

**TOWN COUNCIL OF CENTREVILLE
ORDINANCE NO. 08-2018**

**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 PRODUCE STANDS IN THE C-3 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 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, 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 Produce Stands 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 define a produce stand
2. To encourage economic development within the Town of Centreville;
3. To encourage uses that are compatible with existing businesses 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 properties and uses;
5. To allow residents and visitors of the Town to purchase locally grown produce within town 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 produce stands 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 170-24 of the Code be, and is hereby amended as follows:

170-24. Intense Commercial District C-3.

C. Special Exceptions shall be as follows:

5. Produce Stands

In accordance with the following use and development standards, produce stands must:

- i. Have valid licensing from any government agency responsible for regulating such entity, including any required liability insurance and a valid operating permit from the Town of Centreville;
- ii. Comply with applicable federal, state and local laws;
- iii. Provide for off street parking; in accordance with Section 170-32 of this chapter.
- iv. Have written permission from the property owner or leaseholder.
- v. Signs are permitted as provided for in Article IV, Supplemental Zone regulations, Section 170-38 of this chapter. Temporary and non-permanent signs must be removed when stand is not open.
- vi. No separately metered electricity connection or generators permitted. Any temporary electricity connection proposed for the produce stand shall be approved by the Board of Appeals as part of the special exception.
- vii. Hours not to exceed one half hour after sun-up to one half hour before sun-down
- viii. A simplified site plan which includes the location of the produce stand and any associated vehicle/signage which shall be approved by the Board of Appeals

Section 3. Section 170-38 of the Code be, and is hereby amended as follows:

170-38. Definitions

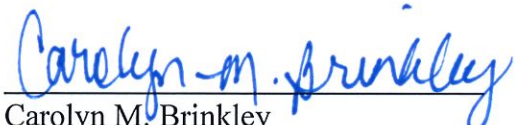
Produce Stand. A temporary stand, structure, trailer or similar facility that is utilized to sell local produce to passing motorists or pedestrians. For the purpose of the zoning code, local produce is defined as originating within a 50-mile radius of Centreville town limits.

Temporary Produce Stand Structure. An assembly of materials forming a shelter, building, or enclosure to protect people, products, material, equipment, or inventory without any foundation or footing. There shall be no more than one structure per tax parcel and the maximum size of the temporary structure is 200 square feet.

Section 4. All new material has been underlined.

ATTEST:

THE TOWN COUNCIL OF CENTREVILLE



Carolyn M. Brinkley
Town Clerk



Jim A. Beauchamp, President

First Reading: December 13, 2018
Second Reading: February 7, 2019
Enacted: March 7, 2019
Effective: March 28, 2019



Jeffrey C. Morgan, Vice President



Timothy E. McCluskey, Member