

**TOWN COUNCIL OF CENTREVILLE  
ORDINANCE NO. 01-2017**

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**AN ORDINANCE OF THE TOWN COUNCIL OF CENTREVILLE TO AMEND THE TOWN'S ZONING ORDINANCE CODIFIED AS CHAPTER 170 OF THE TOWN CODE TO CONTINUE TO ALLOW DUPLEXES AND MULTI-FAMILY DWELLINGS AS PERMITTED USES IN THE R-2 RESIDENTIAL DISTRICT, IN ORDER TO ADMINISTER AND ENFORCE THE TOWN'S ZONING ORDINANCE MORE EFFECTIVELY.**

**WHEREAS**, Section 5-213 of the Local Government Article of the Annotated Code of Maryland authorizes the Town Council to establish reasonable zoning regulations.

**WHEREAS**, Section 4-102(6) of the Land Use Article of the Annotated Code of Maryland authorizes the Town Council to regulate the location and use of buildings, signs and structures on the land.

**WHEREAS**, the Great Recession started in December 2007, and

**WHEREAS**, this recession affected the properties of homes in Centreville, in particular, existing duplexes and multi-family dwellings in the R-2 zone, and

**WHEREAS**, the Town Council finds that these properties which have historically been duplexes or multi-family dwellings should continue to be allowed to retain that status, and

**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 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.

**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.

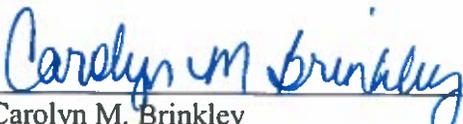
**Section 2.** Section 170-20 Residential District R-2 A of the Code be, and is hereby amended as follows:

7. Dwelling, Duplex: if they existed as of December 1, 2007

8. Multi-family Dwellings if they existed as of December 1, 2007

**Section 3.** All new material has been underlined.

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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Jim A. Beauchamp, Vice President

First Reading: March 16, 2017  
Second Reading: April 6, 2017  
Enacted: May 4, 2017  
Effective: May 25, 2017

  
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Jeffrey C. Morgan, Member