



Legislation Details (With Text)

File #: 21-0009 **Version:** 0 **Name:** Zoning - Residential Conversions
Type: Ordinance **Status:** Failed - End of Term
File created: 1/11/2021 **In control:** Economic and Community Development
On agenda: **Final action:** 12/4/2024
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, Kristerfer Burnett

Indexes: Conversion, Residential, Zoning

Code sections:

Attachments: 1. 21-0009~1st Reader, 2. Fire 21-0009, 3. BDC 21-0009, 4. Parking 21-0009, 5. DOT 21-0009

Date	Ver.	Action By	Action	Result
1/14/2021	0	Baltimore City Council	Refer to Dept. of Transportation	
1/14/2021	0	Baltimore City Council	Refer to Fire Department	
1/14/2021	0	Baltimore City Council	Refer to Baltimore Development Corporation	
1/14/2021	0	Baltimore City Council	Refer to Parking Authority	
1/14/2021	0	Baltimore City Council	Refer to City Solicitor	
1/14/2021	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals	
1/14/2021	0	Baltimore City Council	Refer to Planning Commission	
1/14/2021	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
1/11/2021	0	Baltimore City Council	Assigned	
1/11/2021	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 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 30th day after the date it is enacted.