



Legislation Details (With Text)

File #: 14-0336 **Version:** 0 **Name:** Zoning - Conversion of 1- or 2-Family Dwellings
Type: Ordinance **Status:** Enacted
File created: 3/10/2014 **In control:** City Council
On agenda: **Final action:** 5/7/2014
Enactment date: **Enactment #:** 14-219
Title: Zoning - Conversion of 1- or 2-Family Dwellings

FOR the purpose of specifying that the conversion of 1- or 2-family dwellings for use by additional families must conform with the applicable principal-permitted-use bulk regulations for the district in which the building is located; clarifying that this conversion authority does not apply to districts in which only single-family dwellings are allowed; and generally relating to the conversion of buildings for use by additional families.

Sponsors: President Young, Mary Pat Clarke, William H. Cole, IV, Bill Henry, Sharon Green Middleton, James B. Kraft, Edward Reisinger, Robert Curran, Helen L. Holton, Carl Stokes, Nick Mosby, Brandon M. Scott, Warren Branch

Indexes: Conversion, Dwellings, Zoning

Code sections:

Attachments: 1. 14-0336 - 1st Reader.pdf, 2. Fire - 14-0336.pdf, 3. Planning - 14-0336.pdf, 4. Law - 14-0336.pdf, 5. Parking Authority - 14-0336.pdf, 6. Transportation - 14-0336.pdf, 7. BMZA - 14-0336.pdf, 8. BDC - 14-0336.pdf, 9. HCD - 14-0336.pdf, 10. 14-0336 - 3rd Reader.pdf

Date	Ver.	Action By	Action	Result
5/7/2014	0	Mayor	Signed by Mayor	
5/5/2014	0	City Council	Approved and Sent to the Mayor	
4/28/2014	0	Land Use & Transportation Committee	Recommended Favorably with Amendment	
4/28/2014	0	City Council	Advanced to 3rd Rdr., Adopted Comm. Report	
4/8/2014	0	Land Use & Transportation Committee	Advertising	
4/7/2014	0	Land Use & Transportation Committee	Scheduled for a Public Hearing	
3/13/2014	0	The City Council	Referred for a Report	
3/13/2014	0	The City Council	Referred for a Report	
3/13/2014	0	The City Council	Referred for a Report	
3/13/2014	0	The City Council	Referred for a Report	
3/13/2014	0	The City Council	Referred for a Report	
3/13/2014	0	The City Council	Referred for a Report	
3/13/2014	0	The City Council	Referred for a Report	
3/13/2014	0	The City Council	Referred for a Report	
3/10/2014	0	City Council	Assigned	

3/10/2014 0 City Council Introduced

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

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THE OFFICIAL COPY CONSIDERED BY THE CITY COUNCIL IS THE FIRST READER COPY.
INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL

Introduced by: President Young

A BILL ENTITLED

AN ORDINANCE concerning
Zoning - Conversion of 1- or 2-Family Dwellings

FOR the purpose of specifying that the conversion of 1- or 2-family dwellings for use by additional families must conform with the applicable principal-permitted-use bulk regulations for the district in which the building is located; clarifying that this conversion authority does not apply to districts in which only single-family dwellings are allowed; and generally relating to the conversion of buildings for use by additional families.

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

§ 3305. Conversion of single or two family dwellings.

(b) Conditional use conversion - authorized.

(1) (I) In all districts except the R2, R4, R5, and R6, 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] DWELLING AND EFFICIENCY UNITS TO BE ALLOWED conforms with the applicable PRINCIPAL-PERMITTED-USE bulk regulations for the district in which the building is located.

(II) [(2)] When authorizing a conversion, the Board may impose conditions and restrictions under § 14I03 that include a limit on the number of occupants.

(2) [(3)] In the R-7 and R-8 Districts, the conversion of a 1- or 2-family dwelling to additional dwelling OR EFFICIENCY units may be authorized[, but] only by a conditional-use ordinance AND ONLY AS LONG AS THE

NUMBER OF DWELLING AND EFFICIENCY UNITS TO BE ALLOWED CONFORMS WITH THE APPLICABLE PRINCIPAL-PERMITTED-USE BULK REGULATIONS FOR THE DISTRICT IN WHICH THE BUILDING IS LOCATED.

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.

dlr14-0813~intro/05Mar14
Zg/conversions/nbr

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Zg/conversions/nbr