

ORDINANCE NO. 703

AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE TOWN OF EASTON ZONING ORDINANCE

INTRODUCED BY _____

WHEREAS, the Town of Easton is authorized by Maryland Annotated Code Land Use Article §4.01 *et seq.* to enact and administer a zoning ordinance, which ordinance is Chapter 28 of the Easton Town Code; and

WHEREAS, the Town of Easton is authorized by Maryland Annotated Code Land Use Article §§4.04 and 4.05 to amend, supplement, modify or repeal sections of the zoning ordinance; and

WHEREAS, the Easton Planning and Zoning Commission considered the matter at its December 15, 2016 meeting and has recommended that the Town Council approve the amendments outlined in this Ordinance.

NOW, THEREFORE, the Town of Easton hereby ordains that the sections of the Town of Easton Zoning Ordinance set forth below be amended or added as hereinafter provided):

(1) Refine the regulation of museums in Easton by making the following changes to the Town of Easton Zoning Ordinance:

(a) Add a definition of museum – a building(s) and/or site(s) used for the preservation, collection, restoration, display, interpretation and/or demonstration of articles of cultural, historical and/or scientific significance, and which may include areas devoted to galleries, exhibition halls, classrooms, workshops, studios, curatorial storage and administrative offices.

(b) Amend Table 2.1 as follows:

Use	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	BC	I	G/I	NOTES
C. INSTITUTIONAL USES													
15. Cultural uses such as museums, clubs, lodges, etc.	--	--	--	--	P	P	P	SE	--	SE	--	P	
18. Museums	--	SE	--	--	P	P	P	SE	--	SE	--	P	

(2) Add a definition for the term “Open-section road” to Article I, as follows:

Open-section road – a road without curb and gutter.

(3) Increase the maximum permitted fence height in front yards under certain circumstances, per the following:

(a) Amend Section 1007 D (Fence Regulations) (1) as follows:

(1) Fences, walls, and hedges, not exceeding at any point four (4) feet in height above the elevation of the surface of the ground, may be located in any front yard or court, but not beyond the front property line. **For fences erected in an Industrial Zoning District (BC, I, I-1, or I-2), the maximum height shall be six (6) feet.**

(b) Amend Section 1008.2 A (4) (Supplemental Standards for Automotive Repair Garage and Gasoline/Service Station) by adding new standard h:

h. The maximum fence height in front yards may be exceeded for this use if necessary to better screen or secure vehicles placed in the long-term storage area associated with the use. In such instances, the maximum permitted height shall be six (6) feet.

(4) Revise existing regulations related to the use “Homeless Shelter” per the following:

(a) Revise the definition of homeless shelter, as follows:

~~Homeless Shelter – A temporary place to stay on a single night basis, generally in dormitory-style facilities, with very little privacy, for people who have no permanent housing.~~

A homeless shelter is a facility that provides temporary housing for individuals and families who are temporarily homeless, or about to become homeless. A homeless shelter also may provide meals and support services as needed to assist those who need a respite from bills to save some funds so they can provide for themselves once again. These services may be provided by trained staff and volunteers, and other community service agencies. An individual's length of stay is determined by their unique needs, and the availability of transitional housing.

(b) Revise supplemental standard 3 (c) as follows:

Residents of the homeless shelter shall **may** be referred to the facility by the Talbot County Department of Social Services, ~~or~~ local law enforcement officials, **or other local service agencies.**

(5) Renumber the Town of Easton Zoning Ordinance to correspond with the numbering system used throughout the Town Code by referencing the Chapter Number for the Town Code, which is Chapter 28 for the Town of Easton Zoning Ordinance.

(a) Add “28-” before each section number in the Town of Easton Zoning Ordinance. For example, the first section of the Town of Easton Zoning Ordinance shall be renumbered as “28-101”, the second section shall be “28-102”, and so on, throughout the entire Town of Easton Zoning Ordinance.

In accordance with Article II Section 9 of the Easton Town Charter, this ordinance shall become effective twenty (20) calendar days after approval by the Mayor or passage of this

ordinance by the Council over the Mayor's veto.

Silverstein -
Leshner -
Engle -
Cook -
Ford -

I hereby certify that the above Ordinance was passed by a yea and nay vote of the Council this _____ day of _____, 2017.

John F. Ford, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2017.

Kathy Ruf, Town Clerk

APPROVED:

Date: _____

Robert C. Willey, Mayor

EFFECTIVE DATE: _____, 2017.