

**CITY OF TANEYTOWN
ORDINANCE 06-2023**

AMENDMENT TO CLARIFY DWELLING TYPES

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 I – General Provisions which include definition of various dwelling types and recognizes that revision of single family and multifamily dwelling types would better clarify regulation regarding various dwelling types within the chapter; and

WHEREAS, the Taneytown Planning and Zoning Commission have reviewed the proposed Ordinance at their August 28, 2023 meeting and voted to recommend that the Mayor and City Council for the City of Taneytown approve and adopt the proposed 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 September 6, 2023 to receive public comment; 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.

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

That Section 205-1 B be amended as follows:

SINGLE FAMILY DWELLING TYPES

(1)

SINGLE-FAMILY DETACHEDA dwelling designed to accommodate one dwelling unit and not joined to any other dwelling units.

(2)

SEMIDETACHEDA dwelling containing two dwelling units which are joined side by side by the use of a party wall along a lot line.

(3)

ATTACHEDA dwelling containing at least three dwelling units, but not more than six dwelling units, joined side by side by a party wall along a lot line, also referred to as a townhouse.

MULTI FAMILY DWELLING TYPES

(4)

APARTMENT A dwelling containing two or more dwelling units which are joined together but do not have lot lines between the dwelling units.

(a)

DUPLEX An apartment dwelling containing two dwelling units one of which is located above the other.

(b)

GARDEN APARTMENT An apartment structure containing at least three dwelling units but not more than 12 dwelling units and which is not less than two nor more than three stories in height.

(c)

RETIREMENT HOME An apartment structure containing at least three dwelling units but not more than eight dwelling units. Retirement homes may be two stories in height, provided that at-grade access can be accomplished for both levels. Occupancy shall be restricted to those meeting the federal definition of "elderly."

(5)

QUADRUPLEX A dwelling containing four dwelling units which are joined to one another by at least two common party walls and/or attached permanent structures, such as a garage.

[Added 9-13-1999 by Ord. No. 7-99]

DWELLING UNIT

One or more living and/or sleeping rooms arranged for the use of one or more individuals living as a family, with cooking, living and sanitary facilities, and which is physically separated from any other dwelling units.

INTRODUCED THIS 14 DAY OF August, 2023

Clara Kalman
CLARA KALMAN, CITY CLERK

PASSED THIS 11 DAY OF September 2023 BY A VOTE OF 5
COUNCILMEMBERS IN FAVOR AND 0 COUNCILMEMBERS
OPPOSED.

Clara Kalman
CLARA KALMAN, CITY CLERK
APPROVED THIS 02 DAY OF July 2023.

Christopher G Miller
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
PP. Clara Kalman