

ORDINANCE NO. 06-07

**AN ORDINANCE TO AMEND CERTAIN PROVISIONS TO THE
ZONING ORDINANCE FOR WASHINGTON COUNTY, MARYLAND
AND TO REENACT SAID ORDINANCE WITH CHANGES RELATING
TO ITS TEXT**

(RZ-06-010)

RECITALS

The Board of County Commissioners of Washington County, Maryland (the "Board") adopted the Zoning Ordinance for Washington County, Maryland (the "Ordinance") on January 23, 1973, and it became effective on April 2, 1973.

The Board has requested that amendments be made to the text of the Zoning Ordinance. The amendments will amend several sections of the Ordinance relating to references to Hospital (Class A) and Hospital (Class B).

The Board believes it to be in the best interests of the citizens of Washington County for the amendments to be enacted.

The Board and the Planning Commission held a joint public hearing for the purpose of taking testimony on the proposed amendments on June 12, 2006, pursuant to public notice duly given.

Following the hearing, the Board considered the recommendations of the Planning Commission and the Planning Department staff, materials received as part of the public hearing. The Board conducted this review in public sessions.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED that certain provisions of the Zoning Ordinance, as amended, be further amended as follows:

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(1) **ARTICLE 6 – "A" AGRICULTURAL DISTRICT is amended as follows:**

Section 6.1 Principal Permitted Uses is amended as follows:

Section 6.1(f) is deleted in its entirety.

~~(f) Hospitals (Class A), sanitariums or charitable institutions for human care and the treatment of non-contagious diseases.~~

Section 6.2 Special Exceptions (Requiring Board Authorization After Public Hearing) is amended as follows:

Section 6.2 (j) is amended to read as follows:

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- (j) Hospitals, sanitariums or institutions for the treatment of contagious diseases, the insane, liquor or drug addicts; provided such use shall be subject to three (3) times the distance requirements specified in Section 4.9.

Section 6.5 Lot Area, Lot Width, and Yard Requirements is amended and shall read as follows:

23: The following minimum requirements shall apply, except as hereinafter modified in Article

	Lot Area	Lot Width	Lot Area Lot Area Per Family	Front Yard Front Yard Depth	Side Yard (Width Each Side Yard)	Rear Yard Depth
Dwelling Single-Family*	40,000 sq. ft.	100 ft.	40,000 sq. ft.	40 ft.	15 ft.	50 ft.
Dwelling, Two- Family*	40,000 sq. ft.	100 ft.	20,000 sq. ft.	40 ft.	15 ft.	50 ft.
Dwelling, Semi-Detached*	20,000 sq. ft.	50 ft.	20,000 sq. ft.	40 ft.	15 ft. (exterior side only)	50 ft.
Conversion Apts.	1 acre	150 ft.	10,000 sq. ft.	40 ft.	30 ft.	50 ft.
Schools, Elementary	12 acres	400 ft.		150 ft.	100 ft.	50 ft.
Schools, Middle	25 acres	500 ft.		150 ft.	100 ft.	50 ft.
Schools, High	35 acres	500 ft.		150 ft.	100 ft.	50 ft.
Colleges	15 acres	500 ft.		150 ft.	100 ft.	50 ft.
Hospitals	10 acres	500 ft.		200 ft.	100 ft.	50 ft.
Retirement & Nursing Homes	1 acre	150 ft.		40 ft.	30 ft.	50 ft.
Churches	2 acres	200 ft.		100 ft.	50 ft.	50 ft.
Nursery Schools, Day Care Centers	3 acres	300 ft.		50 ft.	50 ft.	50 ft.
Mobile Homes	40,000 sq. ft.	100 ft.		40 ft.	15 ft.	40 ft.
Antique or Beauty Shops or Barber Shops	1 acre	150 ft.		40 ft.	30 ft.	50 ft.

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	Lot Area	Lot Width	Lot Area Lot Area Per Family	Front Yard Front Yard Depth	Side Yard (Width Each Side Yard)	Rear Yard Depth
Firearms Repair Shop, Including Retail Sales	1 acre	150 ft.		40 ft.	30 ft.	50 ft.
Other Principal Permitted or Conditional Uses	3 acres	300 ft.		50 ft.	50 ft.	50 ft.
Veterinary clinics, animal hospitals, or kennels without runways or exercise areas, including the dwelling	3 acres	300 ft.		50 ft.	50 ft.	50 ft.
Veterinary clinics, animal hospitals, or kennels with outside runways or exercise areas**	4 acres	300 ft.		50 ft.	50 ft.	50 ft.

** (See also section 6.2(k))
[Except Section 6.2(u),(v)]

* A corner lot shall maintain the specified front yard setback along both street frontages. Setbacks from the remaining property lines shall be measured as if they were side yard setbacks.

(2) **ARTICLE 7 "RR" RESIDENTIAL, RURAL DISTRICT is amended as follows:**

Section 7.2 Special Exceptions (Requiring Board Authorization After Public Hearing is amended as follows:

Section 7.2(c) is amended and shall read as follows:

(c) Convalescent homes, nursing homes, hospitals, medical or dental clinics.

Section 7.5 Lot Area, Lot Width, and Yard Requirements is amended and shall read as follows:

The following minimum requirements shall be observed, subject to the modified requirements in Article 23:

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	Lot Area	Lot Width	Lot Area Per Family	Front Yard Depth	Side Yard (Width Each Side Yard)	Rear Yard Depth
Dwelling Single-Family*	20,000 sq. ft.	100 ft.	20,000 sq. ft.	40 ft.	12 ft.	50 ft.
Dwelling, Two-Family*	20,000 sq. ft.	100 ft.	10,000 sq. ft.	40 ft.	12 ft.	50 ft.
Dwelling, Semi-Detached*	10,000 sq. ft.	50 ft.	10,000 sq. ft.	40 ft.	12 ft. (exterior side only)	50 ft.
Churches	2 acres	200 ft.		100 ft.	50 ft.	50 ft.
Schools, Elementary	12 acres	400 ft.		150 ft.	100 ft.	50 ft.
Schools, Middle	25 acres	500 ft.		150 ft.	100 ft.	50 ft.
Schools, High	35 acres	500 ft.		150 ft.	100 ft.	50 ft.
Colleges	15 acres	500 ft.		150 ft.	100 ft.	50 ft.
Hospitals	5 acres	400 ft.		150 ft.	100 ft.	50 ft.
Retirement & Nursing Homes	1 acre	150 ft.		40 ft.	30 ft.	50 ft.
Funeral Establishments	2 acres	150 ft.		100 ft.	30 ft.	50 ft.
Other Principal Permitted or Conditional Uses	20,000 sq. ft.	100 ft.		40 ft.	25 ft.	50 ft.

(3) **ARTICLE 21 "ORT" Office, Research and Technology District is amended as follows:**

Section 21.A.1 Principal Permitted Uses is amended as follows:

Section 21.A.1(c) is amended and shall read as follows:


(c) Hospitals, including other health-related facilities.

Adopted and effective this 11th day of July, 2006.

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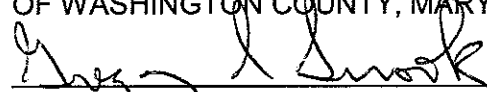
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ATTEST:




Joni L. Bittner, Clerk

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND



Gregory I. Snook, President

Approved as to legal
sufficiency:



Kirk C. Downey
Assistant County Attorney

Mail to:
County Attorney's Office
100 W. Washington Street, Room 202
Hagerstown, MD 21740

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