



Legislation Details (With Text)

**File #:** 23-0468      **Version:** 0      **Name:** Off-Street Parking - Affordable Housing  
**Type:** Ordinance      **Status:** Enacted  
**File created:** 12/4/2023      **In control:** Baltimore City Council  
**On agenda:**      **Final action:** 4/24/2024  
**Enactment date:**      **Enactment #:** 24-332

**Title:** Off-Street Parking - Affordable Housing  
For the purpose of eliminating off-street parking requirements for a residential project that is subject to inclusionary housing requirements.

**Sponsors:** Ryan Dorsey, Isaac "Yitzy" Schleifer, Mark Conway, Kristerfer Burnett, Zeke Cohen, Odette Ramos, John T. Bullock, Phylicia Porter

**Indexes:** Affordable Housing, Off-Street Parking

**Code sections:**

**Attachments:** 1. 23-0468~1st Reader, 2. 23-0468 - Planning Department, 3. 23-0468 -Planning Commission, 4. PABC 23-0468, 5. BMZA 23-0468, 6. Law - 23-0468, 7. DHCD 23-0468, 8. Finance 23-0468, 9. BCHD 23-0468, 10. DOT 23-0468, 11. 23-0468 - Hearing Packet, 12. 23-0468 - Attendance Sheet 4-2-24, 13. 23-0468 Hearing Notes 4-2-24, 14. 23-0468 Voiting Record, 15. 2nd Reader Amendments 23-0468(1)~1st(ECD), 16. 23-0468~3rd Rader, 17. 23-0468 Signed, 18. Completed Ordinance 23-0468 24-332

Date	Ver.	Action By	Action	Result
5/1/2024	0	Mayor	Signed by Mayor	
4/15/2024	0	Baltimore City Council	Approved and Sent to the Mayor	
4/8/2024	0	Baltimore City Council	Advanced to 3rd Reader, for Final Passage	
4/8/2024	0	Economic and Community Development	Recommended Favorably with Amendment	
4/2/2024	0	Economic and Community Development	Recommended Favorably with Amendment	Pass
3/4/2024	0	Economic and Community Development	Scheduled for a Public Hearing	
12/7/2023	0	Baltimore City Council	Refer to Planning Commission	
12/7/2023	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals	
12/7/2023	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
12/7/2023	0	Baltimore City Council	Refer to Parking Authority Board	
12/7/2023	0	Baltimore City Council	Refer to Dept. of Finance	
12/7/2023	0	Baltimore City Council	Refer to City Solicitor	
12/7/2023	0	Baltimore City Council	Refer to Dept. of Transportation	
12/4/2023	0	Baltimore City Council	Assigned	
12/4/2023	0	Baltimore City Council	Introduced	

**Explanation:** Capitals indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

\* **Warning:** This is an unofficial, introductory copy of the bill.  
The official copy considered by the City Council is the first reader copy.

**Introductory\***  
**City of Baltimore**  
**Council Bill**

Introduced by: Councilmember Dorsey

A Bill Entitled

An Ordinance concerning

**Off-Street Parking - Affordable Housing**

For the purpose of eliminating off-street parking requirements for a residential project that is subject to inclusionary housing requirements.

By repealing and re-ordaining, with amendments

Article 32 - Zoning  
Section 16-601(g)  
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 32. Zoning**

**Title 16. Off-Street Parking and Loading**

***Subtitle 6. Required Off-Street Parking***

**§ 16-601. Exemptions and reductions from requirements.**

(g) Reductions - Affordable housing.

(1) *In general.*

- (i) No more than 1 parking space need be provided for every 2 dwelling units in dwellings that are erected or rehabilitated subject to a restriction that the units be leased to residents with incomes at or below 60% of the Area Median Income, with that restriction being for a term of not less than 15 years from the date of the issuance of a use permit and recorded in the Land Records of Baltimore City.
- (ii) The Housing Commissioner must verify, by letter to the Planning Director and the Zoning Administrator, the recordation, term, and tenor of the restriction.

(2) *Residential projects subject to inclusionary requirements.*

Off-street parking is not required for a residential project that is subject to the inclusionary

requirements under § 2B-21 {"Inclusionary requirements"} of Article 13 of this Code.

**Section 2. And be it further ordained,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.