

**TOWN COUNCIL OF CENTREVILLE  
ORDINANCE NO. 04-2019**

**AN ORDINANCE OF THE TOWN COUNCIL OF CENTREVILLE TO AMEND THE  
TOWN'S ZONING ORDINANCE CODIFIED AS CHAPTER 170 OF THE TOWN CODE TO  
ALLOW THE ZONING ADMINISTRATOR TO PERMIT FENCES IN SIDE YARDS IN THE  
R-1 ZONING DISTRICT AND ENFORCE THE TOWN'S ZONING ORDINANCE MORE  
EFFECTIVELY.**

**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 establish reasonable 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 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 Town Council finds that the health, safety, and general welfare of the residents of the Town will be furthered and enhanced by allowing the Zoning Administrator the ability to permit side yard fences in the R-1 Zoning District, provided that the fence does not affect visibility at nearby intersections.

**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 170-39, "Accessory uses and structures; fences" of the Code be, and is hereby, amended as follows:

**170-39. Accessory uses and structures; fences.**

C. Side yard fences. Fences are prohibited between the side street yard building restriction line of any residential building and any publicly dedicated street, private street or private parking area; however, ~~a fence may be located in any part of the side street yard lot line is a continuation of the rear lot line of the adjoining lot.~~ in the R-1 Zone, The Zoning Administrator may permit a fence in a side yard on a corner lot outside of the building restriction line providing that the fence does not affect visibility at nearby intersections. If the fence crosses any easements, the property owner shall record a statement among the land records of Queen Anne's County that it is their responsibility and that they shall bear the cost of removal if the fence must be moved or removed in order to access the easement, and that if the fence is damaged for any reason, there is no liability on behalf of the town.

**Section 3.** All new material has been underlined, all deleted material is indicated in ~~strikethrough~~ format.

ATTEST:

THE TOWN COUNCIL OF CENTREVILLE

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

\_\_\_\_\_  
Jim A. Beauchamp, President

First Reading: \_\_\_\_\_

\_\_\_\_\_  
Jeffrey C. Morgan, Vice President

Second Reading: \_\_\_\_\_

Enacted: \_\_\_\_\_

Effective: \_\_\_\_\_

(21st calendar day after enactment)

\_\_\_\_\_  
Timothy E. McCluskey, Member

DRAFT