

ORDINANCE NO. 2012-03

THE MAYOR AND COUNCIL OF NEW MARKET

AN ORDINANCE AMENDING THE
LAND DEVELOPMENT ORDINANCE
OF THE TOWN OF NEW MARKET

ECONOMIC DEVELOPMENT FLEX ZONING DISTRICT

WHEREAS, the Mayor and Council of New Market have determined to amend the Land Development Ordinance to provide for the establishment of an Economic Development Flex (EDF) zoning district;

NOW THEREFORE, it is ordained by the Mayor and Council of New Market that the Land Development Ordinance be and is amended, by adding thereto at the end of Article IV the following new provision:

"18.0 ECONOMIC DEVELOPMENT FLEX DISTRICT

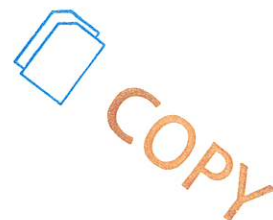
18.1 Intent and Purpose

The purpose of the Economic Development Flex district is to create opportunities in newly annexed areas for certain commercial, office, technology, retail, service and other businesses and activities, to generate employment and economic development. Economic Development Flex zones are Euclidean zones which may only be established at the time of annexation. The uses of land and densities of development in Economic Development Flex zones may be limited by annexation agreement.

18.2 Principal Permitted Uses

Subject to the limitations established in an annexation agreement, and except as provided in Subsection 18.3, the principal permitted uses in the Economic Development Flex zone are the principal permitted uses enumerated in the following districts:

Mixed Commercial District
Mixed Commercial/Industrial District
Institutional District



18.3 Prohibited Uses

The following uses are prohibited in the Economic Development Flex district:

- Auto/junk/salvage yards
- Cemeteries
- Heliports
- Incinerators
- Truck stops

18.4 Special Exception Uses

Subject to limitations established in an annexation agreement, and except as provided in Subsection 18.3, the special exception uses in the Economic Development Flex zone are the uses enumerated as special exceptions in the following districts:

- Mixed Commercial District
- Mixed Commercial/Industrial District
- Institutional District

18.4 Accessory Uses

Subject to limitations established in an annexation agreement, and except as provided in Subsection 18.3, the accessory uses in the Economic Development Flex zone are the accessory uses in the following districts:

- Mixed Commercial District
- Mixed Commercial/Industrial District
- Institutional District

18.5 Height, Area and Bulk Requirements

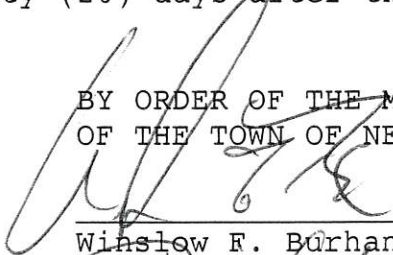
Subject to limitations established in an annexation agreement, the height, area and bulk requirements applicable in the Economic Development Flex zone are those requirements established for such uses in the districts referenced in this section. Where more than one such requirement shall exist, the more permissive requirement shall be applicable.

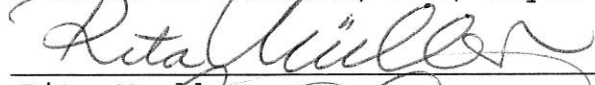
18.6 Special Provisions

Economic Development Flex zones may only be established at the time of annexation on land annexed on or after **[insert the effective date of this Ordinance]**. The uses of land and densities of development in Economic Development Flex zones may be limited by annexation agreement as provided in Md. Ann. Code, Article 66B, §4.01(c)(2)."

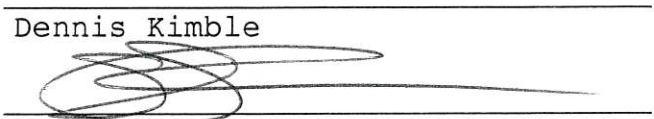
AND IT IS FURTHER ORDAINED, that this Ordinance shall become effective twenty (20) days after the date of passage.

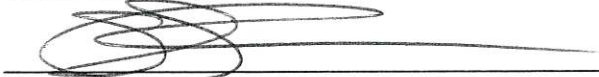
BY ORDER OF THE MAYOR AND COUNCIL
OF THE TOWN OF NEW MARKET

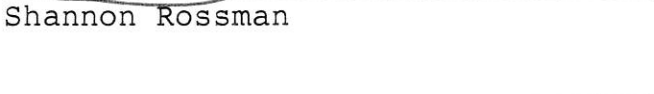

Winslow F. Burhans, III, Mayor


Rita Mueller


Lawrence Romanell


Dennis Kimble


Shannon Rossman


David Price

INTRODUCED: August 8, 2012

ENACTED: Sept 12th, 2012

EFFECTIVE: Oct 3rd, 2012

ATTEST:


Town Clerk

 **COPY**