



Legislation Text

File #: 23-0407, 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

Zoning - Discontinuance or Abandonment of Nonconforming Use - Reporting

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.

By adding

Article 32 - Zoning
Section 18-307(c)
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 18. Nonconformities

Subtitle 3. Nonconforming Uses

§ 18-307. Discontinuance or abandonment.

(c) *Report to Zoning Administrator.*

(1) *In general.*

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.

(2) *Contents.*

The report shall include:

- (i) the location of the discontinued or abandoned use;
- (ii) a description of the discontinued or abandoned use;
- (iii) the date the person last observed the use;
- (iv) a statement by the person affirming that the person reasonably believes the use described in subparagraph (ii) of this paragraph has not occurred in the past 12 months; and
- (v) the signature or signatures of the person reporting the discontinued or abandoned use.

(3) *Zoning Administrator to investigate.*

Upon receipt of a complaint issued under this subsection, the Zoning Administrator shall inspect structures and uses of land to determine compliance with this Code and, where violations are found, initiate action to secure compliance.

Section 2. And be it further ordained, That this Ordinance takes effect on the 30th day after the date it is enacted.