



**TOWN OF PORT DEPOSIT
ORDINANCE 2020-10**

**AMENDMENT TO THE PORT DEPOSIT ZONING CODE, ARTICLE X PERMISSIBLE USES, SECTION 175
TABLE OF PERMISSIBLE USES**

WHEREAS, the Mayor and Council of the Town of Port Deposit may exercise the power conferred upon them by Article III, Section 309 of the Charter of the Town of Port Deposit to pass ordinances or by-laws to enable them to better promote and preserve the public health, safety and welfare of the residents of the town; and

WHEREAS, as per Article V, 501 (50) of the Charter, the Council has the authority to exercise the powers as to planning and zoning, conferred upon municipal corporations generally in The Land Use Article of the Maryland Annotated Code; and

WHEREAS, the Port Deposit Planning Commission held an advertised public hearing on Thursday, October 22, 2020 for public comment on these amendments to multiple sections of the Zoning Code; and

WHEREAS, the Port Deposit Planning Commission recommended adoption of the proposed amendments to multiple sections of the Zoning Code to the Mayor and Council of the Town of Port Deposit; and

WHEREAS, the Mayor and Council of the Town of Port Deposit held an advertised public hearing on Tuesday, December 15, 2020 to receive public comment on the amendments to multiple sections of the Zoning Code.

NOW, THEREFORE, BE IT HEREBY ORDAINED, that the Council of the Town of Port Deposit hereby approves and adopts the amendment(s) to Article X Permissible Uses, Section 175 Table of Permissible Uses as follows (revision/addition – **red letters** and deletions ~~striketrough text~~):

Section 175. Table of Permissible Uses

P – Permissible Use; PC – Permitted with Conditions as designated in Article XI; SC – Special Exception and meet conditions in Article XII; SE – Special Exception from BOA.		ZONING DISTRICTS – SECTION 108									
SECTION	DESCRIPTION	R-1	RM	R-2	TR	CBD	C-1	MC	B&I		
	AGRICULTURAL USES										
	Agriculture						P				
	Commercial Stables						P				
	Forestry						P				
193	Nursery, Commercial										SE
193	Greenhouse - on premise sales permitted										SE
187	Kennel, Commercial										SE
	RESIDENTIAL										
	Dwelling - Detached	P	P	P	P	P	P	P			
	Dwelling - Manufactured Home - Double-wide		P								
	Dwelling - Manufactured Home - Single Wide		P								
185	Dwelling – Single Family-Attached Townhouse			PC	PC	PC			PC		
185	Dwelling - Duplex	P	P	P	P	P	P	P	P	P	PC
185	Dwelling- Semi-Detached	P	P	P	P	P	P	P	P	P	PC
176	Dwelling Unit - Accessory Apartment within a principal dwelling	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC
185a	Dwelling Unit - Multi-Family			P	P	P					PC
185	Dwelling - Townhouse			P							PC
185	Dwelling - Apartment			P		P				P	PC
184	Home Occupation	SE	SE	SE	SE	P	P	P	SE	SE	
185	Commercial Apartment (mixed use commercial and residential)					P	P	P	P	P	PC
186	Special Design Standards			**							
	HOMES EMPHASIZING SPECIAL SERVICES, TREATMENT, OR SUPERVISION AND RESIDENTIAL ELDERLY CARE										
181	Group Homes, Halfway House, Assisted Living Facilities										SE
181	- less than 9 people										SE

EFFECTIVE DATE

Ordinance 2020-10 was adopted on the 5th day of January, 2021 and shall take effect on the 25th day of January, 2021 as per Article III, Section 309 of the Charter of the Town of Port Deposit, and shall be published at least once in a newspaper having general circulation within the Town of Port Deposit.

ADOPTED: January 5, 2021

EFFECTIVE DATE: January 25, 2021

IN WITNESS WHEREOF, we have set our hands and seals, and adopted Ordinance 2020-10 this 5th Day of January, 2021.

Affirmative 4

Absent 0

Negative 0


Abstained 0

THE TOWN OF PORT DEPOSIT
By The Mayor and Town Council:

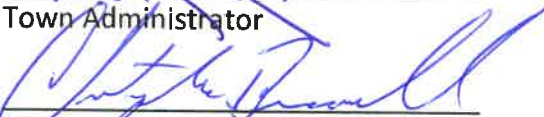
ATTEST:



Town Administrator



Wayne L. Tome, Sr., Mayor



Christopher Broomell, Council



Robert Kuhs, Deputy Mayor



Kevin Brown, Council



Thomas Knight, Council