



# City of Baltimore

City Council  
City Hall, Room 408  
100 North Holliday Street  
Baltimore, Maryland 21202

## Legislation Text

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**File #:** 21-0009, **Version:** 0

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

**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 30<sup>th</sup> day after the date it is enacted.