

TOWN OF HURLOCK

ORDINANCE NO. 2021-11

INTRODUCED BY: COUNCILMEMBER EARL H. MURPHY, JR.

AN ORDINANCE TO REVISE VIA TEXT AMENDMENT THE HURLOCK ZONING ORDINANCE TO REDUCE THE MINIMUM FLOOR SIZE AREA FOR FREE STANDING RETAIL FACILITIES FROM 50,000 SQUARE FEET TO 5,000 SQUARE FEET IN THE COMMERCIAL-3 DISTRICT.

WHEREAS, pursuant to Article V of the Municipal Charter of the Town of Hurlock, Md. Code Ann., Local Government Article, Section 4-103(b)(3), and Md. Code Ann., Land Use Article, Sections 4-101 et seq., the Town of Hurlock has the authority to adopt and amend ordinances necessary to exercise the authority of the Town including planning and zoning controls; and

WHEREAS, the Council of the Town of Hurlock has determined that it is desirable and in the public interest to amend the existing Hurlock Zoning Ordinance to reduce the minimum floor size for free standing retail facilities in the Commercial-3 District from 50,000 square feet to 5,000 square feet, when the facility is not located on the premises of a shopping center; and

WHEREAS, the Council of the Town of Hurlock has determined that there is a need for such development in the Town and that the Town and its citizens would benefit from having such developments in the Town; and

WHEREAS, the Council of the Town of Hurlock has determined that it is in the best interests of the Town to encourage individuals and/or investors to invest in and maintain such developments in the Town.

SECTION 1. BE IT ENACTED AND ORDAINED by the Mayor and Council of the Town of Hurlock, Maryland, a municipal corporation of the State of Maryland, that the Hurlock Zoning Ordinance be amended and revised as follows:

KEY

Bolded and Underlined Provisions to be added to the existing Ordinance.

~~**Bolded and Strikethrough**~~ Provisions to be deleted from the existing Ordinance.

HURLOCK ZONING ORDINANCE

ARTICLE VII

DISTRICT REGULATIONS

VII-6 COMMERCIAL-3 (Regional Commercial)

C. Uses Permitted by Special Exception

- 3. Free standing retail department or general merchandizing store, with a minimum floor area of ~~50,000~~ 5,000 square feet, that is not located on the premises of a shopping center.

SECTION 2. In accordance with Article III, Sections 308(b) and 309 of the Hurlock Town Charter, this Ordinance shall become effective at the expiration of twenty (20) calendar days following approval by the Mayor, or passage by the Council over the veto of the Mayor.

	Yea/Nay
Charles A. Cummings	<u>Yea</u>
Bonnie Franz	<u>Yea</u>
Earl H. Murphy, Jr.	<u>Yea</u>
Russell Murphy	<u>Yea</u>

In accordance with Article III, Section 309.a of the Hurlock Town Charter, I hereby approve the above ordinance this 10th day of January, 2022 *CM*


 Rev. Charles T. Cephas, Sr.
 Mayor

ATTEST:

John Avery
Town Manager

Approved as to form:



Robert J. Merriken, Town Attorney

Date Introduced: December 13, 2021

Date Passed: January 10, 2022

Effective Date: January 30, 2022