

**CITY OF BALTIMORE
COUNCIL BILL 21-0009
(First Reader)**

Introduced by: Councilmembers Bullock, Dorsey, Burnett
Introduced and read first time: January 11, 2021
Assigned to: Economic and Community Development Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Fire Department, Baltimore Development Corporation, Baltimore City Parking Authority Board, Department of Transportation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Residential Conversions**

3 FOR the purpose of changing the procedure for the conversion of a single-family dwelling to a
4 multi-family dwelling in the R-7 and R-8 Zoning Districts; and adding a unit type to the
5 types of units that may be established in a converted dwelling.

6 BY amending

7 Article 32 - Zoning
8 Sections 9-701 and 9-703(b) and (c)
9 Baltimore City Code
10 (Edition 2000)

11 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
12 Laws of Baltimore City read as follows:

13 **Baltimore City Code**

14 **Article 32. Zoning**

15 **Title 9. Rowhouse and Multi-Family Residential Districts**

16 **§ 9-701. Where allowed.**

17 In the Residence Districts, the conversion of a single-family dwelling to a multi-family
18 dwelling is allowed only in the R-7, R-8, R-9, and R-10 Districts, subject to[:

19 (1)] the requirements of this subtitle.[; and

20 (2) in the R-7 and R-8 Districts, conditional-use approval by Ordinance of the Mayor and
21 City Council.]

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

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1 **§ 9-703. Conversion standards.**

2 (b) *Existing dwelling.*

3 (1) The existing dwelling must be[:]

4 [(i) a structure originally constructed as a single-family dwelling; and]

5 [(ii) 1,500 square feet or more in gross floor area.

6 (2) For purposes of this subsection, gross floor area does not include any basement area.

7 (c) *GFA per dwelling unit.*

8 The converted dwelling must meet the following gross floor area per unit type:

9 (1) EFFICIENCY UNIT: 500 SQUARE FEET.

10 (2) [(1)] 1-bedroom unit: 750 square feet.

11 (3) [(2)] 2-bedroom unit: 1,000 square feet.

12 (4) [(3)] 3-bedroom unit: 1,250 square feet.

13 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the catchlines contained in this Ordinance
14 are not law and may not be considered to have been enacted as a part of this or any prior
15 Ordinance.

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