



# City of Baltimore

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

## Legislation Text

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**File #:** 14-0336, **Version:** 0

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

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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.

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