

Department of Legislative Services
Maryland General Assembly
2024 Session

FISCAL AND POLICY NOTE
Third Reader - Revised

House Bill 38

(Delegate Edelson)

Environment and Transportation

Judicial Proceedings

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

This bill prohibits 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 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 Maryland Transit Administration (MTA) Light Rail station; (3) Red Line station, regardless of transit mode; or (4) Metro station. “Red Line” means a transit facility, regardless of mode, operating in a combination of at-grade, elevated, 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.

Fiscal Summary

State Effect: The bill does not directly affect State finances.

Local Effect: The bill is not expected to directly affect local government finances.

Small Business Effect: Potential meaningful.

Analysis

Current Law: 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.

Zoning regulations adopted by the Mayor and City Council must be in accordance with the city's comprehensive plan and designed to, among other things, (1) control street congestion; (2) properly manage growth and development; and (3) promote or facilitate adequate transportation, water, sewerage, schools, recreation, parks, and other public facilities. The zoning regulations must also include reasonable consideration for (1) the character of the district or zone and its suitability for particular uses and (2) encouragement for orderly development and the most appropriate use of land throughout the city.

Small Business Effect: The bill may have a meaningful impact on any small business that develops a building (or buildings) that includes residential use in Baltimore City within a 0.25-mile radius of a present or planned MARC station, Baltimore MTA Light Rail station, Red Line station, or Metro station. Eliminating off-street parking requirements may reduce the cost of development near those transit stations.

Additional Information

Recent Prior Introductions: Similar legislation has not been introduced within the last three years.

Designated Cross File: None.

Information Source(s): Maryland Department of Planning; Maryland Department of Transportation; Department of Legislative Services

Fiscal Note History: First Reader - March 5, 2024
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