

**THE TOWN COUNCIL OF THE TOWN OF CENTREVILLE
TOWN ORDINANCE NO. 07-2022**

AN ORDINANCE OF THE TOWN COUNCIL OF CENTREVILLE AMENDING THE TOWN OF CENTREVILLE ZONING ORDINANCE, WHICH IS CHAPTER 170 OF THE TOWN CODE, TO REVISE THE DEFINITION OF “CONVENIENCE STORE” TO INCREASE THE ALLOWABLE SIZE FROM LESS THAN 2,000 SQUARE FEET TO A MAXIMUM OF 5,500 SQUARE FEET, AND PROVIDE THE MAXIMUM SQUARE FOOTAGE OF A “CONVENIENCE STORE” IN THE CENTRAL BUSINESS DISTRICT (CBD) SHALL REMAIN AT LESS THAN 2,000 SQUARE FEET.

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

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

WHEREAS, Section 170-62 of the Code of the Town of Centreville provides for amendments to the regulations, restrictions and boundaries set forth in Chapter 170 of the Code;

WHEREAS, the Town desires to amend Chapter 170 to change the definition of “Convenience Stores” to increase the allowable size from less than 2,000 square feet to a maximum of 5,500 square feet, except that the increase in size would not apply within the Central Business District;

WHEREAS, the Town Council received a _____ recommendation on the zoning amendment from the Centreville Planning and Zoning Commission; and

WHEREAS, the Town Council held a public hearing on the zoning amendment on March _____.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of Centreville:

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

Section 2. Article III, District Regulations, Section 170 – 22 Central Business District CBD Special Exception Uses, B(2) is hereby amended as follows: (**Bold** indicates language proposed to be added to the Town Code, ~~Strike-through~~ indicates language proposed to be deleted from the Town Code)

B(2) Convenience stores **less than 2,000 square feet and** without motor vehicle fuel dispensers.

Section 3. Article IX, Section 170-68 Definitions, is hereby amended as follows: (**Bold** indicates language proposed to be added to the Town Code, ~~Strike-through~~ indicates language proposed to be deleted from the Town Code)

Convenience Store – A one-story retail store containing less than ~~2,000~~ **5,500** square feet of gross floor area that is designed and stocked to sell primarily food, beverages, and other household supplies to customers who purchase only a relatively few items. It is designed to attract and depends upon a large volume of stop-and-go traffic.

Section 4. If any section, clause, paragraph, sentence or phrase of the Ordinance or the application thereof to any person, property, or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, the invalidity or unconstitutionality shall in no way affect other provisions or any other application of this Ordinance which can be given effect without the invalid or unconstitutional provision or application, and for this purpose the provisions of this Ordinance are declared severable.

Section 5. This Ordinance shall become effective twenty days after its enactment.

ATTEST:

THE TOWN COUNCIL OF CENTREVILLE

Carolyn M. Brinkley
Town Clerk

Steven K. Kline, President

First Reading: _____

Jeffrey D. Kiel, Vice President

Second Reading: _____

Enacted: _____

Effective: _____

(21st calendar day after enactment)

Shelby C. Anania, Member

Eric B. Johnson, Jr., Member

Ashley H. Kaiser, Esq., Member