

CITY OF BALTIMORE
ORDINANCE 25-063
Council Bill 25-0064

Introduced by: Councilmember Gray

Cosponsored by: President Cohen and Councilmembers Dorsey, Middleton, Torrence, Blanchard, Ramos, Bullock, and Porter

Introduced and read first time: May 12, 2025

Assigned to: Land Use and Transportation Committee

Committee Report: Favorable, with Amendments

Council action: Adopted

Read second time: October 20, 2025

AN ORDINANCE CONCERNING

1 **Zoning – Bulk and Yard Requirements - Amendments**

2 FOR the purpose of amending certain bulk and yard requirements in residential zoning districts.

3 BY repealing and re-ordinating, with amendments

4 Article 32 - Zoning
5 Table 8-401 and Table 9-401
6 Baltimore City Code
7 (Edition 2000)

8 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the**
9 Laws of Baltimore City read as follows:

10 **Baltimore City Code**

11 **Article 32. Zoning**

12 **Zoning Tables**

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.

EXPLANATION: CAPITALS indicate matter added to existing law.

[Brackets] indicate matter deleted from existing law.

Underlining indicates matter added to the bill by amendment.

Strike-out indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

Council Bill 25-0064

1	Urban Agriculture	2 acres	None	None	None	None	None	None	None	None
2	All Other Uses	2 acres	1 acre	20,000 sq.ft.	5,000 sq.ft.	3,000 sq.ft.				
Minimum Lot Width										
5	Dwelling: Semi-Detached	100 feet	75 feet	75 feet	60 feet	60 feet	50 feet	30 feet	45 feet	30 feet
6	All Other Uses	100 feet	75 feet	75 feet	60 feet	60 feet	50 feet	50 feet	45 feet	45 feet
Maximum Building Height										
8	All Uses	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Maximum Lot Coverage										
10	All Uses	[25%] 35%	[25%] 35%	[25%] 35%	[25%] 35%	[25%] 35%	[30%] 40%	[30%] 40%	[35%] 45%	[35%] 45%
Maximum Impervious Surface										
13	All Uses	40%	40%	40%	40%	40%	50%	50%	50%	50%
Minimum Front Yard										
15	All Uses ¹	40 feet	40 feet	40 feet	40 feet	30 feet	30 feet	30 feet	25 feet	25 feet
Minimum Interior-Side Yard										
17	Dwelling: Detached	[20] 15 feet	[20] 15 feet	[15] 10 feet	[15] 10 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet +0	[10] 5 feet	[10] 5 feet
19	Dwelling: Semi-Detached ²	[20] 15 feet	[20] 15 feet	[15] 10 feet	[15] 10 feet	[10] 5 feet	[10] 5 feet	[15] 10 feet	[10] 5 feet	[15] 10 feet
21	All Other Uses	[20] 15 feet	[20] 15 feet	[15] 10 feet	[15] 10 feet	[10] 5 feet	[10] 5 feet	[15] 10 feet	[10] 5 feet	[15] 10 feet
Minimum Corner-Side Yard										
24	All Uses	[25] 15 feet	[25] 15 feet	[20] 10 feet	[20] 10 feet	[20] 10 feet	[20] 10 feet	[20] 10 feet	[20] 10 feet	[20] 10 feet
Minimum Rear Yard										
27	All Uses	40 feet	40 feet	40 feet	30 feet	30 feet	30 feet	30 feet	25 feet	25 feet

¹ These minimums per district apply if less than 50% of the lots on the blockface have been developed. If, however, 50% or more of the lots on the blockface have been developed, the applicable minimum, for all of these districts, is the lesser of (i) the average of the front- yard depths of the improved lots or (ii) 40 feet.

² For semi-detached dwellings, interior-side yards are required only along the interior-side lot line where the party wall between dwellings is not located.

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

Council Bill 25-0064

1	2	3	4	5	6	Residential-Care Facility (Age-Restricted)	Lot area to be comparable to that for a like-sized M-FD (Age-Restricted)	Lot area to be comparable to that for a like-sized M-FD (Age-Restricted)	Lot area to be comparable to that for a like-sized M-FD (Age-Restricted)	Lot area to be comparable to that for a like-sized M-FD (Age-Restricted)	Lot area to be comparable to that for a like-sized M-FD (Age-Restricted)	Lot area to be comparable to that for a like-sized M-FD (Age-Restricted)	
7	8	9	10	11	12	Rooming House	N/A	N/A	N/A	375 sq.ft./ru	275 sq.ft./ru	100 sq.ft./ru	
13	14	15	16	17	18	Urban Agriculture	None	None	None	None	None	None	
19	20	21	22	23	24	All Other Uses	3,000 sq. ft.						
Maximum Bldg Height													
25	26	27	28	29	30	Dwelling: Detached or Semi-Detached	35 feet	35 feet					
31	32	33	34	35	36	Dwelling: Rowhouse	35 feet	35 feet	35 feet	35 or 45 feet ¹	35 or 45 feet ¹	35 or 45 feet ¹	35 or 45 feet ¹
37	38	39	40	41	42	Dwelling: Multi-Family	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	
43	44	45	46	47	48	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	
Maximum Lot Coverage													
51	52	53	54	55	56	Dwelling: Detached or Semi-Detached	35%	35%	35%	35%	35%	35%	35%
57	58	59	60	61	62	Dwelling: Rowhouse	[40%] 50%	[45%] 60%	[50%] 70%	[60% or] 80% or 100% ⁴	40%	80%	
63	64	65	66	67	68	Dwelling: Multi-Family	[40%] 50%	[45%] 60%	[50%] 70%	80% or 100% ⁴	40%	80%	
69	70	71	72	73	74	All Other Uses	40%	40%	70%	70%	40%	70%	
Maximum Impervious Surface													
77	78	79	80	81	82	Dwelling: Detached or Semi-Detached	60%	60%	60%	60%	60%	60%	60%
83	84	85	86	87	88	Dwelling: Rowhouse (Rear Yard)	65%	65%	65%	65%	65%	65%	65%
Minimum Front Yard													

Council Bill 25-0064

1	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
4	Dwelling: Rowhouse	25 feet	20 feet	10 feet	None	25 feet	None
6	Dwelling: Multi-Family	25 feet	20 feet	10 feet	None	45 or 65 feet ^{6g}	None
8	All Other Uses	25 feet	20 feet	10 feet	None	25 feet	None
9	Minimum Interior-Side Yard						
10	Dwelling: Detached	[10] 5 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet
12	Dwelling: Semi- Detached ⁷	[15] 10 feet	[15] 10 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet
15	Dwelling: Rowhouse	None	None	None	None	None	None
17	Dwelling: Multi-Family	[15] 10 feet OR NONE ⁸	[15] 10 feet OR NONE ⁸	[10] 5 feet OR NONE ⁸	[10] 5 feet OR NONE ⁸	[10] 5 feet OR NONE ⁸	[10] 5 feet OR NONE ⁸
19	All Other Uses	[15] 10 feet	[15] 10 feet	[15] 10 feet	[10] 5 feet	[10] 5 feet	[10] 5 feet
20	Minimum Corner-Side Yard						
21	Dwelling: Detached or Semi-Detached	[20] 10 feet	[20] 10 feet	[15] 5 feet	[15] 5 feet	[15] 5 feet	[15] 5 feet
24	Dwelling: Rowhouse	[20] 10 feet	[20] 10 feet	[15] 5 feet	None	None	None
26	Dwelling: Multi-Family	[20] 10 feet	[20] 10 feet	[15] 5 feet	None	[25] 15 feet	None
28	All Other Uses	[20] 10 feet	[20] 10 feet	[15] 5 feet	None	[15] 5 feet	None
29	Minimum Rear Yard						
30	Dwelling: Detached or Semi-Detached	25 feet	25 feet	25 feet	25 feet	10 feet	10 feet
33	Dwelling: Rowhouse	25 feet	25 feet	25 feet	[20 feet] + ² ₁₆ feet or None ⁹	10 feet	10 feet
35	Dwelling: Multi-Family	25 feet	25 feet	25 feet	[25 feet] + ² ₁₆ feet or None ⁹	10 feet	10 feet

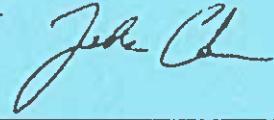
Council Bill 25-0064

	All Other Uses	25 feet	25 feet	25 feet	25 feet	10 feet	10 feet
1							
2	¹ A height higher than 35 feet – up to a maximum of 45 feet – [may only be] is allowed [by the Zoning Board as a conditional use] for: (i) a rowhouse located on an interior lot that adjoins a street right-of-way of at least 30 <u>40</u> feet wide; or (ii) a rowhouse located on a corner lot at which each of the adjoining street rights-of-way are at least 30 <u>40</u> feet wide.						
3							
4							
5							
6	² For a structure located on an interior lot, the maximum height is 35 feet. For a structure located on a corner lot at which each of the adjoining street rights-of-way are at least 30 feet wide, the maximum height is 45 feet.						
7							
8							
9							
10	³ For a structure located on an interior lot, the maximum height is 45 feet. For a structure located on a corner lot at which each of the adjoining street rights-of-way are at least 30 feet wide, the Zoning Board may allow a height of up 60 feet as a conditional use.						
11							
12							
13	⁴ For a lot with a depth of [80 feet or more, the maximum lot coverage is 60%. For a lot with a depth of] less than 80 feet, if the rear of the property abuts an alley, the maximum lot coverage is [80%.] 100%. Otherwise, the maximum lot coverage is 80%.						
14							
15	⁵ In this listing, “blockface average” means the average of the front-yard setbacks of the improved lots on the blockface.						
16							
17							
18							
19	⁶ For a structure that comprises 6 or fewer stories, the minimum front-yard requirement is 45 feet. For a structure that comprises 7 or more stories, the minimum front-yard requirement is 65 feet. However, a structure designed with a courtyard is allowed a reduction of the minimum front-yard requirement, as provided in § 9-403 (“Setback reduction for courtyard design”).						
20							
21	⁷ For semi-detached dwellings, interior-side yards are required only along the interior-side lot line where the party wall between dwellings is not located.						
22							
23	⁸ IF A DWELLING: MULTI-FAMILY IS ATTACHED OR ON THE ATTACHED SIDE OF A SEMI-DETACHED STRUCTURE THE REQUIRED MINIMUM-INTERIOR SIDE YARD IS NONE.						
24							
	⁹ WHERE 100% LOT COVERAGE IS ALLOWED, NO REAR YARD SETBACK IS REQUIRED.						

SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the 30th day after the date it is enacted.

Council Bill 25-0064

Certified as duly passed this 27th day of October, 2025



President, Baltimore City Council

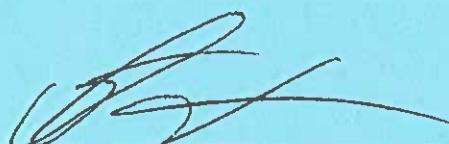
Certified as duly delivered to His Honor, the Mayor,

this 28th day of October, 2025



Chief Clerk

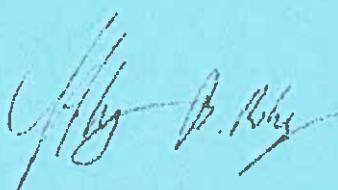
Approved this 3 day of November, 2025



Mayor, Baltimore City

Approved for Form and Legal Sufficiency.

this 29th day of October, 2025



Chief Solicitor