

**CITY OF BALTIMORE  
COUNCIL BILL 23-0407  
(First Reader)**

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Introduced by: Councilmember Ramos

Introduced and read first time: June 26, 2023

Assigned to: Economic and Community Development Committee

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Referred to the following agencies: City Solicitor, Planning Commission, Department of Housing and Community Development, Board of Municipal and Zoning Appeals, Baltimore Development Corporation, Department of Transportation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Zoning – Discontinuance or Abandonment of Nonconforming Use - Reporting**

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

6 BY adding

7 Article 32 - Zoning  
8 Section 18-307(c)  
9 Baltimore City Code  
10 (Edition 2000)

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

13 **Baltimore City Code**

14 **Article 32. Zoning**

15 **Title 18. Nonconformities**

16 ***Subtitle 3. Nonconforming Uses***

17 **§ 18-307. Discontinuance or abandonment.**

18 (C) *REPORT TO ZONING ADMINISTRATOR.*

19 (1) *IN GENERAL.*

20 IF A PERSON REASONABLY BELIEVES THAT A NONCONFORMING USE HAS BEEN, IN  
21 WHOLE OR IN PART, DISCONTINUED OR ABANDONED AS DESCRIBED UNDER THIS  
22 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.

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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 30<sup>th</sup> day  
17 after the date it is enacted.