



Legislation Text

File #: 21-0009, Version: 0

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.