

**TOWN COUNCIL OF CENTREVILLE
ORDINANCE NO 06-2024**

**AN ORDINANCE OF THE TOWN COUNCIL OF CENTREVILLE AMENDING THE
TOWN OF CENTREVILLE ZONING ORDINANCE, WHICH IS CHAPTER 170 OF
THE TOWN CODE, AS TO THE TOWN NEIGHBORHOOD TRADITIONS (TND)
ZONING DISTRICT**

WHEREAS, the Town Council has the authority under §5-213 of the Local Government Article of the Annotated Code of Maryland, to adopt 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, Section 170-62 of the Code of the Town of Centreville provides for amendments to the regulations, restrictions and [zoning] boundaries set forth in Chapter 170 of the Code;

WHEREAS, the Town desires to amend Chapter 170-29.1 and subsection A.1 to clarify land area within the Town may be zoned TND in accordance with the Town Comprehensive Plan;

WHEREAS, the Town Council received a _____ recommendation on this Ordinance NO. 0-____-2024 from the Centreville Planning and Zoning Commission; and

WHEREAS, the Town Council held a public hearing on this Ordinance on _____.

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

Section 1. The recitals set forth above are incorporated herein by reference and made a part of this Ordinance;

Section 2. The Chapter 170-29.1 of the Town Code is hereby amended as follows. The provisions shown as **bold-underlined** are added to the Code, and those shown as **~~bold-strike through~~** are deleted:

The TND District is intended to allow development consistent with design principles of a traditional neighborhood. A traditional neighborhood is compact; is designed for the human and pedestrian scale; provides a mix of residential uses including civic, small scale retail and open space uses in close proximity to one another in the neighborhood; is architecturally integrated; provides a mix of housing styles, types and sizes to accommodate a variety of households; is integrated into the surrounding communities; incorporates interconnected streets with sidewalks and bikeways and transit that offer multiple routes for motorists, pedestrians and bicyclists and provide for the connections of those streets to existing and future developments and incorporates significant environmental features into the design. **TND District zoning is for areas designated in**

the Town Comprehensive Plan as Residential Future Land Use to be developed as TND and/or Master Planned Complete Neighborhood Development.

Section 3. The Chapter 170-29.1 subsection A.4 of the Town Code is hereby amended as follows. The provisions shown as **bold-underlined** are added to the Code, and those shown as **~~bold-strike through~~** are deleted:

~~No land shall be classified as TND District unless it is so designated on the Town Comprehensive Plan.~~

Section 4. The Chapter 170-29.1 subsection H. 2. of the Town Code is hereby amended as follows. The provisions shown as **bold-underlined** are added to the Code, and those shown as **~~bold-strike through~~** are deleted:

2. Residential garages.

- a. **Except as provided in b. (4) below** front loading and garages attached to the front of the main structure are prohibited.
- b. Permitted garage access locations on a single-family housing lot include: [Amended 11-4-2021 by No. 12-2021]
 - (1) A detached rear garage accessed from a local street, alley or woonerf;
 - (2) An attached side garage accessed from the local street, alley or woonerf;
 - (3) An attached rear garage accessed from the local street, alley or woonerf;
 - (4) A detached rear garage, behind the house, accessed from the local street, alley or woonerf.
 - (5) **An attached front loaded garage may be permitted by the Planning Commission provided: (i) the garage does not project beyond the front of the façade; and (ii) the dwelling is not located on a major or minor collector road.**

Section 4. If any section, clause, paragraph, sentence or phrase of the Ordinance or the application thereof to any person, property, or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, the invalidity or unconstitutionality shall in no way affect other provisions or any other application of this Ordinance which can be given effect without the invalid or unconstitutional provision or application, and for this purpose the provisions of this Ordinance are declared severable.

ATTEST:

THE TOWN COUNCIL OF CENTREVILLE

R. Gaye Adams
Town Clerk

Ashley Heffernan Kaiser, Esq., President

First Reading: _____

Eric B. Johnson, Jr., Vice President

Second Reading: _____

Enacted: _____

Enacted: _____

Daniel B. Worth, Member

Jim A. Beauchamp, Member

Jeffrey D. Kiel, Member