



Legislation Details (With Text)

File #: 08-0043 **Version:** 0 **Name:** Zoning - Conversion of 1- or 2-Family Dwellings - R-8 Zoning District
Type: Ordinance **Status:** Enacted
File created: 2/4/2008 **In control:** City Council
On agenda: **Final action:** 11/22/2011
Enactment date: **Enactment #:** 11-525

Title: Zoning - Conversion of 1- or 2-Family Dwellings - R-8 Zoning District

FOR the purpose of removing the R-8 District from among those districts in which an exception may be sought from the general prohibition against converting 1- or 2-family dwellings to larger occupancies.

Sponsors: James B. Kraft, Helen L. Holton, Agnes Welch, Edward Reisinger, William H. Cole, IV

Indexes: Conversion, Dwellings, Zoning

Code sections:

Attachments: 1. 08-0043 - 1st Reader.pdf, 2. Parking Authority - 08-0043.pdf, 3. Law - 08-0043.pdf, 4. HCD - 08-0043.pdf, 5. Planning - 08-0043.pdf, 6. 08-0043 - 3rd Reader.pdf

Date	Ver.	Action By	Action	Result
11/22/2011	0	Mayor	Signed by Mayor	
11/21/2011	0	City Council	Approved and Sent to the Mayor	
11/14/2011	0	Land Use and Transportation Committee	Recommended Favorably with Amendment	
11/14/2011	0	City Council	Advanced to 3rd Rdr., Adopted Comm. Report	
11/3/2011	0	Land Use and Transportation Committee	Advertising	Fail
10/17/2011	0	Land Use and Transportation Committee	Scheduled for a Public Hearing	
2/7/2008	0	The City Council	Referred for a Report	
2/7/2008	0	The City Council	Referred for a Report	
2/7/2008	0	The City Council	Referred for a Report	
2/7/2008	0	The City Council	Referred for a Report	
2/4/2008	0	City Council	Assigned	
2/4/2008	0	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 Kraft

A BILL ENTITLED

AN ORDINANCE concerning

Zoning - Conversion of 1- or 2-Family Dwellings - R-8 Zoning District

FOR the purpose of removing the R-8 District from among those districts in which an exception may be sought from the general prohibition against converting 1- or 2-family dwellings to larger occupancies.

BY repealing and reordaining, without amendments

Article - Zoning

Section(s) 3-305(a)

Baltimore City Revised Code

(Edition 2000)

BY repealing and reordaining, with amendments

Article - Zoning

Section(s) 3-305(b)

Baltimore City Revised 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 Revised Code

Article - Zoning

Title 3. General Rules for Use, Bulk, and Other Regulations

Subtitle 3. Other Regulations

§ 3-305. Conversion of single- or two-family dwellings.

(a) Prohibited conversions.

(1) Except as otherwise specified in this section, in all districts:

(i) no building used as a single-family dwelling may be altered or changed to be used for occupancy by more than 1 family; and

(ii) no building used as a two-family dwelling may be altered or changed to be used for occupancy by more than 2 families.

(2) For purposes of this subsection, an empty building is considered to be a single-family dwelling unless it was

last lawfully used, in compliance with the normal bulk requirements of the district in which it is located, as a dwelling for 2 or more families.

(b) Conditional use conversion - authorized.

(1) In all districts except the R-2, R-4, R-5, [and] R-6, AND R-8 Districts, the Board may authorize, as a conditional use, the conversion of a building for use by more than 1 family, as long as the number of families permitted conforms with the applicable bulk regulations for the district in which the building is located.

(2) When authorizing a conversion, the Board may impose conditions and restrictions under § 14-103 that include a limit on the number of occupants.

(3) (i) In the R-7 [and R-8 Districts] DISTRICT, the Board may approve the conversion of a single-family dwelling to a 2-family dwelling only if the property meets the minimum lot size requirements.

(ii) The Board may waive the requirements of item (i) of this paragraph (3) for carriage houses, nonconforming uses, and vacant buildings.

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

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

dlr08-0103~intro/30Jan08
artZg/dwlngConvrsn/aa:me

dlr08-0103~intro/30Jan08
- 2 -
artZg/dwlngConvrsn/aa:me