

**TOWN OF NORTH EAST, MARYLAND  
ZONING ORDINANCE**

Table of Contents

ARTICLE 1.	TITLE .....	1-1
ARTICLE 2.	PURPOSE .....	2-1
ARTICLE 3.	DEFINITIONS .....	3-1
ARTICLE 4.	GENERAL PROVISIONS, DISTRICTS, AND DISTRICT MAPS	4-1
Section 4-1.	Organization of the Regulations .....	4-1
Section 4-2.	Zoning Districts Established .....	4-1
Section 4-3.	Official Maps for the Town of North East .....	4-2
Section 4-4.	Interpretation of District Boundaries.....	4-4
Section 4-5.	Application of District Regulations - General Provisions.....	4-5
Section 4-6.	Special Taxing District.....	4-6
ARTICLE 5.	DISTRICT REGULATIONS .....	5-1
PART I – ZONING DISTRICTS .....		5-1
Section 5-1.	“R-1” Single-Family Residential Regulations .....	5-1
Section 5-2.	“R-2” Two-Family Residential District Regulations .....	5-5
Section 5-3.	“R-3” Multi-Family Residential District Regulations.....	5-7
Section 5-3A.	“RM-C” Multi-Family Residential District Regulations.....	5-9
Section 5-4.	“RO” Residential-Office District Regulations .....	5-14
Section 5-5.	“R-4” Mixed-Use Residential District Regulations .....	5-15
Section 5-6.	“VC” Village Commercial District Regulations .....	5-17
Section 5-7.	“VM” Village Marine District Regulations.....	5-20
Section 5-8.	“GC” General Commercial District Regulations .....	5-22
Section 5-9.	“HC” Highway Commercial District Regulations .....	5-25
Section 5-9A.	“LC” Limited Commercial District Regulations.....	5-29
Section 5-10.	“LI” Light Industrial District Regulations.....	5-31
Section 5-11.	“HI” Heavy Industrial District Regulations .....	5-34
PART II – SPECIAL DISTRICTS.....		5-37
Section 5-12.	“CAO” Critical Area Overlay District Regulations.....	5-37
Section 5-12A.	“GA” Growth Allocation Floating Zone Regulations.....	5-109
Section 5-13.	“FPM” Flood Plain Management Regulations.....	5-109
Section 5-14.	“PRD” Planned Residential District Regulations.....	5-129
Section 5-15.	“IDOD” Infill Development Overlay District Regulations....	5-141
Section 5-16.	“HCOD” Highway Corridor Overlay District Regulations....	5-150
Section 5-17.	“MPC” Master Planned Community Regulations .....	5-163

ARTICLE 6.	SUPPLEMENTARY DISTRICT REGULATIONS.....	6-1
Section 6-1.	Public Utilities .....	6-1
Section 6-2.	Number of Main Structures on a Lot.....	6-1
Section 6-3.	Vending Machines .....	6-1
Section 6-4.	Setbacks on Planned Streets .....	6-1
Section 6-5.	Storage of Boats, Boats on Trailers, Jet Skis, Jet Skis on Trailers, Motor Homes, Recreational Vehicles, Trailers, Travel Trailers/Travel Campers.....	6-2
Section 6-6.	Modification of Height Regulation .....	6-3
Section 6-7.	Corner Visibility .....	6-4
Section 6-8.	Parking Regulations .....	6-5
Section 6-9.	Off-Street Loading Regulations .....	6-12
Section 6-10.	Special Buffer Yard Requirements.....	6-14
Section 6-11.	Growth Allocation Floating Zone District.....	6-14
Section 6-12.	Satellite Dish Antennas .....	6-14
Section 6-13.	Fences .....	6-15
Section 6-14.	Utility Buildings .....	6-18
Section 6-15.	Alcoholic Beverage Sales/Liquor Store .....	6-19
Section 6-16.	Satellite Simulcast Betting/Off - Track Betting .....	6-20
Section 6-17.	Screening of Dumpsters and/or Above Ground Utility Tanks or Receptacles and/or Service Structures .....	6-21
Section 6-18.	Shopping Centers and Malls .....	6-22
Section 6-19.	Restaurants .....	6-24
Section 6-20.	Mini-warehouses .....	6-26
Section 6-21.	Grocery Stores, Mini-Markets, Supermarkets.....	6-28
Section 6-22.	Drive-In Banks.....	6-29
Section 6-23.	Automobile Filling Stations.....	6-30
Section 6-24.	Motorcycle and Motor Vehicle Repair .....	6-32
Section 6-25.	Antenna or Communication Towers .....	6-34
Section 6-26.	Adult Oriented Commercial Enterprises and Services.....	6-35
Section 6-27.	Accessory Dwelling Unit .....	6-38
Section 6-28.	Home Occupation.....	6-41
Section 6-29.	Assisted Living Facilities/Group Homes .....	6-44
Section 6-30.	Outdoor Festivals or Special Events.....	6-45
Section 6-31.	Master Planned Community (MPC) .....	6-47
Section 6-32.	Community Appearance Standards .....	6-55
Section 6-33.	Itinerant Merchants/Temporary Sales .....	6-59
ARTICLE 7.	ADVERTISING AND SIGNS.....	7-1
Section 7-1.	Definitions .....	7-1
Section 7-2.	General Regulations .....	7-3
Section 7-3.	Sign Ordinance Not Applicable to Certain Signs .....	7-4
Section 7-4.	Permitted Signs .....	7-5
Section 7-5.	Sign Standards for the “R1”, “R2”, “R3”, “R4” and “PRD” Districts.....	7-7
Section 7-6.	Sign Standards for the “RO” and “VC” Districts.....	7-7
Section 7-7.	Sign Standards for the “VM” Village Marine District .....	7-8
Section 7-8.	Sign Standards for the “GC” General Commercial District .....	7-9

Section 7-9.	Sign Standards for the “LC” and “HC” Districts.....	7-10
Section 7-10.	Sign Standards for the “LI” Light Industrial District.....	7-10
Section 7-11	Sign Standards for the “HI” Heavy Industrial District.....	7-10
Section 7-12.	Sign Standards for Mixed Use Business and Commercial ...	7-10
Section 7-13.	Temporary Signs .....	7-12
Section 7-14.	Obtaining Permit and Revocation of Same.....	7-14
Section 7-15.	Sign Illumination and Illuminated .....	7-15
Section 7-16.	Signs - Prohibited Practices .....	7-16
Section 7-17.	Compliance with Zoning, etc., Regulations Required .....	7-16
Section 7-18.	Existing Signs .....	7-17
Section 7-19.	Enforcement of Chapter Generally .....	7-17
Section 7-20.	Costs of Removing Signs; Lien Created .....	7-18
Section 7-21.	Signs, Number and Surface Area .....	7-18
Section 7-22.	Unlawful Cutting of Trees or Shrubs.....	7-18
ARTICLE 8.	NONCONFORMING USES.....	8-1
Section 8-1.	Nonconforming Use of Land and Buildings.....	8-1
Section 8-2.	Nonconforming Lots of Record .....	8-1
Section 8-3.	Nonconforming Uses of Land .....	8-2
Section 8-4.	Nonconforming Structures .....	8-2
Section 8-5.	Nonconforming Uses of Structures .....	8-3
Section 8-6.	Repairs and Maintenance .....	8-3
Section 8-7.	Nonconforming Lots of Record with Conforming Single Family Dwellings ..	8-4
Section 8-8.	Uses Under Exception Provisions Not Nonconforming Uses ...	8-4
Section 8-9.	Restoration After Damage Or Reconstruction .....	8-4
ARTICLE 9.	ADMINISTRATIVE MECHANISMS .....	9-1
PART I: PLANNING COMMISSION; BOARD OF APPEALS .....		9-1
Section 9-1.	Appointment and Terms of Planning Commission Members..	9-1
Section 9-2.	Meetings of the Planning Commission .....	9-1
Section 9-3.	Quorum and Voting.....	9-2
Section 9-4.	Planning Commission Officers .....	9-2
Section 9-5.	Powers and Duties of the Planning Commission.....	9-2
Section 9-6.	Appointment and Terms of the Board of Appeals.....	9-3
Section 9-7.	Meetings of the Board of Appeals .....	9-3
Section 9-8.	Quorum .....	9-4
Section 9-9.	Voting .....	9-4
Section 9-10.	Board of Appeals Officers .....	9-5
Section 9-11.	Duties of the Board of Appeals.....	9-5
Section 9-12.	Appeals .....	9-5
Section 9-13.	Applications for Special Exceptions .....	9-6
Section 9-14.	Powers of the Board of Appeals to Grant a Special Exception	9-6
Section 9-15.	Conditions Attached to Approvals of Special Exceptions.....	9-7
Section 9-16.	Applications for Variances .....	9-8
Section 9-17.	Powers of the Board of Appeals to Grant a Variance.....	9-8
Section 9-18.	Conditions Attached to Variance Approvals .....	9-9

Section 9-19.	Powers of the Board of Appeals to Grant a Variance in the “CAO” Overlay District .....	9-10
Section 9-20.	Disapproval of Application .....	9-10
Section 9-21.	Lapse of Special Exception or Variance .....	9-11
Section 9-22.	Change of Conditions of Special Exception or Variance .....	9-11
Section 9-23.	Revocation of Special Exception or Other Permit .....	9-11
 PART II - HEARING PROCEDURES FOR APPEALS AND APPLICATIONS .....		 9-12
Section 9-24.	Hearing Required on Appeals and Applications .....	9-12
Section 9-25.	Notice of Hearing .....	9-13
Section 9-26.	Evidence .....	9-13
Section 9-27.	Record .....	9-13
Section 9-28.	Written Decision .....	9-14
Section 9-29.	Postponement of Hearings; Continuances; Withdrawal of Application.....	9-14
Section 9-30.	Appeals from the Board of Appeals .....	9-14
 ARTICLE 10. ADMINISTRATIVE PROVISIONS .....		 10-1
Section 10-1.	Administration and Enforcement .....	10-1
Section 10-2.	Site Plan Review Required for Certain Uses .....	10-3
Section 10-3.	Requirements of Preliminary Site Plans .....	10-6
Section 10-4.	Expiration and Extension .....	10-10
Section 10-5.	Requirements for Final Site Plan .....	10-10
Section 10-6.	Procedures for Special Exception Uses.....	10-11
Section 10-7.	Amendments and Additions to Site Plans .....	10-12
Section 10-8.	Duties of Zoning Administrator, Board of Appeals, Town Commissioners and Courts on Matters of Appeal .....	10-13
Section 10-9.	Schedule of Fees, Charges and Expenses.....	10-13
Section 10-10.	Interpretation, Purpose and Conflict .....	10-14
Section 10-11.	Enforcement, Violation and Penalties.....	10-14
Section 10-12.	Vested Rights .....	10-15
Section 10-13.	Amendments.....	10-15
Section 10-14.	Amending the Critical Area Overlay District.....	10-19
Section 10-15.	Newly Annexed Territory .....	10-20
Section 10-16.	Separability Clause .....	10-20
Section 10-17.	Repeal of Conflicting Ordinances: Effective Date .....	10-20
Section 10-18.	Amendments for Floating Zone Districts .....	10-20
 ARTICLE 11. ENFORCEMENT.....		 11-1
Section 11-1.	Right of Entry of Town Employees and/or Agents.....	11-1
 ARTICLE 12. OPEN SPACE, BUFFER YARDS AND LANDSCAPING.....		 12-1
Section 12-1.	Environmental Standards for all Subdivisions .....	12-1
Section 12-2.	Provision of Common Open Space .....	12-2
Section 12-3.	Common Open Space Requirement.....	12-3

Section 12-4.	Common Open Space Ownership .....	12-4
Section 12-5.	Management of Common Open Space Property .....	12-4
Section 12-6.	Surety for Open Space Improvements .....	12-5
Section 12-7.	Landscape Standards .....	12-5
Section 12-8.	Landscape Plan Required .....	12-5
Section 12-9.	Street Trees Requirements .....	12-6
Section 12-10.	Landscaping of Parking Facilities .....	12-6
Section 12-11.	Buffer Yards .....	12-11
Section 12-12.	Surety of Plantings .....	12-12
APPENDIX A	Standards for Buffer Yard Design .....	12-16
APPENDIX A-1	Landscape Standards and Specifications .....	12-23
	Standard Planting and Mulching Detail .....	12-24
	Landscape, Open Space & Bufferyard Requirements Table ...	12-25
ARTICLE 13.	SENSITIVE AREAS REQUIREMENTS .....	13-1
Section 13-1.	Definitions .....	13-1
Section 13-2.	Permitted Uses and Activities .....	13-1
ARTICLE 14.	FOREST CONSERVATION PLAN REQUIREMENTS .....	14-1
APPENDIX B	OFFICIAL MAPS	