

AN ORDINANCE TO AMEND
TITLE 17
OF THE CODE OF EMMITSBURG
ENTITLED
ZONING

BE IT RESOLVED, ENACTED AND ORDAINED by the Mayor and Board of Commissioners of the Town of Emmitsburg, Maryland, pursuant to the authority granted to them by the laws of Maryland and the Charter of the Town of Emmitsburg, that Title 17, Section 17.20.090 of the Emmitsburg Municipal Code, be amended as follows:

New language is indicated by being in **BOLD, CAPITAL LETTERS**, and deleted language is designated by being in ~~brackets and strike out~~.

Chapter 17.20 Commercial Districts

17.20.090 – Commercial district buffer.

Where a commercial zoning district is adjacent to a residential zone, a buffer zone will be provided by the commercial property owner, as follows:

- A. A six-foot tall, solid fence will be installed and maintained along the property boundary abutting the residential zoning district.
- B. Landscaping will be installed and maintained to screen parking areas so as not to be visible from roads within the adjacent residential zoning district.
- C. **THE PLANNING COMMISSION MAY WAIVE THE REQUIREMENTS OF THIS SECTION DURING THE SITE PLAN PROCESS ONLY FOR PROPERTIES IN THE NEIGHBORHOOD COMMERCIAL (B-1) ZONING DISTRICT IF IT IS DETERMINED THAT THE PROPOSED USE OF THE COMMERCIAL PROPERTY WOULD NOT CAUSE DETRIMENT TO THE NEIGHBORING RESIDENTIAL PROPERTIES.**

BE IT FURTHER RESOLVED, ENACTED AND ORDAINED that this Ordinance shall take effect on the date on which the Mayor approves the Ordinance after passing by the Board of Commissioners or on the date on which the Board of Commissioners passes the Ordinance over the veto of the Mayor.

PASSED this ____ day of _____, 2020
by a vote of _____ for, _____ against, _____ absent, and _____ abstain.

ATTEST:

EMMITSBURG BOARD OF COMMISSIONERS:

Madeline Shaw, Town Clerk

Clifford Sweeney, President

MAYOR

_____APPROVED _____VETOED

this ____ day of _____, 2020.

Donald N. Briggs, Mayor

I hereby certify that the foregoing Ordinance has been posted as required by Chapter 2.04 of the Emmitsburg Municipal Code.

Madeline Shaw, Town Clerk
Date: