

Council of the Town of Leonardtown

Date Introduced on First Reading: April 14, 2008

Amendment Adopted: N/A

Date Adopted on Second Reading: May 20, 2008

Date Effective: June 9, 2008

Ordinance No. 137

Zoning Ordinance Text Amendment

Subject: Accessory Buildings

Purpose

For the purpose of amending the Zoning Ordinance of the Town of Leonardtown in order to revise existing provisions.

Ordinance

Whereas, under the provisions of Article 66B of the Annotated Code of Maryland, the Town Council of Leonardtown for Leonardtown, Maryland, is empowered to adopt, revise and amend the Leonardtown Zoning Ordinance; and

Whereas, the current Zoning Ordinance heretofore adopted and currently in effect shall be and the same is hereby amended as follows:

§ 155-60. Accessory buildings.

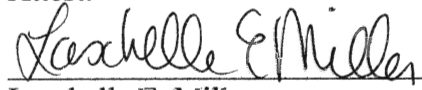
Accessory buildings which are not a part of the main building, although they may be connected by an open breezeway, may be constructed in a rear yard.

- A. **DETACHED GARAGES OR CARPORTS:** If the garage or carport will be larger than 100 square feet, or have plumbing or electric, a building permit will be required. Where a principle structure exists on the property, the location of the detached structure must comply with the required setbacks of five feet to the rear lot line and three feet to a side lot line. If the structure is larger than one story the setbacks will be increased to ten feet from the rear lot line and ten feet from the side lot line. Detached garages may not be larger than two stories. It may not be located in the required front yard setback. The structure and other permitted obstructions combined may not occupy more than 30% of a required side or rear yard (the area between the principal structure setback line and the property line). Recorded easements, or location within the Critical Area, may further restrict the location of a garage or carport.


- B. **SHEDS AND GAZEBOS:** If the shed or gazebo will be larger than 80 square feet, or have plumbing or electric, a building permit will be required. The location of the structure must comply with the required setbacks of five feet from the rear property line and three feet to a side lot line and be separated from all other structures by ten feet. A shed or gazebo may not be located in the required front yard setback. The structure and other permitted obstructions combined may not occupy more than 30% of a required side or rear yard (the area between the principal structure setback line and the property line). Recorded easements, or location within the Critical Area, may further restrict the location of a shed or gazebo. The maximum allowable height of a shed or gazebo is one story.

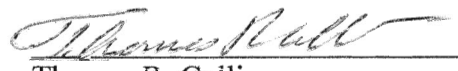
C. UNENCLOSED DECKS: A building permit is required. The location of the structure must comply with the required setbacks of five feet from the rear property line and three feet from the side lot line. Recorded easements may further restrict the location of a deck. (Enclosed decks must comply with the principal dwelling setback requirements).


Attest:

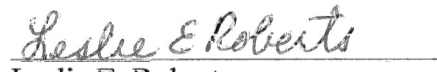

Laschelle E. Miller
Town Administrator


Commissioners of Leonardtown:


Walter Wise
Vice President

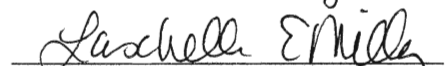

Thomas R. Collier
Council Member


Robert C. Combs
Council Member

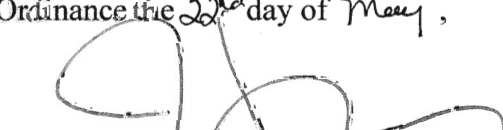

Leslie E. Roberts
Council Member


Council Member

This ordinance was presented to the Mayor for his approval or disapproval pursuant to Section 210 of the Charter of the Town of Leonardtown this 22nd day of May, 2008.


Laschelle E. Miller, Town Administrator

In accordance with Section 210 of the Charter of the Town of Leonardtown, I hereby (Approve) or (Disapprove) approve this Ordinance the 22nd day of May, 2008.


J. Harry Norris, III, Mayor