Legislation Details (With Text)

File #:	22-0285	**Version:** 0	**Name:**	Abundant Housing Act	
Type:	Ordinance		**Status:**	Failed - End of Term	
File created:	9/19/2022		**In control:**	Committee of the Whole	
On agenda:			**Final action:**	12/4/2024	
Enactment date:			**Enactment #:**		

Title: Abundant Housing Act
For the purpose of amending certain provisions of the Baltimore City Zoning Code to promote increased development of low-density multi-family dwellings in certain residential districts; establishing standards for the conversion of single-family dwellings into low-density multi-family dwellings; establishing opportunities to increase density if a low-density multi-family dwelling is a certain distance from certain City amenities; amending certain permitted and conditional uses; amending certain bulk and yard standards; eliminating certain required off-street parking requirements; and defining certain terms.

Sponsors: Ryan Dorsey, Zeke Cohen, Antonio "Tony" Glover, Odette Ramos, Kristerfer Burnett, John Bullock

Indexes: Act, Housing

Code sections:

Attachments: 1. 22-0285~1st Reader, 2. Law 22-0285, 3. BMZA 22-0285, 4. DOT 22-0285, 5. 22-0285 Planning, 6. CCB 22-0285 RPPAB 071623 - final, 7. Proposed Density Increase - Letter, 8. Landers Letter of Opposition to CCB 22-0285, 9. Testimony for 22-0285 - Opposition

Date	Ver.	Action By	Action	Result
9/22/2022	0	Baltimore City Council	Refer to Dept. of Transportation	
9/22/2022	0	Baltimore City Council	Refer to Board of Municipal and Zoning Appeals	
9/22/2022	0	Baltimore City Council	Refer to Dept. of Finance	
9/22/2022	0	Baltimore City Council	Refer to City Solicitor	
9/22/2022	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
9/22/2022	0	Baltimore City Council	Refer to Dept. of Planning	
9/19/2022	0	Baltimore City Council	Assigned	
9/19/2022	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 Dorsey

A Bill Entitled

powered by Legistar™

An Ordinance concerning
Abundant Housing Act
For the purpose of amending certain provisions of the Baltimore City Zoning Code to promote increased development of low-density multi-family dwellings in certain residential districts; establishing standards for the conversion of single-family dwellings into low-density multi-family dwellings; establishing opportunities to increase density if a low-density multi-family dwelling is a certain distance from certain City amenities; amending certain permitted and conditional uses; amending certain bulk and yard standards; eliminating certain required off-street parking requirements; and defining certain terms.

By repealing and reordaining, with amendments
Article 32 - Zoning
Sections 1-305(p), 1-310(h), 4-405(a)(4), 8-201, 9-701, 9-703(b) to (g), 14-334(b), Table 8-301, Table 8-401, Table 9-301, Table 9-401, Table 10-301, Table 10-401, Table 11-301, Table 11-401, Table 12-301, Table 12-302, Table 12-402, Table 12-403, Table 12-1302, Table 12-1303, and Table 16-406
Baltimore City Code
(Edition 2000)

By adding
Article 32 - Zoning
Sections 1-305(p-1), 1-309(w), 8-609, and 9-809
Baltimore City Code
(Edition 2000)

By adding
Article 32 - Zoning
New Sections 1-304(g) and 1-307(k)
Baltimore City Code
(Edition 2000)

By re-numbering current
Article 32 - Zoning
Current Sections 1-304(g) through (z), respectively, to be Sections 1-304(h) through (aa), respectively, and, current Sections 1-307(k) through (w), respectively, to be Sections 1-307(l) through (x), respectively.
Baltimore City Code
(Edition 2000)

By adding
Article 32 - Zoning
Sections 8-501 to 8-503, to be under the new subtitle, "Subtitle 5. Residential Conversions"
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 1. General Provisions

Subtitle 3
Definitions

§ 1-304. "Chimney" to "Day-care center: Child".

(g) *Community accessible transit.*

(1) *In general.*

"Community accessible transit" means public transit vehicles with route service intervals no longer than 15 minutes during peak commute hours.

(2) *Inclusions.*

"Community accessible transit" includes:

(i) bus routes; and

(ii) passenger railway routes utilized by the Maryland Transit Administration for Maryland Area Regional Commuter (MARC) Train Service, Light RailLink, and Metro SubwayLink.

(h) [(g)] *Community center.*

(1) *In general.*

"Community center" means a facility in which people who live in the neighborhood or community are able to meet and carry on cultural, social, or recreational activities.

(2) *Inclusions.*

"Community center" includes indoor or outdoor recreational facilities.

(i) [(h)] *Community-managed open-space garden.*

(1) *In general.*

"Community-managed open-space garden" means an open-space area that:

(i) is maintained by more than 1 household; and

(ii) is used for traditional community-garden activities of planting, cultivating, harvesting, maintaining, and distributing fruits, flowers, vegetables, or ornamental plants.

(2) *Inclusions.*

"Community-managed open-space garden" includes:

(i) accessory sheds, gazebos, and pergolas;

(ii) temporary greenhouses and similar structures to extend the growing season; and

(ii) the provision of space for related open-air recreation, active or passive, but not including playground equipment.

(j) [(i)] *Community-managed open-space farm.*

(1) *In general.*

"Community-managed open-space farm" means an open-space area that:

(i)is maintained by more than 1 household; and

(ii) in addition to the uses permitted in a community-managed open-space garden, is used for 1 or more of the following:

(A) the keeping of livestock and animals;

(B) temporary farm stands, but no more than 1 per lot; and

(C) the receipt and free redistribution of organic waste material for composting.

(2) *Inclusions.*

"Community-managed open-space farm" includes on-site storage, including storage for farmstands.

(k) [(j)] *Community-based alternative energy system.*

See "Alternative energy system: Community-based".

(l) [(k)] *Composting.*

"Composting" means the processing of organic waste material, such as yard and food waste, under controlled conditions to yield a nuisance-free humus-like product.

(m) [(l)] *Comprehensive Master Plan.*

"Comprehensive Master Plan" means the Master Plan adopted under City Charter Article VII, § 74 {"Department of Planning: Master Plan"} and the State Land Use Article.

(n) [(m)] *Comprehensive rezoning.*

"Comprehensive rezoning" means an ordinance that is:

(1)initiated by City government to modify the zoning classifications of multiple properties;

powered by Legistar™

(2)based on considerations concerning the common needs of a substantial geographic area, involving a considerable number of properties;

(3)designed to control and direct the use of land and structures according to present and planned future conditions; and

(4) the product of:

(i) careful consideration and extensive study by the Planning Department; and

(ii) review by the Planning Commission.

(o) [(n)] *Conditional use.*

See "Use: Conditional".

(p) [(o)] *Contractor storage yard.*

"Contractor storage yard" means land or structures used primarily for the storage of equipment, vehicles, machinery, building materials, paint, piping, or electrical components being used by the owner or occupant of the premises in the conduct of a building trade.

(q) [(p)] *Convention center.*

(1) *In general.*

"Convention center" means an establishment that accommodates conventions, conferences, seminars, product displays, recreation activities, and entertainment functions.

(2) *Inclusions.*

"Convention center" includes accessory uses such as:

(i)temporary outdoor displays; and

(ii) food and beverage preparation and service for on-premise consumption.

(r) [(q)] *Corner lot.*

See "Lot: Corner".

(s) [(r)] *Corner-side lot line.*

See "Lot line: Corner-side".

(t) [(s)] *Cornice.*

"Cornice" means a continuous molded projection that:

powered by Legistar™

(1)extends outward from an exterior wall at the roof line;

(2)crowns a wall; or

(3)divides a wall horizontally.

(u) [(t)] *Country club.*

"Country club" means a club organized and operated primarily for social and both indoor and outdoor recreation purposes, with recreation facilities for members, their families, and invited guests.

(v) [(u)] *Critical Area (CBCA).*

"Critical Area", as it applies to the Chesapeake Bay Critical Area, has the meaning stated in § 7-402 {"CBCA Overlay: Definitions"} of this Code.

(w) [(v)] *Critical Area Management Program (CBCA).*

"Critical Area Management Program", as it applies to the Chesapeake Bay Critical Area, has the meaning stated in § 7-402 {"CBCA Overlay: Definitions"} of this Code.

(x) [(w)] *Crude oil terminal.*

(1) *"Crude oil" defined.*

(i)*In general.*

"Crude oil" means any naturally occurring liquid petroleum that is:

(A) extracted from geological formations beneath the earth's surface; and

(B) requires further refinement before consumer use.

(ii) *Exclusions.*

"Crude oil" does not include finished products derived from petroleum including asphalt.

(2) *"Crude oil terminal" defined.*

(i) *In general.*

"Crude oil terminal" means a facility that receives, stores, transfers, ships, or processes crude oil.

(ii) *Exclusions.*

"Crude oil terminal" does not include facilities owned or operated by a rail carrier, as defined in U.S. Code Title 49, Subtitle IV, Part A, Chapter 101, § 10102 {"Definitions"}.

powered by Legistar™

(y) [(x)] *Cultural facility.*

(1) *In general.*

"Cultural facility" means a facility that provides cultural services and facilities to the public.

(2) *Illustrations.*

"Cultural facility" includes any of the following, whether operated by a public, non-profit, or private entity:

(i) a museum;

(ii) an historical society; or

(iii) a library.

(3) *Inclusions.*

"Cultural facility" includes the following accessory uses designed and intended primarily for patrons of the facility:

(i) a gift or souvenir shop; and

(ii) a restaurant or refreshment stands.

(z) [(y)] *Day-care center: Adult.*

(1) *In general.*

"Day-care center: Adult" means an establishment that provides care for 3 or more elderly or functionally impaired adults on less than a 24-hour basis.

(2) *Exclusions.*

"Day-care center: Adult" does not include:

(i) a program that, as an accessory use to a place of worship, provides care for elderly or functionally impaired adults; or

(ii) an adult day-care home.

(aa) [(z)] *Day-care center: Child.*

(1) *In general.*

"Day-care center: Child" means an establishment that provides care for 3 or more children on less than a 24-hour basis.

powered by Legistar™

(2) *Exclusions.*

"Day-care center: Child" does not include:

(i) a program that, as an accessory use to an educational facility or a place of worship, provides care for children; or

(ii) a child day-care home.

§ 1-305. "Day-care home: Adult" to "Electric substation: Outdoor".

(p) *Dwelling: Multi-family (High Density).*

(1) *In general.*

"Dwelling: Multi-family (High Density)" means a dwelling that contains [or] more than 4 dwelling units, except as otherwise provided in paragraph (2) of this subsection.

(2) *Inclusions.*

"Dwelling: Multi-family (High Density)" includes common facilities for residents, such as laundry rooms.

(p-1) *Dwelling: Multi-family (Low Density).*

(1) *In general.*

"Dwelling: Multi-family (Low Density)" means a dwelling that contains at least 2 but no more than 4 dwelling units, except as otherwise provided in paragraph (2) of this subsection.

(2) *Inclusions.*

"Dwelling: Multi-family (Low Density)" includes:

(i) common facilities for residents, such as laundry rooms; and

(ii) 1additional dwelling unit, subject to the requirements of § 8-503(d) {"Opportunity density"}.

§ 1-307. "Government facility" to "Industrial boat repair".

(k) *High-density multi-family dwelling.*

See "Dwelling: Multi-family (High Density)".

(l) [(k)] *Holiday sales lot.*

See "Seasonal or holiday sales lot".

(m) [(l)] *Home occupation.*

"Home occupation" means an occupation that:

powered by Legistar™

(1) is carried on in a dwelling unit by a resident of the dwelling unit; and

(2)is secondary to the use of the dwelling unit for residential purposes.

(n) [(m)] *Homeless shelter.*

(1) *In general.*

"Homeless shelter" means a facility that provides temporary housing to homeless or transient individuals.

(2) *Inclusions.*

"Homeless shelter" includes accessory services such as counseling or vocational training.

(o) [(n)] *Horse stable.*

"Horse stable" means any structure or land within the City at or from which horses are boarded, bred, sold, or rented for riding, driving, or other purposes.

(p) [(o)] *Hospital.*

(1) *In general.*

"Hospital" means an institution that provides health services, primarily inpatient medical or surgical care for the sick or injured.

(2) *Inclusions.*

"Hospital" includes related facilities integral to the hospital, such as laboratories, outpatient centers, health-care clinics, helistops, training facilities, classrooms, staff offices, on-site medical waste and storage facilities, and central service facilities.

(q) [(p)] *Hotel; Motel.*

(1) *"Guest unit" defined.*

In this section, "guest unit" means any room or group of rooms that forms a single habitable unit occupied or designed or intended to be occupied for sleeping or living purposes.

(2) *In general.*

"Hotel" or "motel" means a building that:

(i)is not a dwelling;

(ii) contains 3 or more guest units occupied or designed or intended to be occupied by guests who, even though they might share common areas and

powered by Legistar™

facilities, do not form a single housekeeping unit and do not provide compensation under a single lease for occupancy of the facility; and

(iii) offers lodging in these guest units to members of the general public.

(3) *Exclusions.*

"Hotel" or "motel" does not include a bed and breakfast or a rooming house.

(r) [(q)] *Housing Commissioner; Commissioner of Housing.*

"Housing Commissioner" or "Commissioner of Housing" means the Commissioner of Housing and Community Development or the Commissioner's designee.

(s) [(r)] *Impervious surface.*

(1) *In general.*

"Impervious surface" means any surface that does not allow stormwater to infiltrate into the ground.

(2) *Inclusions.*

"Impervious surface" includes rooftops, driveways, sidewalks, and pavement.

(3) *Exclusions.*

"Impervious surface" does not include ballasted railroad tracks.

(t) [(s)] *Incinerator.*

(1) *In general.*

"Incinerator" means a combustion unit that uses controlled flame combustion for the thermal destruction of solid waste, including municipal waste, industrial waste, hazardous waste, special medical waste, or sewage sludge.

(2) *Inclusions.*

"Incinerator" includes any:

(1)infrared incinerator; or

(2)plasma arc incinerator.

(u) [(t)] *Indoor entertainment.*

See "Entertainment: Indoor".

(v) [(u)] *Indoor recreation.*

powered by Legistar™

See "Recreation: Indoor".

(w) [(v)] *Industrial arts studio.*

See "Arts studio: Industrial".

(x) [(w)] *Industrial boat repair facility.*

(1) *In general.*

"Industrial boat repair facility" means a facility with 5 or more slips (wet or dry) used solely for the manufacture, assembly, or repair of commercial or recreational watercraft.

(2) *Exclusions.*

"Industrial boat repair facility" does not include docking, storage, or sales of recreational watercraft.

§ 1-309. "Industrial: General" to ["Owner"] "Low-density multi-family dwelling".

(w) *Low-density multi-family dwelling.*

See "Dwelling: Multi-family (Low Density)".

§ 1-310. "Motor vehicle" to "Owner".

(h) *Multi-family dwelling.*

[*See* § 1-305(p) {"Definitions: Dwelling: Multi-family"}]

"Multi-family dwelling" includes both Dwelling: Multi-family (High Density) and Dwelling: Multi-family (Low Density).

Baltimore City Code

Article 32. Zoning

Title 4. Development Reviews

Subtitle 4
Design Review

§ 4-405. Applicability.

(a) *In general.*

Except as provided in subsection (b) of this section, design review is required for the following types of development:

. . .

(4) when exterior modifications are proposed for residential conversion in [the R-7, R-8, R-9, and R-10]

powered by Legistar™

any Residential [Districts] District;

Baltimore City Code

Article 32. Zoning

Title 8. Detached and Semi-Detached Residential Districts

Subtitle 2
District Descriptions

§ 8-201. Common standards.

[(a) *Residential development.*]

In the districts described in this subtitle, residential development is limited to either 1 single-family dwelling unit per lot or 1 low-density multi-family dwelling.

[(b) *Residential conversions*.]

[In any of the districts subject to this title, the conversion of a single-family dwelling to a multi-family dwelling is prohibited.]

Baltimore City Code

Article 32. Zoning

Title 8. Detached and Semi-Detached Residential Districts

Subtitle 5
Residential Conversions

§ 8-501. Where allowed.

Subject to the requirements of this subtitle, the conversion of a single-family dwelling to a low-density multi-family dwelling is allowed in the following Detached and Semi-Detached Residence Districts:

(1) R-1A;

(2) R-1B;

(3) R-1C;

(4) R-1D;

(5) R-1E;

(6) R-1;

(7) R-2;

(8) R-3; and

(9) R-4.

powered by Legistar™

§ 8-502. Design review.

(a) *In general.*

Design review approval is required if exterior modifications are proposed.

(b) *Construction drawings and plans.*

Construction drawings and plans that describe the proposed conversion in detail are required as part of the submission for design review.

§ 8-503. Conversion standards.

(a) *In general.*

All conversions must meet the standards set forth in this section.

(b) *Existing dwelling.*

(1) The existing dwelling must be:

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

(ii) a minimum of 1,500 square feet in enclosed gross floor area.

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

(c) *Converted dwelling*.

A low-density multi-family dwelling created under this subtitle must have the enclosed gross floor area listed below:

(1) 1,500 square feet, if a 2-unit low-density multi-family dwelling;

(2) 2,250 square feet, if a 3-unit low-density multi-family dwelling; or

(3) 3,000 square feet, if a 4-unit low-density multi-family dwelling.

(d) *Opportunity density*.

(1) *Additional dwelling unit.*

A low-density multi-family dwelling created under this subtitle may contain 1 additional dwelling unit if:

(i) the low-density multi-family dwelling is less than 750 feet from:

(A) community accessible transit;

(B) a grocery store of at least 10,000 square feet; or

(C) a main street, as designated by the Baltimore Main Streets program; or

powered by Legistar™

(ii) the low-density multi-family dwelling is located in a census tract where the household median income is 200% of the Area Medium Income for the metropolitan region that encompasses the City, as published and annually updated by the United States Department of Housing and Urban Development.

(2) *Minimum enclosed gross floor area.*

A low-density multi-family dwelling created under this subtitle that meets the requirements of paragraph (1) of this subsection must have a minimum enclosed gross floor area of:

(i) 1,500 square feet, if a 3-unit low-density multi-family dwelling;

(ii) 2,250 square feet, if a 4-unit low-density multi-family dwelling; or

(iii) 3,000 square feet, if a 5-unit low-density multi-family dwelling.

(3) *Use designation and permitting.*

A residential conversion to a low-density multi-family dwelling seeking 1 additional dwelling unit, as permitted by paragraph (1) of this subsection:

(i) must explicitly make the request for 1 additional dwelling unit when submitting the construction permit application and the use permit application; and

(ii) if approved, the dwelling will remain classified as a low-density multi-family dwelling and deemed legally non-conforming.

(e) *Bulk and yard regulations.*

The dwelling must continue to conform to the applicable bulk and yard regulations, including lot area per dwelling unit, for the district in which the dwelling is located.

(f) *Residential character.*

Following the conversion, the exterior of the dwelling must retain its existing residential character.

Baltimore City Code

Article 32. Zoning

Title 8. Detached and Semi-Detached Residential Districts

Subtitle 6
Other Applicable Standards

§ 8-609. New construction - Low-density multi-family dwelling.

(a) *In general.*

New construction of a low-density multi-family dwelling in a Detached and Semi-Detached Residential District must meet the standards set forth in this subtitle.

(b) *Minimum enclosed gross floor area*.

(1) A newly constructed low-density multi-family dwelling created under this subtitle must have a minimum enclosed gross floor area of:

(i) 1,500 square feet, if a 2-unit low-density multi-family dwelling;

(ii) 2,250 square feet, if a 3-unit low-density multi-family dwelling; or

(iii) 3,000 square feet, if a 4-unit low-density multi-family dwelling.

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

(c) *Opportunity density*.

(1) *Additional dwelling unit.*

A low-density multi-family dwelling created under this subtitle may contain 1 additional dwelling unit if:

(i) the low-density multi-family dwelling is less than 750 feet from:

(A) community accessible transit;

(B) a grocery store of at least 10,000 square feet; or

(C) a main street designated by the Baltimore Main Streets program; or

(ii) the low-density multi-family dwelling is located in a census tract where the household median income is 200% of the of the Area Medium Income for the metropolitan region that encompasses the City, as published and annually updated by the United States Department of Housing and Urban Development.

(2) *Minimum enclosed gross floor area.*

A low-density multi-family dwelling created under this subtitle that meets the requirements of paragraph (1) of this subsection must have a minimum enclosed gross floor area of:

(i) 1,500 square feet, if a 3-unit low-density multi-family dwelling;

(ii) 2,250 square feet, if a 4-unit low-density multi-family dwelling; or

(iii) 3,000 square feet, if a 5-unit low-density multi-family dwelling.

(3) *Use designation and permitting.*

New construction of a low-density multi-family dwelling seeking 1 additional dwelling unit as permitted under paragraph (1) of this subsection:

(i) must explicitly make the request for 1 additional dwelling unit when submitting the construction permit application and the use permit application; and

(ii) if approved, the dwelling will remain classified as a low-density multi-family dwelling and deemed legally non-conforming.

Baltimore City Code

Article 32. Zoning

Title 9. Rowhouse and Multi-Family Residential Districts

Subtitle 7
Residential Conversions

§ 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.]

Subject to the requirements of this subtitle the conversion of a single-family dwelling to a low-density multi-family dwelling is allowed in the following Residence Districts:

(1)R-5;

(2)R-6;

(3)R-7;

(4)R-8;

(5)R-9; and

(6)R-10.

§ 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) contain 1,500 square feet or more in enclosed gross floor area.

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

(c)[*GFA per dwelling unit*] *Converted dwelling.*

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

[(1) 1-bedroom unit: 750 square feet.]
[(2) 2-bedroom unit: 1,000 square feet.]

powered by Legistar™

[(3) 3- or more bedroom unit: 1,250 square feet.]

A low-density multi-family dwelling created under this subtitle must have the enclosed gross floor area listed below:

(1) 1,500 square feet, if a 2-unit low-density multi-family dwelling;

(2) 2,250 square feet, if a 3-unit low-density multi-family dwelling; or

(3) 3,000 square feet, if a 4-unit low-density multi-family dwelling.

(d) *Opportunity density*.

(1) *Additional dwelling unit.*

A low-density multi-family dwelling created under this subtitle may contain 1 additional dwelling unit if:

(i) the low-density multi-family dwelling is less than 750 feet from:

(A) community accessible transit;

(B) a grocery store of at least 10,000 square feet; or

(C) a main street, as designated by the Baltimore Main Streets program; or

(ii) the low-density multi-family dwelling is located in a census tract where the household median income is 200% of the of the area medium income for the metropolitan region that encompasses the City, as published and annually updated by the United States Department of Housing and Urban Development.

(2) *Minimum enclosed gross floor area.*

A low-density multi-family dwelling created under this subtitle that meets the requirements of paragraph (1) of this subsection must have a minimum enclosed gross floor area of:

(i) 1,500 square feet, if a 3-unit low-density multi-family dwelling;

(ii) 2,250 square feet, if a 4-unit low-density multi-family dwelling; or

(iii) 3,000 square feet, if a 5-unit low-density multi-family dwelling.

(3) *Use designation and permitting.*

A residential conversion to a low-density multi-family dwelling seeking 1 additional dwelling unit as permitted by paragraph (1) of this subsection:

(i) must explicitly make the request for 1 additional dwelling unit when submitting the construction permit application and the use permit application; and

(ii) if approved, the dwelling will remain classified as a low-density multi-family dwelling and deemed legally non-conforming.

powered by Legistar™

(e) [(d)] *Bulk and yard regulations.*

The dwelling must continue to conform to the applicable bulk and yard regulations, including lot area per dwelling unit, for the district in which the building is located.

[(e) *Occupancy regulations.*]

[No residential conversion may violate any dwelling unit occupancy regulations or restrictions of the City Code.]

[(f) *Off-street parking*.]

[At least 1 off-street parking space must be provided for each dwelling unit.]

(f) [(g)] *Residential character.*

Following the conversion, the exterior of the dwelling must retain its existing residential character.

Baltimore City Code

Article 32. Zoning

Title 9. Rowhouse and Multi-Family Residential Districts

Subtitle 8
Other Applicable Standards

§ 9-809. New construction - Low-density multi-family dwelling.

(a) *In general.*

New construction of a low-density multi-family dwelling in a Rowhouse and Multi-Family Residential Zoning District must meet the standards set forth in this subtitle.

(b) *Minimum enclosed gross floor area*.

(1) A newly constructed low-density multi-family dwelling created under this subtitle must have a minimum enclosed gross floor area of:

(i) 1,500 square feet, if a 2-unit low-density multi-family dwelling

(ii) 2,250 square feet, if a 3-unit low-density multi-family dwelling; or

(iii) 3,000 square feet, if a 4-unit low-density multi-family dwelling.

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

(c) *Opportunity density*.

(1) *Additional dwelling unit.*

A low-density multi-family dwelling created under this subtitle may contain 1 additional dwelling unit if:

powered by Legistar™

(i) the low-density multi-family dwelling is less than 750 feet from:

(A) community accessible transit;

(B) a grocery store of at least 10,000 square feet; or

(C) a main street designated by the Baltimore Main Streets program; or

(ii) the low-density multi-family dwelling is located in a census tract where the household median income is 200%of the of the Area Medium Income for the metropolitan region that encompasses the City, as published and annually updated by the United States Department of Housing and Urban Development.

(2) *Minimum enclosed gross floor area.*

A low-density multi-family dwelling created under this subtitle that meets the requirements of paragraph (1) of this subsection must have a minimum enclosed gross floor area of:

(i) 1,500 square feet, if a 3-unit low-density multi-family dwelling;

(ii) 2,250 square feet, if a 4-unit low-density multi-family dwelling; or

(iii) 3,000 square feet, if a 5-unit low-density multi-family dwelling.

(3) *Use designation and permitting.*

(i) When submitting the construction permit application and the use permit application the person constructing a new low-density multi-family dwelling and seeking 1 additional dwelling unit as permitted under paragraph (1) of this subsection must explicitly make the request for 1 additional dwelling unit.

(ii) If the request for 1 additional dwelling unit is approved the newly constructed dwelling will remain classified as a low-density multi-family dwelling and deemed legally non-conforming.

Baltimore City Code

Article 32. Zoning

Title 14. Use Standards

Subtitle 3
Use Standards

§ 14-334. Residential-care facilities.

(b) *Multi-family dwelling.*

A residential-care facility may locate where multi-family dwellings are allowed as permitted or conditional uses under this Code , if the facility:

(1) complies with [§ 1-305(p) {"Definitions: Dwelling: Multi-family] § 1-310(h) {"Definitions:

powered by Legistar™

Multi-family dwelling"}, § 1-305(u) {"Definitions: Dwelling unit"}, and § 1-306(g) {"Definitions: Family"} of this Code; and

(2) meets the general requirements, the bulk and yard regulations, and all other requirements of this Code applicable to dwellings in the zoning district within which the facility is located.

Zoning Tables

Table 8-301: Detached and Semi-Detached Residential Districts - Permitted and Conditional Uses

Uses	Districts									Use Standards
	R-1A	R-1B	R-1C	R-1D	R-1E	R-1	R-2	R-3	R-4	
Residential										
Bed and Breakfast	CB	CB	CB	CB	CB	CB	CB	CB	CB	
Day-Care Home: Adult or Child	P	P	P	P	P	P	P	P	P	Per §14-310
Dwelling: Detached	P	P	P	P	P	P	P	P	P	
Dwelling: Multi-Family (Low Density)						P	P	P	P	
Dwelling: Semi-Detached					P	P	P	P	P	
Home Occupation	P	P	P	P	P	P	P	P	P	Per §15-507
Residential-Care Facility	P	P	P	P	P	P	P	P	P	Per §14-334
Institutional										
Community Center	CB	CB	CB	CB	CB	CB	CB	CB	CB	
Cultural Facility	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-308
Educational Facility: Post-Secondary	CB	CB	CB	CB	CB	CB	CB	CB	CB	
Educational Facility: Primary and Secondary	CB	CB	CB	CB	CB	CB	CB	CB	CB	
Government Facility	CB	CB	CB	CB	CB	CB	CB	CB	CB	
Place of Worship	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-332
Open-Space										
Community-Managed ... Farm	CB	CB	CB	CB	CB	CB	CB	CB	CB	
Community-Managed ... Garden	P	P	P	P	P	P	P	P	P	Per §14-307
Park or Playground	P	P	P	P	P	P	P	P	P	
Urban Agriculture	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-339
Commercial										
Country Club	P	P	P	P	P	P	P	P	P	
Day-Care Center: Adult or Child	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-309
Lodge or Social Club	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-320
Other	*R-1A*	*R-1B*	*R-1C*	*R-1D*	*R-1E*	*R-1*	*R-2*	*R-3*	*R-4*	
Alternative Energy System: Community-Based [1]	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per §14-306
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-340
Telecommunications Facility	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-338
Utilities	CB	CB	CB	CB	CB	CB	CB	CB	CB	Per §14-340
Wireless Communications Services [2]	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per §14-338

{Remainder of Page Left Intentionally Blank}

Table 8-401: Detached and Semi-Detached Residential Districts - Bulk and Yard Regulations

Categories / Specifications (Per District)	R-1A	R-1B	R-1C	R-1D	R-1E	R-1	R-2	R-3	R-4
Minimum Lot Area									
Community ... Open-Space Garden or Farm	2 acres	None	None	None	None	None	None	None	None
Dwelling: Detached or Semi-Detached	2 acres	1 acre	21,780 sq.ft.	14,520 sq.ft.	9,000 sq.ft.	7,300 sq.ft.	5,000 sq.ft.	5,000 sq.ft.	3,000 sq.ft.
Dwelling: Multi-Family (Low Density)						7,000 sq.ft/du	7,000 sq.ft/du	5,500 sq.ft/du	3,600 sq.ft/du
	2,250 sq.ft/du	1,825 sq.ft/du	1,750 sq.ft/du	1,750 sq.ft/du	750 sq.ft/du				
Park or Playground	2 acres	None	None	None	None				

powered by Legistar™

None None None None Urban Agriculture 2 acres None None None None None None None None None None All Other Uses 2 acres 1 acre 20,000 sq.ft. 20,000 sq.ft. 20,000 sq.ft. 20,000 sq.ft. 20,000 sq.ft. 5,000 sq.ft. 3,000 sq.ft. **Minimum Lot Width** Dwelling: Multi-Family (Low Density) 75 feet 75 feet 75 feet 50 feet 50 feet 40 feet 40 feet 40 feet 40 feet Dwelling: Semi-Detached 100 feet 75 feet 75 feet 60 feet 60 feet 50 feet 30 feet 45 feet 30 feet All Other Uses 100 feet 75 feet 75 feet 60 feet 60 feet 50 feet 50 feet 45 feet 45 feet **Maximum Building Height** All Uses 35 feet 35 feet 35 feet 35 feet 35 feet 35 feet 35 feet 35 feet 35 feet **Maximum Lot Coverage** All Uses 25% 25% 25% 25% 25% 30% 30% 35% 35% **Maximum Impervious Surface** All Uses 40% 40% 40% 40% 40% 50% 50% 50% 50% **Minimum Front Yard** All Uses [1] 40 feet 40 feet 40 feet 40 feet 30 feet 30 feet 30 feet 25 feet 25 feet *R-1A R-1B R-1C R-1D R-1E R-1 R-2 R-3 R-4* **Minimum Interior- Side Yard** Dwelling: Detached 20 feet 20 feet 15 feet 15 feet 10 feet 10 feet 10 feet 10 feet 10 feet Dwelling: Semi-Detached [2] 20 feet 20 feet 15 feet 15 feet 10 feet 10 feet 15 feet 10 feet 15 feet All Other Uses 20 feet 20 feet 15 feet 15 feet 10 feet 10 feet 15 feet 10 feet 15 feet **Minimum Corner- Side Yard** All Uses 25 feet 25 feet 20 feet 20 feet 20 feet 20 feet 20 feet 20 feet 20 feet **Minimum Rear Yard** All Uses 40 feet 40 feet 40 feet 30 feet 30 feet 30 feet 30 feet 25 feet 25 feet

{Remainder of Page Left Intentionally Blank}

Table 9-301: Rowhouse and Multi-Family Residential Districts - Permitted and Conditional Uses

Uses	Districts						Use Standards
	R-5	R-6	R-7	R-8	R-9	R-10	
Residential							
Day-Care Home: Adult or Child	P	P	P	P	P	P	Per § 14-310
Dwelling: Detached or Semi-Detached	P	P	P	P	P	CB	
Dwelling: Multi-Family (High Density)	P	P	P	P	P	P	Per § 14-327
Dwelling: Multi-Family (Low Density)	P	P	P	P	P	P	[Per § 14-327]
Dwelling: Rowhouse	P	P	P	P	P	P	
Fraternity or Sorority House	CO	CO					Per § 14-313
Home Occupation	P	P	P	P	P	P	Per § 15-507
Residential-Care Facility (16 or Fewer Residents)	P	P	P	P	P	P	Per § 14-334
Residential-Care Facility (17 or More Residents)	CB	CB	CB	CB	CB	CB	Per § 14-334
Rooming House (10 or Fewer Units)	CB	CB	CB	CB			
Rooming House (11 or More Units)			CB	CB	CB	CB	
Institutional							
Community Center	CB	CB	CB	CB	CB	CB	
Cultural Facility	CB	CB	CB	CB	CB	CB	
Educational Facility: Post-Secondary	CB	CB	CB	CB	CB	CB	Per § 14-308
Educational Facility: Primary and Secondary	P	P	P	P	P	P	
Government Facility	CB	CB	CB	CB	CB	CB	
Hospital	CB	CB	CB	CB	CB	CB	
Place of Worship	P	P	P	P	P	P	Per § 14-332
Open-Space	*R-5*	*R-6*	*R-7*	*R-8*	*R-9*	*R-10*	
Community-Managed Open-Space Farm	CB	CB	CB	CB	CB	CB	Per § 14-307
Community-Managed Open-Space Garden	P	P	P	P	P	P	Per § 14-307
Park or Playground	P	P	P	P	P	P	
Urban Agriculture	CB	CB	CB	CB	CB	CB	Per § 14-339
Commercial							
Day-Care Center: Adult or Child	CB	CB	CB	CB	CB	CB	Per § 14-309
Lodge or Social Club	CB	CB	CB	CB	CB	CB	Per § 14-320
Neighborhood Commercial Establishment	CB	CB	CB	CB	CB	CB	Per § 14-328
Other							
Alternative Energy System: Community-Based [1]	CB, P	CB, P	CB, P	CB, P	CB, P	CB, P	Per § 14-306
Electric Substation: Enclosed, Indoor, or Outdoor	CB	CB	CB	CB	CB	CB	Per § 14-340
Parking Garage (Principal Use)	CO	CO	CO	CO	CO	CO	Per § 14-331
Parking Lot (Principal Use)	CO	CO	CO	CO	CO	CO	Per § 14-331
Telecommunications							

powered by Legistar™

Facility□□CB□□CB□□CB□□CB□□CB□□CB□□Per § 14-338□□□□Utilities□□CB□□CB□□CB□□CB□□CB□□CB□□Per § 14-340□□□□Wireless Communications Services [2]□□CB, P□□CB, P□□CB, P□□CB, P□□CB, P□□CB, P□□Per § 14-338□□□

{Remainder of Page Left Intentionally Blank}

Table 9-401: Rowhouse and Multi-Family Residential Districts - Bulk and Yard Regulations

Categories □Specifications (Per District)□□□□

□R-5□□R-6□□R-7□□R-8□□R-9□□R-10□□□

Minimum Lot Area□□□□□Community ... Open-Space Garden or Farm□□None□□None□□None□□None□□None□□None□□□□□Dwelling: Detached□□3,000 sq.ft.□□3,000 sq.ft.□□3,000 sq.ft.□□3,000 sq.ft.□□3,000 sq.ft.□□3,000 sq.ft.□□□□□Dwelling: Semi-Detached □□2,500 sq.ft.□□2,000 sq.ft.□□2,000 sq.ft.□□2,000 sq.ft.□□2,500 sq.ft.□□2,000 sq.ft.□□□□□Dwelling: Rowhouse□□2,500 sq.ft.□□1,500 sq.ft.□□1,100 sq.ft.□□750 sq.ft.□□750 sq.ft.□□500 sq.ft.□□□□□Dwelling: Multi-Family (High Density)□□2,500 sq.ft./du□□1,500 sq.ft./du□□1,100 sq.ft./du□□750 sq.ft./du□□550 sq.ft./du□□200 sq.ft./du□□□□□Dwelling: Multi-Family (Low Density)□□750 sq.ft/du□□750 sq.ft/du□□500 sq.ft/du□□300 sq.ft/du□□300 sq.ft/du□□300 sq.ft/du□□□□□Dwelling: Multi-Family (Age-Restricted)□□1,875 sq.ft./du□□1,125 sq.ft./du□□825 sq.ft./du□□575 sq.ft./du □□550 sq.ft./du□□200 sq.ft./du□□□□□Park or Playground□□None□□None□□None□□None□□None□□None□□□□□Residential-Care Facility□□ Lot area to be comparable to that for a like-sized M-FD□□Lot area to be comparable to that for a like-sized M-FD□□Lot area to be comparable to that for a like-sized M-FD□□Lot area to be comparable to that for a like-sized M-FD□□Lot area to be comparable to that for a like-sized M-FD□□Lot area to be comparable to that for a like-sized M-FD□□□□□Residential-Care Facility (Age-Restricted)□□Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)□□Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)□□Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)□□Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd) □□Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)□□Lot area to be comparable to that for a like-sized M-FD (Age-Restrctd)□□□□□ Rooming House □□N/A□□N/A□□N/A□□375 sq.ft./ru□□275 sq.ft./ru□□100 sq.ft./ru□□□□□Urban Agriculture □□ None□□None□□None□□None□□None□□None□□□□□All Other Uses □□3,000 sq. ft.□□3,000 sq. ft.□□3,000 sq. ft.□□3,000 sq. ft.□□3,000 sq. ft.□□3,000 sq. ft.□□□□□**Maximum Bldg Height**□□□□□Dwelling: Detached or Semi-Detached□□35 feet□□35 feet□□35 feet□□35 feet□□35 feet□□35 feet□□□□□Dwelling: Rowhouse□□35 feet□□35 feet□□35 feet□□35 or 45 feet [1]□□35 or 45 feet [1]□□35 or 45 feet [1]□□□□□Dwelling: Multi-Family (High Density)□□35 or 45 feet [2]□□35 or 45 feet [2]□□35 or 45 feet [2]□□45 or 60 feet [3]□□3.0 FAR□□6.0 FAR□□□□□ Dwelling: Multi-Family (Low Density)□□35 feet□□35 feet□□35 feet□□35 or 45 feet[1]□□35 or 45 feet[1]□□35 or 45 feet[1]□□□□□All Other Uses□□35 or 45 feet [2]□□35 or 45 feet [2]□□35 or 45 feet [2]□□45 or 60 feet [3]□□45 feet□□45 feet□□□□□*R-5□□R-6□□R-7□□R-8□□R-9□□R-10*□□□□□**Maximum Lot Coverage**□□□□□Dwelling: Detached or Semi-Detached□□35%□□35%□□35%□□35%□□35%□□35%□□□□□Dwelling: Rowhouse□□40%□□45%□□50%□□60% or 80% [4]□□40%□□80%□□□□□Dwelling: Multi-Family (High Density)□□40%□□45%□□70%□□80%□□40%□□80%□□□□□Dwelling: Multi-Family (Low Density)□□40%□□45%□□50%□□60% or 80%[4]□□40%□□80%□□□□□All Other Uses□□40%□□40%□□70%□□70%□□40%□□70%□□□□□**Maximum Impervious Surface**□□□□□Dwelling: Detached [or], Semi-Detached, or Multi-Family (Low Density)□□60%□□60%□□60%□□60%□□60%□□60%□□□□□Dwelling: Rowhouse (Rear Yard)□□65%□□65%□□65%□□65%□□65%□□65%□□□□□**Minimum Front Yard**□□□□□Dwelling: Detached or Semi-Detached□□Lesser of 25ft. or blockface average [5]□□Lesser of 20ft. or blockface average [5]□□Lesser of 20ft. or blockface average [5]□□Lesser of 20ft. or blockface average [5]□□Lesser of 40ft. or blockface average [5]□□Lesser of 20ft. or blockface average [5]□□□□□ Dwelling: Rowhouse□□25 feet□□20 feet□□10 feet□□None□□25 feet□□None□□□□□Dwelling: Multi-Family (High

powered by Legistar™

Density)□□25 feet□□20 feet□□10 feet□□None□□45 or 65 feet [6]□□None□□□□Dwelling: Multi-Family (Low Density)□□25 feet□□20 feet□□10 feet □□None□□Lesser of 40ft. Or blockface average [5]□□Lesser of 20ft. Or blockface average [5]□□□□All Other Uses□□25 feet□□20 feet□□10 feet□□None□□25 feet□□None□□□□*R-5□□R-6□□ R-7□□R-8□□R-9□□R-10*□□□□**Minimum Interior-Side Yard□□**□□□□Dwelling: Detached□□10 feet□□10 feet□□10 feet□□10 feet□□10 feet□□10 feet□□□□Dwelling: Semi-Detached [7]□□15 feet□□15 feet□□10 feet□□10 feet□□ 10 feet□□10 feet□□□□Dwelling: Rowhouse□□None□□None□□None□□None□□None□□None□□□□Dwelling: Multi-Family (High Density)□□15 feet□□15 feet□□10 feet□□10 feet□□10 feet□□10 feet□□□□Dwelling: Multi-Family (Low Density)□□No interior-sideyard required, but if one is provided, it must be a minimum of 10 feet□□No interior-sideyard required, but if one is provided, it must be a minimum of 10 feet□□No interior-sideyard required, but if one is provided, it must be a minimum of 10 feet□□No interior-sideyard required, but if one is provided, it must be a minimum of 5 feet□□No interior-sideyard required, but if one is provided, it must be a minimum of 10 feet□□No interior-sideyard required, but if one is provided, it must be a minimum of 5 feet□□□□All Other Uses□□15 feet□□15 feet□□15 feet□□10 feet□□10 feet□□10 feet□□□□ **Minimum Corner-Side Yard□□**□□□□Dwelling: Detached or Semi-Detached□□20 feet□□20 feet□□15 feet□□15 feet□□15 feet□□15 feet□□□□Dwelling: Multi-Family (High Density)□□20 feet□□20 feet□□15 feet□□None□□25 feet□□None□□□□Dwelling: Rowhouse or Multi-Family (Low Density)□□20 feet□□20 feet□□15 feet□□None□□ None□□None□□□□All Other Uses□□20 feet□□20 feet□□15 feet□□None□□15 feet□□None□□□□**Minimum Rear Yard□□**□□□□Dwelling: Detached or Semi-Detached□□25 feet□□25 feet□□25 feet□□25 feet□□10 feet□□10 feet□□□□Dwelling: Multi-Family (High Density)□□25 feet□□25 feet□□25 feet□□25 feet□□10 feet□□10 feet□□□□Dwelling: Rowhouse or Multi-Family (Low Density)□□25 feet□□25 feet□□25 feet□□20 feet□□10 feet□□10 feet□□□□All Other Uses□□25 feet□□25 feet□□25 feet□□25 feet□□10 feet□□10 feet□□□□

{Remainder of Page Left Intentionally Blank}

Table 10-301: Commercial Districts - Permitted and Conditional Uses

Uses□□Districts□□Use Standards□□□□

□C-1□□C-1-VC□□C-1-E□□C-2□□C-3□□C-4□□C-5□□Residential□□□□□□Day-Care Home: Adult or Child□□P□□P□□P□□P□□P□□P□□Per § 14-310□□□□Dwelling (Above Non-Residential Ground Floor)□□P□□P□□P□□P□□P□□CB□□P□□□ Dwelling: Live-Work□□P□□P□□P□□P□□P□□CB□□P□□Dwelling: Multi-Family (High Density)□□P□□CB□□P□□P□□P□□□ P□□Dwelling: Multi-Family (Low Density)□□P□□P□□P□□P□□P□□CB□□Dwelling: Rowhouse□□P□□P□□P□□CB□□CB□□□ P□□Dormitory□□□□P□□Fraternity or Sorority House□□CO□□CO□□CO□□CO□□CO□□CO□□CO□□Per § 14-313□□□□ Residential-Care Facility (16 or Fewer Residents)□□P□□P□□P□□P□□P□□P□□Per § 14-334□□□□Residential-Care Facility (17 or More Residents)□□CO□□CO□□CO□□CO□□CB□□CB□□Per § 14-334□□□□Rooming House□□CB□□CB□□ CB□□CB□□CB□□CB□□□

{Remainder of Page Left Intentionally Blank}

Table 10-401: Commercial Districts (C-1 to C-4) - Bulk and Yard Regulations

Categories□□Specifications (Per District)□□□□

powered by Legistar™

C-1 C-1-VC [1] C-1-E C-2 C-3 C-4 **Minimum Lot Area** Dwelling: Live-Work, Multi-Family (High Density) and (Low Density), or Rowhouse 300 sq.ft 5,000 sq.ft 550 sq.ft 225 sq.ft 300 sq.ft 300 sq.ft Residential-Care Facility (Age-Restricted) 200 sq.ft/du 200 sq.ft/du 200 sq.ft/du 120 sq.ft/du 120 sq.ft/du 120 sq.ft/du Rooming House None 2,500 sq.ft/ru None None None N/A All Other Uses None None None None None None **Maximum Lot Area** Restaurant None 4,000 sq. ft. None None None None Retail Goods Establishment (Food Store) 20,000 sq. ft. 15,000 sq. ft. 20,000 sq. ft. None None None All Other Uses 10,000 sq. ft. 2,000 sq. ft. 10,000 sq. ft. None None None **Maximum Bldg Height** Dwelling: Multi-Family (High Density) 60 feet 40 feet 60 feet 60 or 100 feet [2] 60 or 100 feet [2] 60 feet Dwelling: Multi-Family (Low Density) 45 feet 40 feet 45 feet 45 feet 45 feet 45 feet Mixed-Use w/ Dwelling Above the Ground Floor 60 feet 40 feet 60 feet 60 or 100 feet [2] 60 or 100 feet [2] 60 feet Residential Care Facility (Elderly) 60 feet 40 feet 60 feet 60 or 100 feet [2] 60 or 100 feet [2] 60 feet All Other Uses 40 feet 40 feet 40 feet 60 feet 60 feet 60 feet **Minimum Bldg Height** All Uses 20 feet None 20 feet 20 feet 20 feet None **Maximum Floor Area Ratio** All Uses None 0.8 None None None None *C-1 C-1-VC [1] C-1-E C-2 C-3 C-4* **Minimum / Maximum Front Yard** All Uses No front yard required but, if one is provided, it may not exceed 5 feet 20 feet No front yard required but, if one is provided, it may not exceed 5 feet No front yard required but, if one is provided, it may not exceed 5 feet None None [3] **Minimum Interior-Side Yard** All Uses No interior-side yard required but, if one is provided, it must be a minimum of 10 feet No interior-side yard required but, if one is provided, it must be a minimum of 10 feet No interior- side yard required but, if one is provided, it must be a minimum of 10 feet No interior- side yard required but, if one is provided, it must be a minimum of 10 feet No interior- side yard required but, if one is provided, it must be a minimum of 10 feet None [4] **Minimum Corner-Side Yard** All Uses For 1st 25 ft. from front lot line: Where structure is to be located, must build to corner-side lot line. After 1st 25 ft.: No yard requirement. For 1st 25 ft. from front lot line: Where structure is to be located, must build to corner-side lot line. After 1st 25 ft.: Minimum corner-side yard of 25 ft. For 1st 25 ft. from front lot line: Where structure is to be located, must build to corner-side lot line. After 1st 25 ft.: No yard requirement. None None None [5] **Minimum Rear Yard** All Uses If rear yard abuts an alley: None. Otherwise: 20 ft. 30 feet If rear yard abuts an alley: None. Otherwise: 20 ft. If rear yard abuts an alley: None. Otherwise: 20 ft. 20 feet 20 feet

{Remainder of Page Left Intentionally Blank}

***Table 11-301:** Industrial Districts - Permitted and Conditional Uses*

Uses	Districts						Use Standards
	OIC	BSC	IMU-1	IMU-2	I-1	I-2	MI	
Residentia								
Dwelling (A Residential		P	P					
Dwelling: I			P		CB			
Dwelling: M (High Densi		P	P					

powered by Legistar™

Dwelling: M (Low Densit	P						
Dwelling: F	P						
Residential (16 or Fewe	P	P					Per § 14-33
Residential (17 or More	CB	CB					Per § 14-33
Rooming Hou		CB					

{Remainder of Page Left Intentionally Blank}

Table 11-401: Industrial Districts - Bulk and Yard Regulations

Categories Specifications (Per District)

OIC BSC IMU I-1 I-2 MI **Minimum Lot Area** Dwelling: Live-Work, Multi-Family (High Density) and (Low Density), or Rowhouse N/A 300 sq.ft. **IMU-1:** 300 sq. ft. **IMU-2:** N/A 10,000 sq. ft. N/A N/A All Other Uses None None 5,000 sq. ft. 10,000 sq. ft. 20,000 sq. ft. 20,000 sq. ft. **Maximum Bldg Height** All Uses 60 feet 150 feet [1] 60 feet 60 feet None [2] None [2] **Minimum Front Yard** All Uses None None None [3] 10 feet 10 feet 10 feet **Minimum Interior-Side Yard** All uses None [4] None [4] No interior-side yard required but, if one is provided, it must be a minimum of 10 feet None [5] None [6] None [6] **Minimum Corner-Side Yard** All Uses None None None [7] 10 feet 10 feet 10 feet **Minimum Rear Yard** All Uses None [8] None [8] None [8] None [9] None [9] None [9] **Buffer Yard Req't** All Uses None None Where the Landscape Manual requires a landscaped buffer yard between an industrial use and a non-industrial use, that buffer yard must be provided by the more recent use.

Table 12-301: Office-Residential Districts - Permitted and Conditional Uses

Uses Districts Use Standards

OR **Residential** Bed and Breakfast CB Day-Care Home: Adult or Child P Per §14-310 Dwelling: Detached P Dwelling: Semi-Detached P Dwelling: Multi-Family (High Density) P Per § 14-327 Dwelling: Multi-Family (Low Density) P Dwelling: Rowhouse P Fraternity or Sorority House CO Per § 14-313 Residential-Care Facility (16 or Fewer Residents) P Per § 14-334 Residential-Care Facility (17 or More Residents) CO Per § 14-334 Rooming House CO

{Remainder of Page Left Intentionally Blank}

Table 12-302: Office-Residential Districts - Bulk and Yard Regulations

Categories Specifications (Per Subdistrict)

OR-1 OR-2

Minimum Lot Area Dwelling: Multi-Family (High Density) and (Low Density) 550 sq.ft./du 200 sq.ft./du All Other Uses None None **Maximum Bldg Height** All Uses 40 or 60 feet [1] 100 feet **Minimum Front Yard** All Uses None None **Minimum Interior-Side Yard** All Uses No interior-side yard required but, if one is provided, it must be a minimum of 10 feet No interior-

powered by Legistar™

side yard required but, if one is provided, it must be a minimum of 10 feet. **Minimum Corner-Side Yard**: All Uses: 10 feet: None: **Minimum Rear Yard**: All Uses: 10 feet: 10 feet:

{Remainder of Page Left Intentionally Blank}

Table 12-402: Transit-Oriented Development Districts - Permitted and Conditional Uses

Uses	Districts				Use Standards
	TOD-1	TOD-2	TOD-3	TOD-4	
Residential					
Dwelling (Above Non-Residential Ground Floor)	P	P	P	P	
Dwelling: Multi-Family (High Density)	P	P	P	P	Per § 14-327
Dwelling: Multi-Family (Low Density)	P	P	P	P	
Dwelling: Rowhouse	P	P	P	P	
Residential-Care Facility (16 or Fewer Residents)	P	P	P	P	Per § 14-334
Residential-Care Facility (17 or More Residents)	CB	CB	CB	CB	Per § 14-334

{Remainder of Page Left Intentionally Blank}

Table 12-403: Transit-Oriented Development Districts - Bulk and Yard Regulations

Categories: Specifications (Per District)				
TOD-1	TOD-2	TOD-3	TOD-4	
Minimum Lot Area				
Dwelling: Multi-Family (High Density and Low Density)	300 sq.ft/du	None	None	None
All Other Uses	None	None	None	None
Maximum Building Height				
Dwelling: Multi-Family (Low Density)	35 feet and no more than 3 stories	35 feet and no more than 3 stories [1]	35 feet [2]	35 feet [2]
All Other Uses	60 feet and no more than 5 stories	60 feet and no more than 5 stories [1]	100 feet [2]	100 feet [2]
Minimum Building Height				
All Uses	24 feet and no less than 2 stories	24 feet and no less than 2 stories	24 feet and no less than 2 stories	24 feet and no less than 2 stories
Minimum / Maximum Front Yard				
All Uses	No front yard required but, if one is provided, it may not exceed 5 feet [3]	No front yard required but, if one is provided, it may not exceed 5 feet [3]	No front yard required but, if one is provided, it may not exceed 5 feet [3]	No front yard required but, if one is provided, it may not exceed 5 feet [3]
Minimum Interior-Side Yard				
All Uses	None	None	None	None
Minimum Corner-Side Yard				
All Uses	None	None	None	None
Maximum Rear Yard				
All Uses	15 feet	15 feet	None	None

Table 12-1302: Port Covington District - Permitted and Conditional Uses

Uses	Subdistricts				Use Standards
	PC-1	PC-2	PC-3	PC-4	
Residential					
Day-Care Home: Adult or Child	P	P	P	P	Per § 14-310
Dwelling (Above Non-Residential Ground Floor)	P	P	P	P	
Dwelling: Multi-Family (High Density)	P	P	P	P	Per § 14-327
Dwelling: Multi-Family (Low Density)	P	P	P	P	
Dwelling: Rowhouse	P	P			
Dwelling: Live-Work	P	P	P	P	
Fraternity or Sorority House	P	P	P	P	
Residential-Care Facility (16 or Fewer Residents)	P	P	P	P	Per § 14-334
Residential-Care Facility (17 or More Residents)	P	P	CB	P	Per § 14-334

powered by Legistar™

{Remainder of Page Left Intentionally Blank}

Table 12-1303: Port Covington District - Bulk and Yard Regulations

Categories	Specifications (Per Subdistrict)			
	PC-1	PC-2	PC-3	PC-4
Minimum Lot Area	All Uses	None	None	None	None
Maximum Building Height	Dwelling: Multi-Family (Low Density)	35 feet and no more than 3 stories	35 feet and no more than 3 stories	35 feet [2]	35 feet [2]
	All Other Uses	100 feet	None	200 feet	None
Minimum Building Height	All Uses	None	20 feet [1]	20 feet [1]	None
Minimum Front Yard	All Uses	None	None	None	None	None
Minimum Interior-Side Yard	All Uses	None	None	None	None
Minimum Corner-Side Yard	All Uses	None	None	None	None
Maximum Rear Yard	All Uses	None	None	None	None

{Remainder of Page Left Intentionally Blank}

Table 16-406: Required Off-Street Parking

Uses	Parking Spaces Required
. . .	
[Dwelling: All unless otherwise specified]	[1 per dwelling unit]
[Dwelling: Live-Work]	[1 per dwelling unit]
[Dwelling: Multi-Family - Age-Restricted Housing]	[1 per 2 dwelling units]
. . .	

powered by Legistar™