

TOWN COUNCIL OF CENTREVILLE  
ORDINANCE NO. 09-2021

**AN ORDINANCE OF THE TOWN COUNCIL OF CENTREVILLE TO AMEND THE TOWN'S ZONING ORDINANCE CODIFIED AS CHAPTER 170 OF THE TOWN CODE TO RELATE THE MAXIMUM ALLOWABLE SIZE OF ACCESSORY STRUCTURES TO THE SIZE OF THE REQUIRED REAR YARD, TO INCREASE THE REQUIRED MINIMUM REAR AND SIDE YARD SETBACKS FOR ACCESSORY BUILDINGS THAT EXCEED 12 FEET IN HEIGHT, TO ESTABLISH A VEGETATIVE BUFFER REQUIREMENT FOR BUILDINGS 12 FEET AND TALLER, AND TO ADD DEFINITIONS OF THE SEVERAL TERMS IN ORDER TO ADMINISTER AND ENFORCE THE TOWN'S ZONING ORDINANCE MORE EFFECTIVELY.**

WHEREAS, Section 5-213 of the Local Government Article of the Annotated Code of Maryland enable the Town Council to enact zoning regulations;

WHEREAS, Section 4-201 *et seq.* of Land Use Article of the Annotated Code of Maryland enables the Town Council to divide the Town into districts and zones;

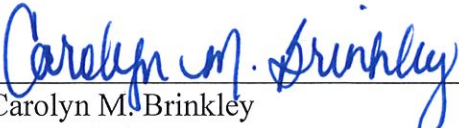
WHEREAS, Article III, Section 301(54) of the Charter of the Town Centreville authorizes the Town to exercise the powers of Planning and Zoning;

WHEREAS, the Town Council believes that it is in the best interests of the citizens of Centreville to amend Chapter 170 of the Town Code to Amend Section 170-70. Definitions and Section 170-39 Accessory Uses and Structures; fences.

NOW, THEREFORE, it is hereby Ordained by the Town Council of the Town of Centreville:


1. That Chapter 170 is hereby amended to include the text of which is attached hereto as Exhibit "A" with new material shown as **bold underline** and deleted language shown with **~~bold~~ ~~strikeout~~**.
2. This Ordinance shall become effective on the twenty-first day after its enactment.


ATTEST:

  
\_\_\_\_\_  
Carolyn M. Brinkley  
Town Clerk


First Reading: 7/8/2021  
Second Reading: 8/19/2021  
Enacted: 9/2/2021  
Effective: 9/23/2021  
(21st calendar day after enactment)

THE TOWN COUNCIL OF CENTREVILLE

  
\_\_\_\_\_  
Timothy E. McCluskey, President

  
\_\_\_\_\_  
Steven K. Kline, Vice President

\_\_\_\_\_  
VACANT, Member

  
\_\_\_\_\_  
Jeffrey D. Kiel, Member

**ABSENT**  
\_\_\_\_\_  
Shelby C. Anania, Member

# EXHIBIT A

1. Section 170-70, "Definitions" of the Code be, and is hereby, amended to add a new definition to read as follows with new material shown in **bold underlined**:

**Building, Footprint: The area delineated by the outer face of the foundation of a building, and the term shall include the area contained within the outer walls of any building or part thereof that may be constructed on piles or similar supports for flood elevation clearance.**

2. Section 170-39 of the Code be, and is hereby, amended as follows, with deleted material shown in **~~bold strikeout~~**:

§ 170-39.A. Accessory Uses and Structures; fences.

- A. Except as otherwise provided in this chapter, all uses and structures shall be located outside the required front or side yards in any residential or commercial district, ~~unless part of or attached to the main building~~. Accessory structures that are part of or attached to the main building require the same minimum yard setbacks as the main building. ~~Accessory uses or structures must be set back from the side and yard three feet when located in or adjacent to the R-1, R-2, R-3, TND Residential Districts.~~

3. Section 170-39.B. of the Code be, and is hereby, amended as follows, with new material shown in **bold underline**:

- B. **Accessory buildings which are not a part of or attached to the main building, although they may be connected by an open breezeway, may only be located between the rear lot line and the closest point of the rear wall of the main building, provided that the sum of the building footprints of all existing and proposed accessory building does not exceed thirty percent (30%) of the area of the required rear yard and provided the following standards are adhered to:**

1. **Every accessory building shall be set back from side and rear lot lines at least 3 feet except as provided herein:**
  - a) **the minimum required set back from the side and rear lot lines shall be five (5) feet up to a maximum height of fifteen (15) feet and ten (10) feet for every height above fifteen (15) feet as shown in the table presented here:**

Height of Accessory Building (feet)	Minimum Setback from Lot Line (feet)		Vegetative Buffer
	Side	Rear	
Under 12	3	3	Not Required
12 – under 15	5	5	Required
15 and over	10	10	Required

2. **The building height shall be no higher than the height of the principal structure on the lot.**
3. **The permit application for any building 12 feet or more in height shall include a native species evergreen buffer planting plan designed to allow only filtered views of the building from adjoining lots and the street.**