

**TOWN COUNCIL OF CENTREVILLE  
ORDINANCE NO. 07-2014**

---

**AN ORDINANCE OF THE TOWN COUNCIL OF CENTREVILLE ADOPTING THE  
OFFICIAL ZONING MAP OF THE TOWN OF CENTREVILLE TO INCLUDE THE  
DESIGNATION CERTAIN PROPERTY TO BE ZONED AS A  
TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT PURSUANT TO  
TOWN OF CENTREVILLE COMMUNITY PLAN 2009 AND  
THE TOWN OF CENTREVILLE CODE CHAPTER 170, SECTION 170-29.1.**

**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 4-201 *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**, the Chapter 4 (page 4-22) of the *Town of Centreville Community Plan 2009* provides for criteria for a new Traditional Neighborhood Development zone to be established within the corporate limits of the Town of Centreville;

**WHEREAS**, Figure 11 (“Future Town Land Use”) of the *Town of Centreville Community Plan 2009* indicates the location of the Traditional Neighborhood Development zoning district,

**WHEREAS**, pursuant to the *Town of Centreville Community Plan 2009*, and upon the recommendation of the Centreville Planning Commission, the Town Council passed Ordinance 13 -2013 which amended the Zoning Ordinance to include Chapter 129.1 (Traditional Neighborhood Development) which set forth the standards for a the Traditional Neighborhood Development Zone;

**WHEREAS**, the Town Council received from the Centreville Planning and Zoning Commission a recommendation to adopt a new Official Zoning Map of the Town of Centreville Zoning Map to indicate inclusion of those areas of the Town that are to be zoned as Traditional Neighborhood Development in a manner consistent with Chapter 4 of the *Town of Centreville Community Plan 2009*;

**WHEREAS**, the Town Council and the Centreville Planning and Zoning Commission held hearings to receive public comment on the amended Centreville Zoning Map; and

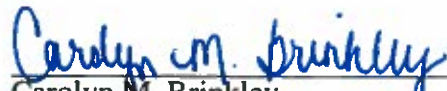
**WHEREAS**, Section 170-1 of the Code of the Town of Centreville sets forth the Procedures for adopting the official zoning map of the Town of Centreville

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

1. The Official Zoning Map of the Town of Centreville be, and is hereby, that map known as “Town of Centreville Zoning Map” a copy of which is attached hereto as Exhibit “A” and the original of which shall be located at the Town Hall.

2. In accordance with Section 170-1.B of the Centreville Town Code, the Official Zoning Map of the Town of Centreville shall bear the following entry: "This is to certify that this is the Official Zoning Map referred to in Section 170-1 of the Zoning Ordinance of the Town of Centreville, Maryland, Chapter 170 (Zoning) of the Centreville Town Code having been adopted on February 14, 1991."
3. This Ordinance shall become effective twenty (20) days after its adoption.

ATTEST:

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

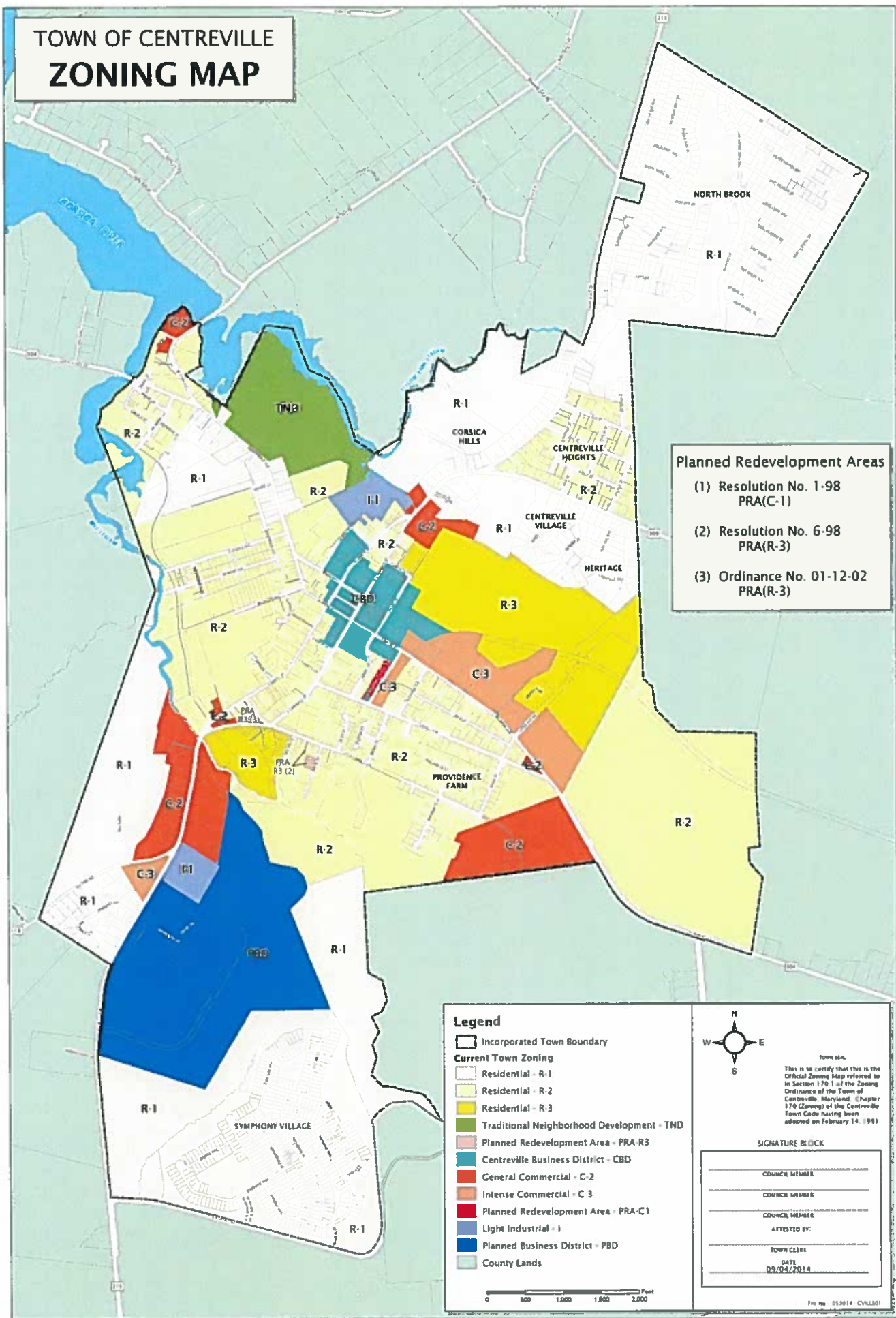
First Reading: 7/17/2014  
Second Reading: 8/14/2014  
Enacted: 9/4/2014

THE TOWN COUNCIL OF CENTREVILLE  
  
\_\_\_\_\_  
George G. Sigler, President

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

  
\_\_\_\_\_  
Jim A. Beauchamp, Member

# TOWN OF CENTREVILLE ZONING MAP



- Planned Redevelopment Areas**
- (1) Resolution No. 1-98  
PRA(C-1)
  - (2) Resolution No. 6-98  
PRA(R-3)
  - (3) Ordinance No. 01-12-02  
PRA(R-3)

**Legend**

- Incorporated Town Boundary
- Current Town Zoning**
- Residential - R-1
- Residential - R-2
- Residential - R-3
- Traditional Neighborhood Development - TND
- Planned Redevelopment Area - PRA R3
- Centreville Business District - CBD
- General Commercial - C-2
- Intense Commercial - C-3
- Planned Redevelopment Area - PRA-C1
- Light Industrial - I-1
- Planned Business District - PBD
- County Lands

N  
W O E  
S

TOWN SEAL

This is to certify that this is the Official Zoning Map referred to in Section 170-1 of the Zoning Ordinance of the Town of Centreville, Maryland. Chapter 170 (Zoning) of the Centreville Town Code having been adopted on February 14, 1991

SIGNATURE BLOCK

\_\_\_\_\_  
COUNCIL MEMBER

\_\_\_\_\_  
COUNCIL MEMBER

\_\_\_\_\_  
COUNCIL MEMBER

\_\_\_\_\_  
ATTESTED BY:

\_\_\_\_\_  
TOWN CLERK

DATE  
09/04/2014

File No. 053014 CVLLS01

