



Legislation Details (With Text)

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|------------------------|--|----------------------|------------------------------------|--------------|----------------------------------|
| File #: | 21-0009 | Version: | 0 | Name: | Zoning - Residential Conversions |
| Type: | Ordinance | Status: | In Committee | | |
| File created: | 1/11/2021 | In control: | Economic and Community Development | | |
| On agenda: | | Final action: | | | |
| 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 T. 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 Board | |
| 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.