

**AMENDMENTS TO COUNCIL BILL 26-0195
(1st Reader Copy)**

By: Land Use and Transportation Committee
{To be offered on the Council floor}

Amendment No. 1

On page 1, in line 16, strike “1-302(b) and 15-501.1” and substitute “1-302(b), 9-703(e), and 15-501.1”; and, on page 3, before line 1, insert:

“Title 9. Rowhouse and Multi-Family Residential Districts

Subtitle 7. Residential Conversions

§ 9-703. Conversion standards.

(E) ACCESSORY DWELLING UNITS.

(1) IN GENERAL.

THE ADDITION OF AN ACCESSORY DWELLING UNIT THAT IS ATTACHED TO OR WITHIN THE SAME STRUCTURE AS A PRINCIPAL SINGLE FAMILY DWELLING DOES NOT CONSTITUTE A RESIDENTIAL CONVERSION UNDER THIS SUBTITLE.

(2) CONVERSION TO MULTI-FAMILY DWELLING.

IF A SINGLE FAMILY DWELLING WITH AN ATTACHED OR INTERNAL ACCESSORY DWELLING UNIT IS PROPOSED TO BE CONVERTED TO A MULTI-FAMILY DWELLING UNDER THIS SUBTITLE, FOR THE PURPOSES OF THE CONVERSION, THE ACCESSORY DWELLING UNIT SHALL BE CONSIDERED A DWELLING UNIT.”.

Amendment No. 2

On page 2, in line 12, strike “AND”; and, on that same page, in line 13, after “(III)” insert “IF ATTACHED TO OR DETACHED FROM THE PRINCIPAL DWELLING.”; and, on that same page, in that same line, strike “FLOOR” and substitute “LOT”; and, on that same page, in that same line, strike “DWELLING.” and substitute “DWELLING; AND

(IV) IF CONSTRUCTED WITHIN THE SAME STRUCTURE AS THE PRINCIPAL DWELLING, NO MORE THAN 40% OF THE GROSS FLOOR AREA OF THE STRUCTURE.”;

and, on that same page, in line 16, strike “OR”; and, on that same page, in line 17, strike “DWELLING.” and substitute “DWELLING; OR”

(III) WITHIN THE SAME STRUCTURE AS THE PRINCIPAL DWELLING.”.

Amendment No. 3

On page 3, strike in their entirety lines 14 and 15 and substitute:

“(1) NOTWITHSTANDING ANY OTHER PROVISION OF THIS CODE, AN ACCESSORY DWELLING UNIT, ATTACHED OR DETACHED, MAY OCCUPY THE AREA OF REAR YARD AND PERVIOUS SURFACE REQUIRED IN THE ZONING DISTRICT.

(2) FOR THE PURPOSE OF DETERMINING THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED ON A LOT AS PROVIDED IN §8-201 {“COMMON STANDARDS”} AND §15-302 {“MEASUREMENT OF DENSITY”} OF THIS CODE, AN ACCESSORY DWELLING UNIT MAY NOT BE CONSIDERED A DWELLING UNIT.

(C) ATTACHMENT TO PRINCIPAL DWELLING.

AN ACCESSORY DWELLING UNIT ATTACHED TO OR WITHIN THE SAME STRUCTURE AS A PRINCIPAL DWELLING UNIT:

(1) IS NOT CONSIDERED PART OF THE PRINCIPAL DWELLING UNIT FOR PURPOSES OF THIS CODE; AND

(2) DOES NOT CONSTITUTE A UNIT IN A MULTI-FAMILY DWELLING FOR PURPOSES OF SUBTITLE 7 {“RESIDENTIAL CONVERSIONS”} OF THIS CODE, EXCEPT AS OTHERWISE SPECIFIED IN THAT SUBTITLE.

(D) NUMBER.

NO MORE THAN 1 ACCESSORY DWELLING UNIT MAY BE ESTABLISHED ON A LOT.

(E) LOCATION OF DETACHED UNIT.

(1) EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION, NO PART OF A DETACHED ACCESSORY DWELLING UNIT MAY BE LOCATED CLOSER TO THE FRONT LOT LINE THAN THE FRONT WALL OF THE PRINCIPAL DWELLING.

(2) PARAGRAPH (1) OF THIS SUBSECTION DOES NOT APPLY TO AN ACCESSORY DWELLING UNIT CREATED BY THE CONVERSION OF AN ACCESSORY STRUCTURE IF:

(1) THE ACCESSORY STRUCTURE LAWFULLY EXISTED PRIOR TO SEPTEMBER 1, 2026;

(2) THE LOCATION OF THE ACCESSORY DWELLING UNIT IS IDENTICAL TO THE LOCATION OF THE EXISTING ACCESSORY STRUCTURE; AND

(3) THE DIMENSIONS OF THE ACCESSORY DWELLING UNIT ARE IDENTICAL TO OR SMALLER THAN THOSE OF THE EXISTING ACCESSORY STRUCTURE.

(F) ACCESSORY USES ALLOWED.

(1) AN ACCESSORY DWELLING UNIT MAY BE BUILT ON A LOT WITH A PRINCIPAL DWELLING THAT IS:

(i) DETACHED;

(ii) SEMI-DETACHED; OR

(iii) A ROWHOUSE.

(2) AN ACCESSORY DWELLING UNIT MAY NOT BE BUILT ON A LOT WITH A PRINCIPAL MULTI-FAMILY DWELLING.

(G) REGISTRY.

THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT SHALL CREATE AND MAINTAIN A PERMANENT, PUBLICLY ACCESSIBLE DATABASE OF ALL ACCESSORY DWELLING UNITS AND ALL PERMITS ISSUED FOR THE CONSTRUCTION OF AN ACCESSORY DWELLING UNIT.”.

Amendment No. 4

On page 1, in line 21, strike “15-501(b),” and substitute “15-501(b) and (f).”; and, on page 3, after line 6, insert:

“(f) *Effect of attachment to principal.*

“[If] EXCEPT AS OTHERWISE PROVIDED IN THIS SUBTITLE, IF an accessory structure, such as an attached garage, is attached to a principal structure by any wall or roof construction, it is considered to be a part of the principal structure and must comply in all respects with the requirements of this Code that apply to the principal structure.”.

Amendment No. 5

On page 1, after line 18, insert:

“BY repealing

Article 32 - Zoning
Section 15-504
Baltimore City Code
(Edition 2000)”;

and, on page 3, after line 15, insert:

“§ 15-504. [Carriage house.] *RESERVED.*

[(a) An accessory carriage house existing on June 5, 2017, in a Residential District or in an OR District may be converted into a single-family detached dwelling, if:]

[(1) the building contains at least 350 square feet of gross floor area; and]

[(2) all other requirements of this Code are met.]

[(b) In addition, if an existing carriage house is converted into a dwelling unit, it cannot be enlarged by any alteration that would increase the building height or footprint by more than 20%.]”.

Amendment No. 6

On page 3, after line 24, insert:

“SECTION 3. AND BE IT FURTHER ORDAINED, That a dwelling unit that was lawfully established on a lot as a second dwelling unit prior to September 1, 2026 is a conforming use and a conforming structure for all purposes of Article 32, notwithstanding any inconsistency with § 1-302(b) {“Abut” to Awning”: Accessory dwelling unit”} or § 15-501.1 {“Accessory dwelling unit”} of that Article, as enacted by this Ordinance.”;

and, on that same page, in line 25, strike “3.” and substitute “**4.**”.