

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 12-0054

Introduced by: Councilmembers Clarke, Curran
Introduced and read first time: March 26, 2012
Assigned to: Land Use and Transportation Committee

Committee Report: Favorable with amendments
Council action: Adopted
Read second time: June 25, 2012

AN ORDINANCE CONCERNING

**Zoning – Conversion of Single-Family Dwellings =
~~Coldstream Homestead Montebello Urban Renewal Area~~**

FOR the purpose of prohibiting the conversion of buildings used for single-family dwellings in ~~the Coldstream Homestead Montebello Urban Renewal Area, unless expressly authorized in the Urban Renewal Plan for that Area~~ certain districts; and providing for a special effective date.

BY repealing and reordaining, with amendments

Article - Zoning
Section(s) 3-305(b)
Baltimore City Revised Code
(Edition 2000)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Laws of Baltimore City read as follows:

Baltimore City Revised Code

Article – Zoning

§ 3-305. Conversion of single-or two-family dwellings.

(b) *Conditional use conversion — authorized.*

(1) In all districts except the R-2, R-4, R-5, AND R-6, ~~and R-8~~ Districts, the Board may authorize, as a conditional use, the conversion of a building for use by more than 1 family, as long as the number of families permitted conforms with the applicable bulk regulations for the district in which the building is located.

(2) When authorizing a conversion, the Board may impose conditions and restrictions under § 14-103 that include a limit on the number of occupants.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

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1 ~~(3) (i) In the R-7 District, the Board may approve the conversion of a single-family~~
2 ~~dwelling to a 2-family dwelling only if the property meets the minimum lot size~~
3 ~~requirements:~~

4 ~~(ii) The Board may waive the requirements of item (i) of this paragraph (3) for~~
5 ~~carriage houses, nonconforming uses, and vacant buildings.~~

6 ~~(3) (4) In the R-8 District~~ R-7 AND R-8 DISTRICTS, the conversion of a 1- or 2-family
7 dwelling to additional dwelling units may be authorized, but only by a conditional-use
8 ordinance.

9 ~~(5) THIS SUBSECTION DOES NOT APPLY TO THE COLDSTREAM HOMESTEAD MONTEBELLO~~
10 ~~URBAN RENEWAL AREA, EXCEPT TO THE EXTENT EXPRESSLY AUTHORIZED IN THE~~
11 ~~URBAN RENEWAL PLAN FOR THAT AREA.~~

12 **SECTION 2. AND BE IT FURTHER ORDAINED**, That the catchlines contained in this Ordinance
13 are not law and may not be considered to have been enacted as a part of this or any prior
14 Ordinance.

15 **SECTION 3. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on ~~the 30th day~~
16 ~~after~~ the date it is enacted.

Certified as duly passed this _____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this _____ day of _____, 20__

Chief Clerk

Approved this _____ day of _____, 20__

Mayor, Baltimore City