



Legislation Details (With Text)

File #: 19-0422 **Version:** 0 **Name:** Zoning - Residential Conversions
Type: Ordinance **Status:** Withdrawn
File created: 7/22/2019 **In control:** City Council
On agenda: **Final action:** 7/6/2020
Enactment date: **Enactment #:**
Title: Zoning - Residential Conversions
For the purpose of changing the procedure for the conversion of a single-family dwelling to a multi-family dwelling in the R-7 and R-8 Zoning Districts; and adding a unit type to the types of units that may be established in a converted dwelling.
Sponsors: John Bullock, Ryan Dorsey, Edward Reisinger
Indexes: Zoning
Code sections:
Attachments: 1. 19-0422~1st Reader, 2. DOT 19-0422

Date	Ver.	Action By	Action	Result
7/6/2020	0	City Council	Withdrawn	
7/25/2019	0	The City Council	Refer to Dept. of Transportation	
7/25/2019	0	The City Council	Refer to Dept. of Housing and Community Development	
7/25/2019	0	The City Council	Refer to Planning Commission	
7/25/2019	0	The City Council	Refer to Board of Municipal and Zoning Appeals	
7/25/2019	0	The City Council	Refer to City Solicitor	
7/22/2019	0	City Council	Assigned	
7/22/2019	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 Bullock

A Bill Entitled

An Ordinance concerning

Zoning - Residential Conversions

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

By amending

Article 32 - Zoning
Sections 9-701 and 9-703(b) and (c)
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 9. Rowhouse and Multi-Family Residential Districts

§ 9-701. Where allowed.

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

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

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

§ 9-703. Conversion standards.

(b) *Existing dwelling.*

(1) The existing dwelling must be[:]

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

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

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

(c) *GFA per dwelling unit.*

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

(1)	efficiency unit:	500 square feet.
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(2) [(1)]	1-bedroom unit:	750 square feet.
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(3) [(2)]	2-bedroom unit:	1,000 square feet.
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(4) [(3)]	3-bedroom unit:	1,250 square feet.
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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.