

**TOWN COUNCIL OF CENTREVILLE
ORDINANCE NO 05-2023**

AN ORDINANCE OF THE TOWN COUNCIL OF CENTREVILLE AMENDING THE TOWN OF CENTREVILLE ZONING ORDINANCE, WHICH IS CHAPTER 170 OF THE TOWN CODE, TO ONLY ALLOW INDOOR AGRICULTURE AS A PERMITTED USE IN THE PLANNED BUSINESS DISTRICT (PBD)

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 adopt 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 desires to amend Chapter 170 to only allow indoor Agricultural uses in the Planned Business Development District;

WHEREAS, the Town Council received a favorable recommendation on the zoning amendment from the Centreville Planning and Zoning Commission; and

WHEREAS, the Town Council held a public hearing on the zoning amendment on _____.

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

Section 1. The recitals set forth above are incorporated herein by reference and made a part of this Ordinance.

Section 2. Section 170-29.F.(1) of the Centreville Town Code, **DISTRICT REGULATIONS, Base Zoning Districts, Planned Business Development District PBD, Permitted uses** is hereby amended to only allow indoor agriculture as a permitted use:

(s) ~~Indoor Agriculture~~ **agriculture** (excluding dairy, pasturing, viticulture, animal and poultry husbandry). ~~Indoor Agriculture~~ **agriculture** use includes the growing and processing of cannabis authorized by and in accordance with a license issued by the State of Maryland. ***For the purpose of this paragraph, indoor means within an enclosed building with a controlled environment. Non-conforming uses may continue subject to the provisions of § 170-12 and §170-14 but cannot be expanded, enlarged, or extended.***

(Language to be deleted from the existing Ordinance is indicated in ~~striketrough~~ format and language to added is indicated by ***bold italics*** text)

Section 3. If any section, clause, paragraph, sentence or phrase of the Ordinance or the application thereof to any person, or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, the invalidity or unconstitutionality shall in no way effect other provisions or any other

application of this Ordinance which can be given effect without the invalid or unconstitutional provision or application, and for this purpose the provisions of this Ordinance are declared severable.

Section 4. This Ordinance shall become effective twenty days after its enactment.

ATTEST:

THE TOWN COUNCIL OF CENTREVILLE

Carolyn M. Brinkley
Town Clerk

Steven K. Kline, President

First Reading: _____
Second Reading: _____
Enacted: _____
Effective: _____
(21st calendar day after enactment)

Ashley H. Kaiser, Esq., Vice President

Eric B. Johnson, Jr., Member

Daniel B. Worth, Member

Jim A. Beauchamp, Member

