



Legislation Text

File #: 19-0461, Version: 0

Explanation: Capitals indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

* **Warning:** This is an unofficial, introductory copy of the bill.
The official copy considered by the City Council is the first reader copy.

Introductory*

**City of Baltimore
Council Bill**

Introduced by: Councilmember Burnett

A Bill Entitled

An Ordinance concerning

Zoning - Use Regulation - Residential Care Facilities

For the purpose of clarifying the requirements for a residential-care facility where single-family dwellings are permitted; clarifying the duties of the Zoning Administrator; requiring that residential care facilities require conditional use approval of the Board of Municipal and Zoning Appeals in certain residential zoning districts; and conforming related provisions.

By repealing and re-ordaining, with amendments

Article 32 - Zoning
Sections 3-201(c) and 14-334(a)
Baltimore City Code
(Edition 2000)

By repealing and re-ordaining, with amendments

Article 32 - Zoning
Table 8-301(Residential)
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 3. Outline of Code Administration

Subtitle 2. Administrative Agencies and Officials

§ 3-201. Zoning Administrator.

(c) *Powers and duties - Specific.*

The Zoning Administrator has the following powers and duties under this Code:

- (1) to determine whether a variance is a major or minor variance (Title 5, Subtitle 3);
- (2) to grant minor variances (Title 5, Subtitle 3);
- (3) to authorize use permits (Title 5, Subtitle 7);
- (4) to provide zoning consultations (Title 5, Subtitle 8);
- (5) to issue zoning verifications (Title 5, Subtitle 9);
- (6) to inspect structures and uses of land to determine compliance with this Code and, where violations are found, initiate action to secure compliance;
- (7) to preserve all records from the administration of the zoning law since its enactment by Ordinance 31-1247;
- (8) to maintain permanent records of this Code and of all actions taken under it, including:
 - (i) all maps adopted under this Code; and
 - (ii) all amendments to this Code and to the maps adopted under it;
 - (iii) the rules and regulations of the Board of Municipal and Zoning Appeals;
 - (iv) applications for and approvals of conditional uses and variances; and
 - (v) appeals taken under this Code;
- (9) to provide and maintain a public information service on matters arising out of this Code;
- [(10) Where reasonable, necessary, and not a fundamental alteration of this Code, to provide reasonable accommodation in the application of this Code for the siting, development, and use of housing or services for an individual protected under the Federal Americans with Disabilities Act or the Federal Fair Housing Amendments Act;]
- (10) [(11)] to receive, file, review, maintain copies of, and forward to the Board Municipal and Zoning Appeals applications for conditional uses, variances, appeals, and other matters on which the Board is required to act;
- (11) [(12)] to perform completeness review of applications (§ 5-202);
- (12) [(13)] with the approval of the Board of Estimates, to set fees for processing applications, issuing

