

Chapter 651

(House Bill 38)

AN ACT concerning

**Baltimore City – ~~Off-Street~~ Motor Vehicle ~~Off-Street~~ Parking Requirements
Near Mass Transit Stations**

FOR the purpose of prohibiting the Mayor and City Council of Baltimore City from adopting or enforcing a local law that requires the creation of new motor vehicle off-street parking for a ~~residential~~ development that includes residential use and that is located within a certain distance of a present or planned MARC, Baltimore MTA Light Rail, ~~or~~ Red Line, or Metro station; and generally relating to requirements for motor vehicle off-street parking for residential developments in Baltimore City.

BY adding to

Article – Land Use
Section 10–104
Annotated Code of Maryland
(2012 Volume and 2023 Supplement)

BY repealing and reenacting, without amendments,

Article – Land Use
Section 10–202
Annotated Code of Maryland
(2012 Volume and 2023 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
That the Laws of Maryland read as follows:

Article – Land Use**10–104.**

(A) IN THIS SECTION, “RED LINE” MEANS A ~~RAIL~~ TRANSIT FACILITY ~~USING ONE OR MORE VEHICLES, REGARDLESS OF MODE, OPERATING IN TANDEM ON A FIXED RAIL~~ IN A COMBINATION OF AT-GRADE, ELEVATED, ~~AND~~ OR UNDERGROUND CONFIGURATIONS THROUGH BALTIMORE CITY AND BALTIMORE COUNTY ALONG A GENERALLY EAST-TO-WEST ALIGNMENT BETWEEN THE TERMINUS OF SECURITY BOULEVARD ON THE WEST AND JOHNS HOPKINS BAYVIEW MEDICAL CENTER ON THE EAST, CONNECTING AS APPROPRIATE TO OTHER FIXED-ROUTE TRANSIT SERVICES.

(B) NOTWITHSTANDING § 10–202 OF THIS TITLE, THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY MAY NOT ADOPT OR ENFORCE A LOCAL LAW THAT

REQUIRES THE CREATION OF NEW MOTOR VEHICLE OFF-STREET PARKING FOR A RESIDENTIAL DEVELOPMENT THAT INCLUDES RESIDENTIAL USE AND THAT IS LOCATED WITHIN A 0.25-MILE RADIUS OF A PRESENT OR PLANNED:

- (1) MARC STATION;**
- (2) BALTIMORE MTA LIGHT RAIL STATION; ~~OR~~**
- (3) RED LINE STATION, REGARDLESS OF TRANSIT MODE; OR**
- (4) METRO STATION.**

10-202.

To promote the health, safety, and general welfare of the community, the Mayor and City Council of Baltimore City may regulate:

- (1) the height, number of stories, and size of buildings and other structures;
- (2) the percentage of a lot that may be occupied;
- (3) off-street parking;
- (4) the size of yards, courts, and other open spaces;
- (5) population density; and
- (6) the location and use of buildings, signs, structures, and land.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2024.

Approved by the Governor, May 9, 2024.