

**TOWN COUNCIL OF CENTREVILLE  
ORDINANCE NO. 13-2021**

---

**AN ORDINANCE OF THE TOWN COUNCIL OF CENTREVILLE TO AMEND THE TOWN'S SUBDIVISION REGULATIONS CODIFIED AS CHAPTER 138 TO INCLUDE PROVISIONS REGULATING WOONERFS, TO REVISE THE SIDEWALK STANDARDS, TO ALLOW THE PLANNING COMMISSION TO GRANT FLEXIBILITY IN THE GENERAL STREET STANDARDS FOR PLANNED UNIT DEVELOPMENT PROJECTS AND ALL REGULATIONS THAT ACCOMPANY IN ORDER TO ADMINISTER AND ENFORCE THE TOWN'S SUBDIVISION REGULATIONS MORE EFFECTIVELY**

WHEREAS, Section 5-101 *et seq.* of Land Use Article of the Annotated Code of Maryland enables the Town Council to establish and implement subdivision regulations;

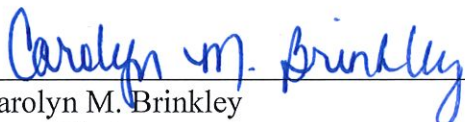
WHEREAS, Article III, Section 301(54) of the Charter of the Town Centreville authorizes the Town to exercise the powers of Planning and Zoning; and

WHEREAS, the Town Council believes that it is in the best interests of the citizens of Centreville to amend Chapter 138 of the Town Code to amend Section 138-39 Streets, Section 138-43 Sidewalks, and Section 138-15 Minimum standards; modification.

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

1. That Chapter 138 is hereby amended to include the text of which is attached hereto as Exhibit "A" with new material shown in **bold underlined** 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

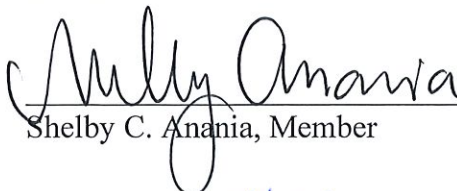
THE TOWN COUNCIL OF CENTREVILLE

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

First Reading: September 2, 2021  
Second Reading: September 16, 2021  
Enacted: November 4, 2021  
Effective: November 25, 2021  
(21st calendar day after enactment)

OPPOSED  
\_\_\_\_\_  
Jeffrey D. Kiel, Vice President

  
\_\_\_\_\_  
Eric B. Johnson, Jr., Member

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

  
\_\_\_\_\_  
Ashley H. Kaiser, Esq., Member

**Section 138 Subdivision Regulations**

**§ 138-15 Minimum standards; modification.**

- A. The standards and requirements outlined herein shall be considered minimum standards and requirements for the promotion of the public health, safety, morals and general welfare.
- B. Where literal compliance with the standards herein specified is clearly impractical, the Planning and Zoning Commission may modify or adjust the standards to permit reasonable utilization of property while securing substantial conformance with the objectives of these Regulations.
- C. **For Planned Unit Development (PUD) projects, the Planning Commission may approve alternative subdivision improvement standards in lieu of the general street standards in § 138-17.**

**§ 138-39 Streets.**

Where not directly served by an existing street, streets shall be constructed by a subdivider to serve all subdivision lots in accordance with the following specifications and design standards. In addition to the street design standards contained herein, the Town may also require that new streets be designed to standards that may be adopted by resolution of Town Council. The Town will consider the parking needs of the existing and proposed community when deciding upon the appropriate design standard for a particular street.

A. Right-of-way width and paving width.

- (1) The minimum Width of the right-of-way and the paving shall not be less than the following:

Type of Street	Minimum Width	
	(in feet)	
	Right-of-Way	Paving
Arterial	110	48
Collector (major)	60	40
Collector (minor)	60	36
Secondary	50	26*
Culs-de-Sac	44	32**
Alleys	20	12
<b><u>Woonerf</u></b>	<b><u>20</u></b>	<b><u>16***</u></b>

**NOTES:**

\* Paving width for secondary streets serving condominium, ~~or~~ cooperative one-family semidetached and one-family attached dwellings, **or single family detached dwellings when located within the Critical Area in PUDs,** may be reduced to 20 feet when sufficient guest and service parking is provided off the street, and no on-street parking is permitted.

\*\* A maximum length of 700 feet will be allowed for any cul-de-sac. This is to be measured from the center of the intersection with through road to the center of the circle. The minimum diameter permitted for any cul-de-sac shall be 80 feet.

**\*\*\* Paving width for one-way woonerfs may be reduced to 12'.**

(2) Streets and roads are classified on the map, "Proposed Street and Highway System" attached to and made part of these Regulations. The classification for streets and roads not indicated on the above-referenced map shall be based on the following definitions:

**ARTERIAL HIGHWAYS**

Serve an important role in the region by carrying large volumes of fast-moving traffic to and from the freeway system, major shopping areas, and employment centers.

**COLLECTOR (MAJOR)**

Designed to carry relatively high traffic volumes to the arterial system; also provide access to major land uses, industry, commerce, and important public facilities.

**COLLECTOR (MINOR)**

Provide direct access to abutting properties and also receive traffic from the secondary street system and distribute it to the major collector and arterial system. To accommodate higher traffic volumes than secondary streets, these streets are wider and traffic movement is less restricted by stop signs; also serve as the internal circulation system for land in more intensive development, such as apartments, commercial centers, and industrial subdivisions.

**SECONDARY**

Secondary streets provide immediate access to abutting low-density property. Traffic is carried in a stop-start manner and flows from secondary streets to the collector system.

**WOONERF**

**Private secondary and tertiary streets designed to be shared by pedestrians, bicyclists, and automobiles. Woonerfs should be located adjacent to and serve residential subdivisions within PUDs and may be differentiated from other streets through signage and landscaping or intermittent changes in paving, materials or textures.**

\* \* \* \* \*

**§ 138-43 Sidewalks.**

- A. The minimum width of sidewalks shall be five feet along all streets. The prepared subgrade shall consist of a four-inch insulation course of stone or gravel. This material shall be compacted thoroughly.
- B. The thickness of the concrete placed over the prepared subgrade shall be at least four inches for standard sidewalks and six inches for all sidewalks which cross private driveways.
- C. Sidewalks shall be required on all streets **except (i) woonerfs or (ii) as otherwise approved as part of a PUD provided that a sufficient pedestrian pathway is otherwise addressed.** Sidewalks shall be placed on at least one side of any road and may, at the discretion of the Planning and Zoning Commission, be required on both sides of the street.
- D. Notwithstanding any provision in these Regulations, including this article, to the contrary, sidewalks and/or curbs may be required for single-family large-lot developments in the R-1 Zone if no existing Town, i.e., public, sidewalk is located within 1000 feet of any part of the lands being subdivided.