

CITY OF BALTIMORE
COUNCIL BILL 12-0054
(First Reader)

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

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Board of Municipal and Zoning Appeals, Planning Commission, Department of Housing and Community Development, Baltimore Development Corporation

A BILL ENTITLED

1 AN ORDINANCE concerning

2 style="text-align:center">**Zoning – Conversion of Single-Family Dwellings -**
3 style="text-align:center">**Coldstream Homestead Montebello Urban Renewal Area**

4 FOR the purpose of prohibiting the conversion of buildings used for single-family dwellings in
5 the Coldstream Homestead Montebello Urban Renewal Area, unless expressly authorized in
6 the Urban Renewal Plan for that Area.

7 BY repealing and reordaining, with amendments

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

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

14 style="text-align:center">**Baltimore City Revised Code**

15 style="text-align:center">**Article – Zoning**

16 **§ 3-305. Conversion of single-or two-family dwellings.**

17 (b) *Conditional use conversion — authorized.*

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

22 (2) When authorizing a conversion, the Board may impose conditions and restrictions
23 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.

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

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

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

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