

## ZONING SUMMARY

Zoning Jurisdiction	<b>BALTIMORE CITY</b>
Zoning Category	<b>RESIDENTIAL</b>
Zoning Code	<b>R-7</b>
Zoning District	<b>RESIDENTIAL</b>
Zoning Description	<b>Mixed Residential District</b>

Zoning Summary	<p><b>Neighborhoods:</b> The R-7 Mixed Residential Zoning District is intended for those areas that offer a diverse range of housing types. Development in this district accommodates a transition between naturalistic and urban residential settings.;</p> <p><b>Housing types:</b> The R-7 District is meant to accommodate a diverse range of housing types, including detached and semi-detached dwellings, rowhouse developments, and multi-family developments of a larger scale than found in the more restrictive residential districts.</p>
Permitted Uses	<p><b>PERMITTED USES INCLUDE BUT ARE NOT LIMITED TO:</b></p> <p><b>RELIGIOUS FACILITY, HOUSING - GROUP, HOUSING - SINGLE UNIT, HOUSING - MULTIPLE UNITS, EDUCATIONAL / SCHOOL, PARK &amp; OPEN SPACE</b></p>
Max Site Coverage	<p><b>Lot Coverage: Dwelling: Detached or Semi-Detached: 35 percent; Dwelling: Rowhouse: 50 percent; Dwelling: Multi-Family and All Other Uses: 70 percent; Maximum Impervious Surface: Dwelling: Detached or Semi-Detached: 60 percent, Dwelling: Rowhouse (Rear Yard): 65 percent</b></p>
Min Lot Area	<p><b>Community Open-Space Garden</b></p>

	<p>or Farm, Park or Playground and Urban Agriculture: None;</p> <p>Dwelling: Detached and All Other Uses: 3,000 sq ft per lot;</p> <p>Dwelling: Semi-Detached: 2,000 sq ft per lot; Dwelling: Rowhouse: 1,100 sq ft per lot;</p> <p>Dwelling: Multi-Family: 1,100 sq ft per du; Dwelling: Multi-Family (Age-Restricted): 825 sq ft per du; Residential-Care Facility and Residential-Care Facility (Age-Restricted): Lot area to be comparable to that for a likesized M-FD (Age-Restrctd); Rooming House: N/A</p> <p>Dwelling: Detached or Semi-Detached and Dwelling: Rowhouse: 35 ft; Dwelling: Multi-Family and All Other Uses: 35 or 45 ft; For a structure located on an interior lot, the maximum height is 35 ft. For a structure located on a corner lot at which each of the adjoining street rights-of-way are at least 30 ft wide, the maximum height is 45 ft.</p>
Max Building Height	
Front Setback Distance	<p>Dwelling: Detached or Semi-Detached: Lesser of 20 ft or blockface average; Dwelling: Rowhouse, Dwelling: Multi-Family and All Other Uses: 10 ft</p>
Side Setback Distance	<p>Minimum Interior Side Yard: Dwelling: Detached, Dwelling: Semi-Detached and Dwelling: Multi-Family: 10 ft; Dwelling: Rowhouse: None; All Other Uses: 15 ft; Corner Side Yard: 15 ft</p>
Rear Setback Distance	25 ft
Zoning Ordinance	12/15/24
Zoning Boundary	10/29/24