

CITY OF BALTIMORE
ORDINANCE **24-313**
Council Bill 23-0407

Introduced by: Councilmember Ramos
Introduced and read first time: June 26, 2023
Assigned to: Economic and Community Development Committee
Committee Report: Favorable
Council action: Adopted
Read second time: January 29, 2024

AN ORDINANCE CONCERNING

Zoning – Discontinuance or Abandonment of Nonconforming Use – Reporting

FOR the purpose of establishing a process for a person to report to the Zoning Administrator that a nonconforming use, or any part of that use, has been discontinued for 12 consecutive months or actually abandoned.

BY adding

Article 32 - Zoning
Section 18-307(c)
Baltimore City 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 Code

Article 32. Zoning

Title 18. Nonconformities

Subtitle 3. Nonconforming Uses

§ 18-307. Discontinuance or abandonment.

(C) REPORT TO ZONING ADMINISTRATOR.

(1) IN GENERAL.

IF A PERSON REASONABLY BELIEVES THAT A NONCONFORMING USE HAS BEEN, IN WHOLE OR IN PART, DISCONTINUED OR ABANDONED AS DESCRIBED UNDER THIS SECTION, THE PERSON MAY FILE A REPORT WITH THE ZONING ADMINISTRATOR.

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 (2) *CONTENTS.*

2 THE REPORT SHALL INCLUDE:

3 (I) THE LOCATION OF THE DISCONTINUED OR ABANDONED USE;

4 (II) A DESCRIPTION OF THE DISCONTINUED OR ABANDONED USE;

5 (III) THE DATE THE PERSON LAST OBSERVED THE USE;

6 (IV) A STATEMENT BY THE PERSON AFFIRMING THAT THE PERSON REASONABLY
7 BELIEVES THE USE DESCRIBED IN SUBPARAGRAPH (II) OF THIS PARAGRAPH
8 HAS NOT OCCURRED IN THE PAST 12 MONTHS; AND

9 (V) THE SIGNATURE OR SIGNATURES OF THE PERSON REPORTING THE
10 DISCONTINUED OR ABANDONED USE.


11 (3) *ZONING ADMINISTRATOR TO INVESTIGATE.*

12 UPON RECEIPT OF A COMPLAINT ISSUED UNDER THIS SUBSECTION, THE ZONING
13 ADMINISTRATOR SHALL INSPECT STRUCTURES AND USES OF LAND TO DETERMINE
14 COMPLIANCE WITH THIS CODE AND, WHERE VIOLATIONS ARE FOUND, INITIATE
15 ACTION TO SECURE COMPLIANCE.

16 **SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
17 after the date it is enacted.


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Certified as duly passed this 29 day of January, 2024



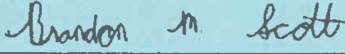
President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,
this 29 day of January, 2024



Chief Clerk

Approved this 20th day of February, 2024



Mayor, Baltimore City

Approved for form an Legal Sufficiency
This 13th Day of February, 2024.



Chief Solicitor