

## ZONING SUMMARY

Zoning Jurisdiction  
Zoning Category  
Zoning Code  
Zoning District  
Zoning Description

**BALTIMORE CITY**  
**RESIDENTIAL**  
**R-7**  
**RESIDENTIAL**  
**Mixed Residential District**

Zoning Summary

**Neighborhoods:** 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.; **Housing types:** 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.

**PERMITTED USES INCLUDE**  
**BUT ARE NOT LIMITED TO:**  
**RELIGIOUS FACILITY, HOUSING - GROUP, HOUSING - SINGLE UNIT, HOUSING - MULTIPLE UNITS, EDUCATIONAL / SCHOOL, PARK & OPEN SPACE**

**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

**Community Open-Space Garden**

Permitted Uses

Max Site Coverage

Min Lot Area

	or Farm, Park or Playground and Urban Agriculture: None; Dwelling: Detached and All Other Uses: 3,000 sq ft per lot; Dwelling: Semi-Detached: 2,000 sq ft per lot; Dwelling: Rowhouse: 1,100 sq ft per lot; 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 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.
Max Building Height	
Front Setback Distance	Dwelling: Detached or Semi- Detached: Lesser of 20 ft or blockface average; Dwelling: Rowhouse, Dwelling: Multi- Family and All Other Uses: 10 ft 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
Side Setback Distance	
Rear Setback Distance	25 ft
Zoning Ordinance	12/15/24
Zoning Boundary	10/29/24