parking Permit Program; revising area parking restrictions; creating new program eligibility standards, and generally relating to the Fells Point Area Residential Permit Parking Program .

BY repealing and re-ordaining with amendments

Article 31 - Transit and Traffic  
Section 10-35  
Baltimore City 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 Code**

**Article 31. Transit and Traffic**

**Subtitle 10. Residential Permit Parking Program**

***PART VI. STATUTORY AREAS***

**§ 10-35. Fells Point Area.**

(A) *DEFINITIONS.*

(1) *IN GENERAL.*

IN THIS SECTION, THE FOLLOWING TERMS HAVE THE MEANINGS INDICATED.

**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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1 (2) *DWELLING UNIT.*

2 “DWELLING UNIT” MEANS 1 OR MORE ROOMS IN A DWELLING THAT:

3 (I) ARE USED AS LIVING FACILITIES FOR NO MORE THAN 1 FAMILY; AND

4 (II) CONTAIN PERMANENTLY INSTALLED BATHROOM AND KITCHEN FACILITIES  
5 RESERVED FOR THE OCCUPANTS OF THOSE ROOMS.

6 (3) *MULTI-FAMILY DWELLING.*

7 “MULTI-FAMILY DWELLING” MEANS A DWELLING THAT CONTAINS 5 OR MORE  
8 DWELLING UNITS.

9 (4) *SINGLE-FAMILY DWELLING.*

10 “SINGLE FAMILY DWELLING” MEANS A DWELLING THAT CONTAINS ONLY 1 DWELLING  
11 UNIT.

12 (5) *SUBSTANTIALLY RENOVATED.*

13 “SUBSTANTIALLY RENOVATED” MEANS ANY RECONSTRUCTION, REHABILITATION,  
14 ADDITION, OR OTHER IMPROVEMENT OF A MULTI-FAMILY DWELLING WHERE THE COST  
15 EXCEEDS 50% OF THE REPLACEMENT VALUE OF THE MULTI-FAMILY DWELLING.

16 (B) *AREA DELINEATED.*

17 The Fells Point Area is the area bounded by [the outer limits of Caroline Street, Wolfe  
18 Street, Fleet Street, and Thames Street] A POINT BEGINNING AT THE INTERSECTION OF  
19 SOUTH CAROLINE STREET AND SOUTHERN SIDE OF EASTERN AVENUE AND CONTINUING  
20 EASTERLY ON EASTERN AVENUE TO ITS POINT OF INTERSECTION WITH SOUTH  
21 WASHINGTON AVENUE; THEN SOUTHERLY ON SOUTH WASHINGTON AVENUE TO ITS POINT  
22 OF INTERSECTION WITH ALICEANNA STREET; THEN WESTERLY ON ALICEANNA STREET TO  
23 ITS POINT OF INTERSECTION WITH SOUTH WOLFE STREET; THEN CONTINUING SOUTHERLY  
24 ON SOUTH WOLFE STREET TO ITS POINT OF INTERSECTION WITH FELL STREET; THEN  
25 CONTINUING SOUTHERLY ALONG THE EAST SIDE OF FELL STREET TO ITS POINT OF  
26 TERMINATION; THEN CONTINUING NORTHERLY ALONG THE WEST SIDE OF FELL STREET TO  
27 ITS POINT OF INTERSECTION WITH SOUTH WOLFE STREET; THEN CONTINUING NORTHERLY  
28 ON FELL STREET TO ITS POINT OF INTERSECTION WITH THAMES STREET; THEN  
29 CONTINUING WESTERLY ALONG THAMES STREET TO ITS POINT OF INTERSECTION WITH  
30 SOUTH CAROLINE STREET; THEN CONTINUING NORTHERLY ON SOUTH CAROLINE STREET  
31 TO THE POINT OF BEGINNING.

32 (C) *PARKING RESTRICTIONS.*

33 (1) *IN GENERAL.*

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1 THE PARKING DURATION IN THE FELLS POINT AREA FOR NON-PERMIT HOLDERS IS  
2 LIMITED TO 2 HOURS, FROM 7:00 A.M. TO 2:00 A.M THE FOLLOWING MORNING, 7 DAYS  
3 A WEEK.

4 (2) *ADDITIONAL RESTRICTIONS.*

5 (I) FOR THE BLOCK FACES LISTED IN SUBPARAGRAPH (II) OF PARAGRAPH (2) THERE  
6 IS NO PARKING FOR NON-PERMIT HOLDERS FROM 5:00 P.M. TO 7:00 A.M THE  
7 FOLLOWING MORNING, 7 DAYS A WEEK.

8 (II) *BLOCK FACES:*

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BLOCK	STREET	SIDES
700 BLOCK	BOND STREET	BOTH SIDES
800 BLOCK	BOND STREET	BOTH SIDES
700 BLOCK	SOUTH ANN STREET	BOTH SIDES
800 BLOCK	SOUTH ANN STREET	BOTH SIDES
900 BLOCK	FELL STREET	BOTH SIDES
1500 BLOCK	LANCASTER STREET	BOTH SIDES
1600 BLOCK	LANCASTER STREET	BOTH SIDES
1700 BLOCK	LANCASTER STREET	BOTH SIDES
1800 BLOCK	LANCASTER STREET	BOTH SIDES
1600 BLOCK	SHAKESPEARE STREET	BOTH SIDES

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20 (3) THIS SUBSECTION DOES NOT APPLY TO A COMMERCIAL VEHICLE THAT:

21 (I) IS PARKED FOR PURPOSES OF MAKING A DELIVERY OR PROVIDING A SERVICE TO  
22 A PERSON IN THE FELLS POINT AREA; AND

23 (II) FOR THAT PURPOSE DESCRIBED IN SUBPARAGRAPH (I) OF PARAGRAPH (3),  
24 DURING ANY 1 DAY IS PARKED FOR NO LONGER THAN 1 HOUR IN ANY 1 OR  
25 MORE PARKING SPOTS WITHIN THE FELLS POINT AREA.

26 (D) *PERMIT ELIGIBILITY.*

27 (1) *SINGLE-FAMILY DWELLINGS.*

28 SINGLE-FAMILY DWELLINGS LOCATED WITHIN THE FELLS POINT AREA ARE ELIGIBLE  
29 FOR UP TO 4 RESIDENT PERMITS AND 1 VISITOR PERMIT.

30 (2) *MULTI-FAMILY DWELLINGS.*

31 (1) *IN GENERAL.*

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1 DWELLING UNITS EXISTING WITHIN A MULTI-FAMILY DWELLING LOCATED  
2 WITHIN THE FELLS POINT AREA ARE ELIGIBLE FOR UP TO 2 RESIDENTIAL  
3 PARKING PERMITS AND 1 VISITOR PARKING PERMIT.

4 (II) *EXCEPTIONS.*

5 (A) DWELLING UNITS EXISTING WITHIN A MULTI-FAMILY DWELLING WITH 2  
6 OR MORE OFF-STREET PARKING SPACES ARE NOT ELIGIBLE FOR  
7 RESIDENTIAL PARKING PERMITS IN THE FELLS POINT AREA.

8 (B) MULTI-FAMILY DWELLINGS THAT REQUIRE SITE PLAN REVIEW UNDER  
9 § 4-203 OF THE ZONING CODE OF BALTIMORE CITY  
10 {"APPLICABILITY"}, AND THAT ARE NEWLY CONSTRUCTED OR  
11 SUBSTANTIALLY RENOVATED AFTER 2013, ARE NOT ELIGIBLE FOR  
12 RESIDENTIAL PARKING PERMITS.

13 **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
14 after the date it is enacted.

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Certified as duly passed this 21 day of June, 2022



\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 21 day of June, 2022

*Natawna B. Austin*  
\_\_\_\_\_  
Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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Mayor, Baltimore City