

**TOWN COUNCIL OF CENTREVILLE
ORDINANCE 07-2015**

**AN ORDINANCE OF THE TOWN COUNCIL OF CENTREVILLE TO AMEND THE
TOWN'S ZONING ORDINANCE CODIFIED AS CHAPTER 170 OF THE TOWN
CODE TO ESTABLISH REGULATIONS FOR BED AND BREAKFASTS, BOARDING
HOUSES AND SHORT TERM HOME RENTALS IN THE R-1 DISTRICT IN ORDER
TO ADMINISTER AND ENFORCE THE TOWN'S ZONING ORDINANCE MORE
EFFECTIVELY.**

WHEREAS, the Town Council has the authority under Section 5-213 of the Local Government Article of the Annotated Code of Maryland to establish reasonable zoning regulations.

WHEREAS, Section 4-102(6) of the Land Use Article of the Annotated Code of Maryland authorizes the Town Council to regulate the location and use of buildings, signs and structures on the land.

WHEREAS, the Town Council finds that the health, safety, and general welfare of the residents of the Town will be furthered and enhanced by clarifying certain terms and definitions and establishing regulations and performance standards for Bed and Breakfasts, Boarding houses and short-term home rentals within the Town's Zoning Ordinance, which is codified as Chapter 170 of the Centreville Town Code, in order to aid in the administration and enforcement thereof.

WHEREAS, the purpose of the regulations and performance standards are:

1. To establish criteria for operation of Bed and Breakfasts, Boarding houses and short-term home rentals, in dwelling units within certain residential districts;
2. To encourage tourism as a business within the Town of Centreville;
3. To encourage uses that are compatible with residential and mixed-use areas in support of the Town's economic development efforts;
4. To ensure that such uses are compatible with, and do not have a deleterious effect on adjacent and nearby residential properties and uses;
5. To allow residents of the Town to use their residences as places to enhance or fulfill personal economic goals, under certain specified standards, conditions and criteria;
6. To enable the fair and consistent enforcement of these regulations;
7. To promote and protect the health, safety, morals, and general welfare of the community; and
8. To establish regulations and performance standards with which Bed and Breakfasts, Boarding houses and short-term home rentals in the Town must comply, except as otherwise provided herein.

NOW, THEREFORE, be it ordained by the Town Council of Centreville that:

Section 1. The recitals set forth above are incorporated herein by reference and made a part of this ordinance.

Section 2. Section 170-19 of the Code be, and is hereby amended as follows:

170-19. Residential District R-1.

C. Special Exceptions shall be as follows:

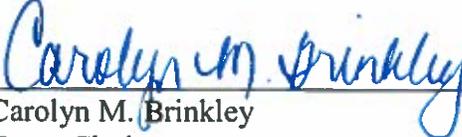
8. Boarding houses, bed-and-breakfasts, and short-term rentals.

Use and development standards. In accordance with the following use and development standards, Bed and Breakfasts, Boarding houses and short-term home rentals must:

- i. Have the facility inspected and approved by the fire marshal for the specified use;
- ii. Comply with applicable federal, state and local laws;
- iii. Operate under a valid Bed and Breakfasts, Boarding houses or short-term home rental zoning certificate prior to operation;
- iv. Provide for off street parking, in accordance with § 170-32 of this chapter, which includes a buffer from adjacent residential uses
- v. Not involve the alteration of a structure in a manner that changes the essential residential character of the property or district; and
- vi. Signs are permitted as provided for in Article IV, Supplemental Zone regulations, § 170-38 of this chapter.

Section 4. All new material has been underlined.

ATTEST:



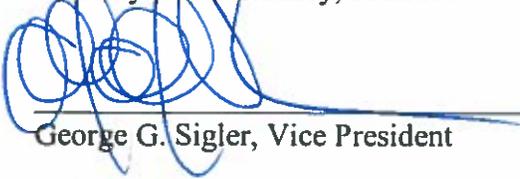
Carolyn M. Brinkley
Town Clerk

First Reading: September 29, 2015
Second Reading: October 15, 2015
Adopted: November 5, 2015
Effective: November 26, 2015

THE TOWN COUNCIL OF CENTREVILLE



Timothy E. McCluskey, President



George G. Sigler, Vice President

OPPOSED

Jim A. Beauchamp, Member