

**TOWN COUNCIL OF CENTREVILLE  
ORDINANCE NO 01-2016**

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**AN ORDINANCE OF THE TOWN COUNCIL OF CENTREVILLE AMENDING THE TOWN OF CENTREVILLE ZONING ORDINANCE, WHICH IS CHAPTER 170 OF THE TOWN CODE, TO ADD THE USES NURSING HOME AND ASSISTED LIVING FACILITY AS PERMITTED USES IN THE PLANNED BUSINESS DEVELOPMENT (PBD) DISTRICT, TO DEFINE THE USES AND TO MODIFY THE PARKING STANDARDS APPLICABLE TO THE USES**

**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 Town Council wishes to add the uses Nursing Home and Assisted Living Facility as permitted uses in the Planned Business Development (PBD) District and to provide definitions and parking standards for such uses;

**WHEREAS**, Section 170-62 of the Code of the Town of Centreville provides for amendments to the regulations, restrictions and boundaries set forth in Chapter 170 of the Code.

**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 February 4, 2016.

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

1. Article IX, Chapter 170 of the Centreville Town Code, Section 170-68 Definitions is hereby amended to add the following definitions:

***NURSING HOME*** - a facility licensed pursuant to § 19-1401 *et. seq.* of the Health General Article of the Maryland Annotated Code or corresponding future provision thereof which offers nonacute inpatient care to patients suffering from a disease, chronic illness, condition, disability of advanced age, or terminal disease requiring maximum nursing care without continuous hospital services and who require medical services and nursing services rendered by or under the supervision of a licensed nurse together with convalescent, restorative, or rehabilitative services. This use also includes skilled nursing and convalescent facilities.

***ASSISTED LIVING FACILITY*** – a facility licensed pursuant to § 19-1801 *et. seq.* of the Health General Article of the Maryland Annotated Code or corresponding future provision thereof that provides housing and supportive services, supervision, personalized assistance, health-related services, or a combination thereof that meets the needs of individuals who are unable to perform or who need assistance in performing the activities of daily living or instrumental activities of daily

*living in a way that promotes optimum dignity and independence for the individual. This use also includes personal care and dementia/Alzheimers facilities.*

2. Article IX, Chapter 170 of the Centreville Town Code, Section 170-29.F(1) is hereby amended to add the following permitted uses to the Planned Business Development District (PBD):

- (n) *Nursing Home*
- (o) *Assisted Living Facility*
- (p) *Continuing Care Facility which includes nursing home and assisted living facility uses.*

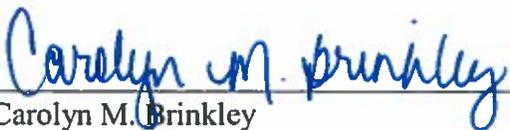
3. Article IX, Chapter 170 of the Centreville Town Code, Section 170-32 is hereby amended to modify the off-street parking requirements for Nursing Homes, Assisted Living Facilities and similar uses:

Land Use	Minimum Required Parking (spaces)
Nursing <del>H</del> homes, <del>A</del> ssisted <del>L</del> iving <del>F</del> acilities, <i>Continuing Care Facility</i> and similar uses	<del>1 per 2 beds</del> <i>1 per 6 beds, plus 1 per employee on the largest work shift, and plus 1 per staff member and visiting doctor</i>

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

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

ATTEST

  
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Carolyn M. Brinkley  
Town Clerk

THE TOWN COUNCIL OF CENTREVILLE

  
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Timothy E. McCluskey, President

  
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George G. Sigler, Vice President

First Reading: January 7, 2016  
Second Reading: January 21, 2016  
Adopted: February 18, 2016  
Effective: March 10, 2016

  
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Jim A. Beauchamp, Member