

**TOWN COUNCIL OF CENTREVILLE  
ORDINANCE NO 12-2016**

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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 MODIFY THE LOCATION OF OFF-STREET PARKING  
AREAS IN THE PBD DISTRICT AND TO PERMIT CERTAIN MULTI-FAMILY  
DWELLINGS IN THE PBD DISTRICT**

**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 the 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 modify the permitted location of off-street parking areas for development within the PBD District and to permit certain multi-family dwellings in the PBD District;

**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 January 5, 2017.

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

1. Article III, Chapter 170 of the Centreville Town Code, Section 170-29 .F(1) – Permitted Uses is hereby amended to add subsection (q) thereto as follows:

*(q) Multifamily dwellings provided the dwellings are located on the same lot as an approved and licensed Assisted Living Facility or Continuing Care Facility and are designed for and rented to individuals over 55 years of age who are able to perform the activities of daily living or instrumental activities of daily living, but who may require occasional assistance with meal preparation, prescription management, housekeeping and adult day care. The number of multifamily dwellings shall not exceed the number of persons for which the assisted living or continuing care facility is licensed to provide care.*

2. Article III. Chapter 170 of the Centreville Town Code, Section 170-29 .F(2) is repealed and re-adopted as follows:

Section 170-29. F(2) Minimum yard and lot requirements

(2) Minimum yard and lot requirements

- (a) Adjacent to public streets. No portion of any building shall be erected closer than 60 feet to any public street. No off-street parking or loading space shall be permitted in areas between buildings and ~~public arterial and major collector~~ streets where vehicles in such spaces would be visible from said public streets. *Off-street parking may be located in areas between buildings and minor collector roads provided such parking areas are screened from minor collector roads as provided in Article III, § 170-29 (F)(4).*
- (b) Adjacent to residential districts. No portion of any building shall be erected closer than 60 feet to any residential district boundary, and no off-street parking or loading space shall be closer than ~~60~~ 30 feet to any residential district boundary.

3. Article III, Chapter 170 of the Centreville Town Code, Section 170-32(A) is amended to add the following parking standards:

Land Use	Minimum Required Parking (spaces)
Residences	
Single-family or 2-family dwelling	2.0
Apartment and Townhouses	
Efficiencies and 1-bedroom	1.5
<i>Section 170-20(F)(1)(q) units</i>	<i>1.0</i>
2-bedroom	2.25
3 or more bedrooms	2.5

(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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George G. Sigler, President

First Reading: December 1, 2016  
Second Reading: January 5, 2017  
Enacted: January 5, 2017  
Effective: January 26, 2017  
(21st calendar day after enactment)

  
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Timothy E. McCluskey, Vice President

  
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Jim A. Beauchamp, Member