

**CITY OF BALTIMORE**  
**COUNCIL BILL 24-0540**  
**(First Reader)**

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Introduced by: Councilmember Ramos

Introduced and read first time: May 16, 2024

Assigned to: Economic and Community Development Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Housing and Community Development, Planning Commission, Baltimore Development Corporation, Department of Transportation, Department of Public Works, Board of Municipal and Zoning Appeals, Department of Recreation and Parks, Parking Authority of Baltimore City, Commission for Historical and Architectural Preservation, Office of Sustainability

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Urban Renewal – Coldstream Homestead Montebello –**  
3 **Amendment \_\_\_\_**

4 FOR the purpose of amending the Urban Renewal Plan for Coldstream Homestead Montebello to  
5 prohibit development of multi-family dwelling units within the Project Area; waiving certain  
6 content and procedural requirements; making the provisions of this Ordinance severable;  
7 providing for the application of this Ordinance in conjunction with certain other ordinances;  
8 and providing for a special effective date.

9 BY authority of  
10 Article 13 - Housing and Urban Renewal  
11 Section 2-6  
12 Baltimore City Code  
13 (Edition 2000)

14 **Recitals**

15 The Urban Renewal Plan for Coldstream Homestead Montebello was originally approved by  
16 the Mayor and City Council of Baltimore by Ordinance 77-289 and last amended by Ordinance  
17 22-182.

18 An amendment to the Urban Renewal Plan for Coldstream Homestead Montebello is  
19 necessary to prohibit development of multi-family dwelling units within the Project Area.

20 Under Article 13, § 2-6 of the Baltimore City Code, no change may be made in any approved  
21 renewal plan unless the change is approved in the same manner as that required for the approval  
22 of a renewal plan.

23 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
24 following changes in the Urban Renewal Plan for Coldstream Homestead Montebello are  
25 approved:

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

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1 (1) In the Plan, amend B.1.a. to read as follows:

2 B. LAND USE PLAN

3 1. Permitted Uses

4 . . . .

5 a. Residential.

6 In the area designated as Residential on the Land Use Plan, the permitted  
7 uses shall be dwellings, non-profit educational, cultural, and/or  
8 recreational facilities as defined in the Zoning Ordinance of Baltimore  
9 City, and other uses listed as conditional under the provisions for the  
10 applicable zoning district in said Zoning Ordinance, provided that such  
11 conditional uses are duly approved in the manner set forth in said Zoning  
12 Ordinance. NOTWITHSTANDING ANY PROVISIONS OF THIS PLAN TO THE  
13 CONTRARY, MULTI-FAMILY DWELLING UNITS ARE PROHIBITED IN THE  
14 RESIDENTIAL AREA.

15 (2) In the Plan, amend B.1.h. to read as follows:

16 B. LAND USE PLAN

17 1. Permitted Uses

18 . . . .

19 h. Non-Conforming.

20 A non-conforming use is any lawfully existing use of a building or other  
21 structure, or of land which does not conform to the applicable use  
22 regulations of district in which it is located according to the Zoning  
23 Ordinance of Baltimore City. [These nonconforming uses shall be  
24 permitted to continue subject to the provisions of Chapter 8 of said Zoning  
25 Ordinance, titled “Non-Conformance.”]

26 (3) In the Plan, strike B.1.i. in its entirety.

27  
28 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the Urban Renewal Plan for Coldstream  
29 Homestead Montebello, as amended by this Ordinance and identified as “Urban Renewal Plan,  
30 Coldstream Homestead Montebello, revised to include Amendment \_\_\_, dated May 16, 2024”, is  
31 approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan  
32 with the Department of Legislative Reference as a permanent public record, available for public  
33 inspection and information.

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1       **SECTION 3. AND BE IT FURTHER ORDAINED**, That if the amended Urban Renewal Plan  
2 approved by this Ordinance in any way fails to meet the statutory requirements for the content of  
3 a renewal plan or for the procedures for the preparation, adoption, and approval of a renewal  
4 plan, those requirements are waived and the amended Urban Renewal Plan approved by this  
5 Ordinance is exempted from them.

6       **SECTION 4. AND BE IT FURTHER ORDAINED**, That if any provision of this Ordinance or the  
7 application of this Ordinance to any person or circumstance is held invalid for any reason, the  
8 invalidity does not affect any other provision or any other application of this Ordinance, and for  
9 this purpose the provisions of this Ordinance are declared severable.

10       **SECTION 5. AND BE IT FURTHER ORDAINED**, That if a provision of this Ordinance concerns  
11 the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or  
12 safety law or regulation, the applicable provisions shall be construed to give effect to each.  
13 However, if the provisions are found to be in irreconcilable conflict, the one that establishes the  
14 higher standard for the protection of the public health and safety prevails. If a provision of this  
15 Ordinance is found to be in conflict with an existing provision of any other law or regulation that  
16 establishes a lower standard for the protection of the public health and safety, the provision of  
17 this Ordinance prevails and the other conflicting provision is repealed to the extent of the  
18 conflict.

19       **SECTION 6. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the date it is  
20 enacted.