CITY OF BALTIMORE ORDINANCE 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

1	Zoning – Discontinuance or Abandonment of Nonconforming Use – Reporting
2 3 4	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.
5 6 7 8 9	By adding Article 32 - Zoning Section 18-307(c) Baltimore City Code (Edition 2000)
10 11	SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE , That the Laws of Baltimore City read as follows:
12	Baltimore City Code
13	Article 32. Zoning
14	Title 18. Nonconformities
15	Subtitle 3. Nonconforming Uses
16	§ 18-307. Discontinuance or abandonment.
17	(C) REPORT TO ZONING ADMINISTRATOR.
18	(1) IN GENERAL.
19 20 21	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.

<u>Underlining</u> indicates matter added to the bill by amendment.

Strike out indicates matter stricken from the bill by

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

Council Bill 23-0407

Certified as duly passed this <u>29</u> day of <u>January</u>, 20<u>24</u>

President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this <u>29</u> day of <u>January</u>, 20<u>24</u>

Chief Clerk

Approved this 20th day of February , 2024

Irandon M. Scott

Mayor, Baltimore City

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

Elena R. DiPietro

Chief Solictor