



**MAYOR AND COMMISSIONERS OF THE
TOWN OF NORTH EAST**

ORDINANCE 2010-09-03

AN ORDINANCE OF THE MAYOR AND COMMISSIONERS OF THE TOWN OF NORTH EAST FOR THE PURPOSE OF AMENDING THE TOWN OF NORTH EAST ZONING ORDINANCE; ARTICLE 8. NONCONFORMING USES. SECTION 8-7 AMENDING TITLE AND ADDING TEXT TO ADDRESS NONCONFORMING LOTS OF RECORD WITH CONFORMING SINGLE FAMILY DWELLINGS; AMENDING THE TABLE OF CONTENTS AND INDEX PAGES TO REFLECT AMENDMENTS TO THE ZONING ORDINANCE

NOW THEREFORE, BE IT ENACTED BY THE Mayor and Commissioners of the Town of North East that the following amendments are made:

ARTICLE 8: NONCONFORMING USES

Title shall be amended as follows:

Section 8-7. Reserved Nonconforming Lots of Record with Conforming Single Family Dwellings

Text shall be added as follows:

Notwithstanding limitations imposed by other provisions of this Ordinance, a conforming single-family dwelling that existed at the effective date of adoption or amendment of this Ordinance on a nonconforming lot of record may be enlarged or expanded subject to the following provisions:

- 1. The enlargement or expansion shall meet all requirements for height, area and bulk regulations in effect at the time of construction.**
- 2. The enlargement or expansion may not create a nonconforming structure.**
- 3. The enlargement or expansion may not occupy area required to meet any off-street parking requirements of this Ordinance.**

NOW THEREFORE, BE IT ENACTED BY THE Mayor and Commissioners of the Town of North East that THE TABLE OF CONTENTS AND INDEX PAGES shall be amended to reflect all revisions, amendments and/or renumbering provided in the above amendments.

BE IT ALSO ORDAINED AND ESTABLISHED THAT THIS Ordinance is adopted this 13th day of October, 2010 and shall become effective ten (10) calendar days after its adoption.

BE IT FURTHER ENACTED that all acts or ordinances or parts of acts or ordinances are hereby repealed to the extent of such inconsistency; and that the adoption of the Ordinance shall not effect or prevent any pending or future prosecution of, or action to abate, any existing violation of said existing Zoning Ordinance as amended, if the violation is also a violation of the provisions of this Ordinance.

MAYOR AND COMMISSIONERS
OF THE TOWN OF NORTH EAST

Attest:

Anne F. Barker
Clerk/Treasurer

Robert F. McKnight, Mayor

Eric B. Braley, Commissioner

DATE INTRODUCED: 9/22/2010

Hilary A. Crothers-Moore, Commissioner

DATE PASSED: 10/13/2010

Kena L. Koch, Commissioner

EFFECTIVE DATE: 10/23/2010

Paul A. Stark, Commissioner

**** Bolded portions indicate those portions which shall be added to the text**
Aa Strike through indicates portions which shall be deleted from the text.