



**MAYOR AND COMMISSIONERS OF THE
TOWN OF NORTH EAST
PROPOSED ZONING AMENDMENT
ORDINANCE 2025-12-01**

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 5. DISTRICT REGULATIONS PART I. ZONING DISTRICTS. SECTION 5-3A. "RM-C" MULTIFAMILY RESIDENTIAL DISTRICT REGULATIONS. AMENDING THE TITLE TO "RM-C" MULTIFAMILY RESIDENTIAL-**COMMERCIAL** DISTRICT REGULATIONS. AMENDING PARAGRAPH 1. PURPOSE OF THE DISTRICT. ADDING LANGUAGE "RESIDENTS WITHIN THE MULTIFAMILY RESIDENTIAL-**COMMERCIAL** DISTRICT WOULD BENEFIT BY THE CLOSE PROXIMITY OF **COMMERCIAL** GOODS AND SERVICES TO THE RESIDENTS. THESE NEIGHBORHOODS WOULD PROVIDE AND ENCOURAGE MULTI-MODAL TRANSPORTATION OPPORTUNITIES, UNIQUE TO THE ROUTE 272 AND ROUTE 40 CORRIDOR, AS THE ROAD SYSTEMS IN THESE AREAS HAVE BEEN DESIGNED TO HANDLE TRAFFIC VOLUMES, WHICH CAN SUPPORT THE MULTI-FAMILY RESIDENTIAL **USE WITHIN THIS** DISTRICT.

PARAGRAPH 2. DELETING C. TOWNHOUSES. ADDING **I. TRANSITIONAL COMMERCIAL USES.**

PARAGRAPH 4. ADDING CATEGORY TO THE HEIGHT, AREA AND BULK REQUIREMENTS: **TRANSITIONAL COMMERCIAL, REQUIRING MINIMUM AREA OF 10,000 SQUARE FEET, MAXIMUM HEIGHT 3 STORIES OR 45 FEET WITH A MINIMUM ROAD FRONTAGE REQUIREMENT OF 50 FEET.** DELETING TOWNHOUSE CATEGORY FROM THE TABLE.

PARAGRAPH 5 DISTRICT STANDARDS. DELETING TOWNHOUSE UNITS..

AMENDING PARAGRAPH 6. "ALL **RESIDENTIAL** DEVELOPMENT IN THE RM-C DISTRICT SHALL COMPLY WITH THE FOLLOWING:"

AMENDING PARAGRAPH 7. TOWNHOUSE AND APARTMENTS. TITLE AND SUB-PARAGRAPHS 1, 5, 6, 7, 11. DELETING REFERENCE TO TOWNHOUSES

ADDING NEW PARAGRAPH **8. TRANSITIONAL COMMERCIAL: RM-C ZONING CONTAINS TRANSITIONAL COMMERCIAL USES WHICH ACCOMMODATE AND PROVIDE FOR GOODS AND SERVICES TO RESIDENTS WITHIN THE ROUTE 40 AND ROUTE 272 CORRIDOR. TRANSITIONAL COMMERCIAL SHALL BE UTILIZED TO BRIDGE RESIDENTIAL USES WITH COMMERCIAL USES. THIS DISTRICT PROVIDES FOR USES OUTLINED IN ARTICLE 5. SECTION 5-9. "HC" HIGHWAY COMMERCIAL DISTRICT REGULATIONS.**

RE-NUMBERED PARAGRAPH 9. **ADDING LETTER C. When Transitional Commercial is utilized on a parcel or lot zoned RM-C, the site shall be designed to protect the integrity of the surrounding residential neighborhood, providing buffers and landscape for a respectful and pleasing appearance for both of the uses. Transitional Commercial properties shall be subject the following:**

- (1) Buffer yard from collector road or arterial roadways shall be buffer yard standard D found in Article 12.
- (2) Buffer yard along internal streets – row of street trees
- (3) Buffer yards abutting any residential zone shall be buffer yard standard D Article 12.
- (4) Landscape: A minimum of 20% of the Development Envelope shall be landscaped.

RE-NUMBERED PARAGRAPH 10. **“COMMON OPEN SPACE IN RESIDENTIAL DEVELOPMENT SHALL BE PROVIDED...”**

RE-NUMBERED PARAGRAPH 11. **PERMITTED SIGNS. ALL SIGNS RELATED TO THE RESIDENTIAL MULTI-FAMILY DEVELOPMENT USE WITHIN THIS DISTRICT SHALL COMPLY WITH ~~PERMITTED IN THE R-1 DISTRICTS~~ SUBJECT TO THE SIGN REGULATIONS OF ARTICLE 7. SIGNS. SECTION 7-4. PERMITTED SIGNS. PARAGRAPH 9. SIGNS RELATED TO A COMMERCIAL USE SHALL COMPLY WITH ARTICLE 7. SIGNS. SECTION 7-9.**

ARTICLE 7. SIGNS. SECTION 7-9. PERMITTED SIGNS. PARAGRAPH 9. PERMITTED SIGNS AND STANDARDS FOR THE “LC”, AND “HC” DISTRICTS AND COMMERCIAL USES IN THE RM-C DISTRICT.

AN ORDINANCE OF THE MAYOR AND COMMISSIONERS OF THE TOWN OF NORTH EAST FOR THE PURPOSE OF AMENDING THE TABLE OF CONTENTS, PARAGRAPH RE-NUMBERING/RE-LETTERING; APPENDIXES, PAGE NUMBERS AND INDEX PAGES.

WHEREAS, THE PLANNING COMMISSION AND THE MAYOR AND COMMISSIONERS HAVE GIVEN DUE PUBLIC NOTICE OF PUBLIC HEARINGS AND HAVE CONDUCTED PUBLIC HEARINGS RELATED TO THE UPDATED REGULATIONS, IN ACCORDANCE WITH AND MEETING THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND AND THE NORTH EAST ZONING ORDINANCE.

NOW THEREFORE, BE IT ENACTED BY THE MAYOR AND COMMISSIONERS OF THE TOWN OF NORTH EAST THAT AMENDMENTS TO ARTICLE 5. DISTRICT REGULATIONS. PART 1. ZONING DISTRICTS. SECTION 5-3B. AND ARTICLE 7. SECTION 5-9 BE ADOPTED.

BE IT ALSO ENACTED BY THE MAYOR AND COMMISSIONERS OF THE TOWN OF NORTH EAST THAT THE TABLE OF CONTENTS, PARAGRAPH RE-NUMBERING AND RE-LETTERING, PAGE NUMBERS AND INDEX PAGES SHALL BE AMENDED TO REFLECT ALL AMENDMENTS.

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.

BE IT ALSO ORDAINED AND ESTABLISHED THAT THIS Ordinance is adopted this ___ day of _____, 2025, and shall become effective ten (10) calendar days after its adoption.

Introduction:

Date Passed:

Effective Date:

Kelly A. Benson, Mayor

Kimberly A. Davis, Vice-Mayor

Catherine Bernard-Dutton, Commissioner

Hilary A. Crothers-Moore, Commissioner

Attested by:

Neil M. DeMatt, IV, Commissioner

Melissa B. Cook-Mac Kenzie