

**TOWN COUNCIL OF CENTREVILLE
ORDINANCE NO. 02-2021**

**AN ORDINANCE OF THE TOWN COUNCIL OF CENTREVILLE ADOPTING A
TEMPORARY MORATORIUM ON THE ISSUANCE OF PERMITS FOR ACCESSORY
STRUCTURES IN EXCESS OF 400 SQUARE FEET**

WHEREAS, the Town Council of Centreville 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 of Centreville to regulate the location and use of buildings, signs and structures on the land;

WHEREAS, Article III, Section 301(b)(54) of the Charter of the Town Centreville authorizes the Town to exercise the powers of Planning and Zoning;

WHEREAS, the existing standards for accessory structures allow for significant sized structures in close proximity to neighboring properties that can be out of scale and character for the residential neighborhoods;

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 and revising the standards for accessory structures within the Town's Zoning Ordinance, which is codified as Chapter 170 of the Centreville Town Code;

WHEREAS, the Town of Centreville is considering text amendments to the Zoning Ordinance regarding accessory structures and would like to have additional study and public input;

WHEREAS, the Town requires time to ensure that the appropriate study and desired public input can be obtained before establishing effective and enduring text amendments to the Zoning Ordinance; and

WHEREAS, the Town Council has determined that a temporary moratorium, for a period of six (6) months, is a reasonable length of time to study, receive input and adopt any revisions to the Zoning Ordinance necessary.

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. A moratorium on the application for, consideration of, approval of, construction of, expansion of, processing of, or issuance of permits for accessory structures in excess of 400 square feet for a period of six (6) months from the effective date of this Ordinance.

Section 3. The moratorium shall apply to applications currently pending before the Town, as well as, applications filed after the effective date of this Ordinance.

Section 4. This moratorium is adopted to allow sufficient time for the Town to accomplish the following:

- a. Receive public input;
- b. Consider any revisions to the Zoning Ordinance as necessary to adequately address accessory structures in the Town; and
- c. Consider all such other matters as the Town Council, Planning and Zoning Commission, and Town staff deem appropriate.

Section 5. For the purposes of this Ordinance, accessory structure is defined in Section 170-70 of the Town Code.

Section 6. The Town Council shall have and reserves the right to extend or modify this moratorium on accessory structures for such additional period or periods and on such terms and conditions as it deems necessary for the health, safety, and welfare of the citizens of the Town of Centreville.

Section 7. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance, which can be given effect without the invalid section, subsection, sentence, clause or phrase, and to that end, all provisions of this Ordinance are hereby declared to be severable.

Section 8. This Ordinance shall become effective on the twenty-first day after its enactment.

ATTEST:

THE TOWN COUNCIL OF CENTREVILLE

Carolyn M. Brinkley
Carolyn M. Brinkley
Town Clerk

First Reading: February 4, 2021
Second Reading: February 25, 2021
Enacted: March 18, 2021
Effective: April 15~~B~~ 2021
(21st calendar day after enactment)

ABSENT
Timothy E. McCluskey, President

[Signature]
Steven K. Kline, Vice President

Robert R. Hardy, Jr.
Robert R. Hardy, Jr. Member

[Signature]
Jeffrey D. Kiel, Member

Shelby C. Anania
Shelby C. Anania, Member