

**CITY OF TANEYTOWN
ORDINANCE 05-2023 A**

COMMUNITY VILLAGE OVERLAY TECHNICAL AMENDMENT

WHEREAS, Section 5-213 of the Local Government Article of the Maryland Annotated Code and Section C-401(B)(62) of the Charter of the City of Taneytown grants the Mayor and City Council with the authority to adopt zoning regulations.

WHEREAS, the Mayor and City Council of Taneytown have adopted Article V – Supplementary District Regulations which in part allows for certain property be developed as a Community Village after designation by the Mayor and City Council; and

WHEREAS, the City has become aware that modifications are needed relating to Community Village regulations; and

WHEREAS, the Taneytown Planning and Zoning Commission reviewed then proposed Ordinance 05-2023 at their June 26, 2023 meeting and voted to recommend that the Mayor and City Council for the City of Taneytown approve and adopt the ordinance; and

WHEREAS, pursuant to the requirements of Section 4-203 of the Land Use Article of the Maryland Annotated Code, the Mayor and City Council of the City of Taneytown have advertised and held a public hearing on this matter on July 5, 2023 to receive public comment; and

WHEREAS, following passage on Ordinance 05-2023 an omission of text was noted, revision of which by the adoption of this ordinance will better satisfy the intent of the ordinance regarding townhouse dwellings as was discussed in the public forum; and

WHEREAS Ordinance 05-2023 was passed on July 10, 2023 by a vote of 5-0; and

WHEREAS, after considering the matter, and the Planning and Zoning and public comment related there to have decided it is in the best interests of the citizens of Taneytown to implement said Ordinance 05-2023A.

NOW THEREFORE, BE IT ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF TANEYTOWN THAT:

That Section 205-35.1 C.(7)(c) be amended as follows:

(c) Mix limits where attached multifamily or townhouse units are included. Not including retirement dwellings, assisted living or nursing home units, where attached multifamily structures are to be part of the mix, the sum of the number of dwelling units in attached multifamily structures within parcels of 150 acres or less shall not constitute more than 50% of all dwelling units in the community

village. For properties larger than 150 acres, where attached multifamily structures or townhouse are to be part of the mix, the sum of the number of dwelling units in attached multifamily structures shall not constitute more than 40% of all buildable land area in the community village.

INTRODUCED THIS 9 DAY OF August, 2023

Clara Kalman
CLARA KALMAN, CITY CLERK

PASSED THIS 14 DAY OF August 2023 BY A VOTE OF
5 COUNCILMEMBERS IN FAVOR AND 0
COUNCILMEMBERS OPPOSED.

Clara Kalman
CLARA KALMAN, CITY CLERK

APPROVED THIS 14 DAY OF August 2023.

[Signature]
CHRISTOPHER G MILLER, MAYOR

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
THIS 27 DAY OF September, 2023.

BY: Jack A. Gullo Jr.
JACK A. GULLO, JR., CITY ATTORNEY

P.P. Clara Kalman