



Legislation Text

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EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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INTRODUCTORY*

CITY OF BALTIMORE
COUNCIL BILL

Introduced by: Councilmember Clarke

A BILL ENTITLED

AN ORDINANCE concerning
Zoning - Conversion of Single-Family Dwellings - Coldstream Homestead Montebello Urban Renewal Area

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

BY repealing and reordaining, with amendments

Article - Zoning
Section(s) 3-305(b)
Baltimore City Revised 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 Revised Code

Article - Zoning

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

(b) Conditional use conversion - authorized.

(1) In all districts except the R2, R4, R5, R6, and R-8 Districts, the Board may authorize, as a conditional use, the conversion of a building for use by more than 1 family, as long as the number of families permitted conforms with the applicable bulk regulations for the district in which the building is located.

(2) When authorizing a conversion, the Board may impose conditions and restrictions under § 14I03 that include a limit on the number of occupants.

(3) (i) In the R7 District, the Board may approve the conversion of a singlefamily dwelling to a 2family dwelling only if the property meets the minimum lot size requirements.

(ii) The Board may waive the requirements of item (i) of this paragraph (3) for carriage houses, nonconforming uses, and vacant buildings.

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

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

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

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

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