

TOWN OF WALKERSVILLE, MD.

ORDINANCE NUMBER 20__ - __

AN ORDINANCE TO AMEND THE PROVISIONS OF CHAPTER 88, ZONING, OF THE CODE OF THE TOWN OF WALKERSVILLE TO PROVIDE FOR A MAXIMUM BUILDING HEIGHT OF FORTY-FIVE FEET (45') FOR TOWNHOUSES IN THE R-4 DISTRICT.

WHEREAS, the Burgess and Commissioners of Walkersville, MD., have duly adopted subdivision regulations including but not limited to Chapter 88 of the Code of the Town of Walkersville (the "Zoning Ordinance") for the purpose of protecting the health, safety and welfare of its residents; and

WHEREAS, to provide for more flexibility in utilizing current building types common in residential construction, the Mayor and Commissioners of Walkersville, MD., find it necessary and appropriate to provide for a maximum building height of forty-five feet (45') specifically for townhouses in the R-4 District.

NOW THEREFORE BE IT ORDAINED AND ENACTED BY THE BURGESS AND COMMISSIONERS OF WALKERSVILLE, MD., THAT CHAPTER 88 OF THE CODE OF THE TOWN OF WALKERSVILLE SHALL BE AMENDED AS FOLLOWS:

SECTION I: Chapter 88, Section 88-33. is hereby amended as follows. New provisions are designated as UNDERScoreD and in CAPITAL LETTERS, and provisions being deleted shall be designated in **[bold brackets]** and marked through.

SECTION II:

A. No building will exceed three (3) stories or thirty-five (35) feet in height unless each side yard is increased over the required minimum by five (5) feet for every five (5) feet, or fraction thereof, of additional height over thirty-five (35) feet. In no case shall the building height exceed fifty (50) feet.

B. FOR TOWNHOUSES IN THE R-4 DISTRICT, NO BUILDING WILL EXCEED THREE (3) STORIES OR FORTY-FIVE (45) FEET IN HEIGHT UNLESS EACH SIDE YARD IS INCREASED OVER THE REQUIRED MINIMUM BY FIVE (5) FEET FOR EVERY FIVE (5) FEET, OR FRACTION THEREOF, OF ADDITIONAL HEIGHT OVER FORTY-FIVE (45) FEET. IN NO CASE SHALL THE BUILDING HEIGHT EXCEED FIFTY (50) FEET.

SECTION III: This Ordinance shall become effective at the expiration of twenty (20) calendar days following the approval of this Ordinance by the Burgess of Walkersville, MD.

PASSED this _____ day of _____, 20__.

ATTEST:

COMMISSIONERS OF WALKERSVILLE,
MD.

Gloria Long Rollins
Town Administrator

Chad W. Weddle
President

APPROVED this _____ day of _____, 20__.

ATTEST:

Gloria Long Rollins,
Town Administrator

Chad W. Weddle,
Burgess of Walkersville, MD.