



Legislation Text

File #: 24-0540, 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 Ramos

A Bill Entitled

An Ordinance concerning

**Urban Renewal - Coldstream Homestead Montebello - Amendment \_\_\_\_**

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

By authority of

Article 13 - Housing and Urban Renewal  
Section 2-6  
Baltimore City Code  
(Edition 2000)

**Recitals**

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

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

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

**Section 1. Be it ordained by the Mayor and City Council of Baltimore,** That the following changes in the Urban Renewal Plan for Coldstream Homestead Montebello are approved:

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

B. LAND USE PLAN

1. Permitted Uses

....

a. Residential.

In the area designated as Residential on the Land Use Plan, the permitted uses shall be dwellings, non-profit educational, cultural, and/or recreational facilities as defined in the Zoning Ordinance of Baltimore City, and other uses listed as conditional under the provisions for the applicable zoning district in said Zoning Ordinance, provided that such conditional uses are duly approved in the manner set forth in said Zoning Ordinance. Notwithstanding any provisions of this Plan to the contrary, multi-family dwelling units are prohibited in the residential area.

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

B. LAND USE PLAN

1. Permitted Uses

....

h. Non-Conforming.

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

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

**Section 2. And be it further ordained,** That the Urban Renewal Plan for Coldstream Homestead Montebello, as amended by this Ordinance and identified as “Urban Renewal Plan, Coldstream Homestead Montebello, revised to include Amendment \_\_\_, dated May 16, 2024”, is approved. The Department of Planning shall file a copy of the amended Urban Renewal Plan with the Department of Legislative Reference as a permanent public record, available for public inspection and information.

**Section 3. And be it further ordained,** That if the amended Urban Renewal Plan approved by this Ordinance in any way fails to meet the statutory requirements for the content of a renewal plan or for the procedures for the preparation, adoption, and approval of a renewal plan, those requirements are waived and the amended Urban Renewal Plan approved by this Ordinance is exempted from them.

**Section 4. And be it further ordained,** That if any provision of this Ordinance or the application of this Ordinance to any person or circumstance is held invalid for any reason, the invalidity does not affect any other provision or any other application of this Ordinance, and for this purpose the provisions of this Ordinance are declared severable.

**Section 5. And be it further ordained,** That if a provision of this Ordinance concerns the same subject as a provision of any zoning, building, electrical, plumbing, health, fire, or safety law or regulation, the applicable provisions shall be construed to give effect to each. However, if the provisions are found to be in irreconcilable conflict, the one that establishes the higher standard for the protection of the public health and safety prevails. If a provision of this Ordinance is found to be in conflict with an existing provision of any other law or

regulation that establishes a lower standard for the protection of the public health and safety, the provision of this Ordinance prevails and the other conflicting provision is repealed to the extent of the conflict.

**Section 6. And be it further ordained,** That this Ordinance takes effect on the date it is enacted.