

LEGAL NOTICE - JOINT PUBLIC HEARING
NORTH BEACH TOWN COUNCIL & PLANNING COMMISSION

The North Beach Town Council and Planning Commission will hold a Joint Public Hearing to consider adoption of the reorganized and updated North Beach Zoning Ordinance and amendments to the North Beach Zoning Map (see details below). The Joint Public Hearing will be held on **Thursday, January 14, 2016 at 7:00 p.m.** in the North Beach Town Hall at 8916 Chesapeake Avenue, North Beach, Maryland 20714.

Drafts of the documents proposed for consideration at the public hearing are available by contacting the Town of North Beach at, 8916 Chesapeake Avenue, North Beach, Maryland. Phone: 301.855.6681. Drafts are also available on the Town's website at: <http://www.northbeachmd.org>.

TOPICS OF HEARING:

A. Reorganization and Update of the North Beach Zoning Ordinance:

The Zoning Districts were simplified. R-3 was eliminated. C-1 and C-2 were combined and converted to C-M, which is Commercial-Mixed Use, allowing for commercial and retail uses on the first floor of a structure, and where a second and possible third floor exist, will allow for residential or offices above. Different levels of waterfront development zoning defined.

Land Use Classifications were combined and simplified.

Article 4 was reorganized. Overlay Districts were simplified and development standards and development plan requirements were removed to a separate section to apply to certain Zoning Districts under certain circumstances (see Article 6).

Article 5 was reorganized to correspond to changes in Article 3 and some lot sizes, areas, and other measurements were amended to allow for maximum flexibility in lot development for property owners. Parking was significantly simplified.

Article 6 Project reviews and approvals has been modified to include revised procedures for site plan preparation and approval and new procedures for approval of a Development Plan and Developer Agreement for certain Commercial Mixed Use projects.

Article 7-801 violation which was a misdemeanor has been changed to a Municipal Infraction.

Article 9 has had some definitions deleted and definitions added.

Article 10 CRITICAL AREA OVERLAY DISTRICT REQUIREMENTS has been added.

B. Proposed North Beach Zoning Map:

Above referenced Zoning Districts were mapped in a Draft dated October, 2015. A Zoning Map Addendum includes four different scenarios for R2 & R1 mapped in the area of Dayton Ave. and public input is sought at the public hearing on January 14. Both the existing Zoning Map and the Planning Commission Recommended Draft Zoning Map and the Zoning Map Addendum are among the materials that are available both at Town Hall and on the Town Website, at the locations above.

The summary presented above is intended to give a fair summary of the changes to be considered by North Beach Town Council and Planning Commission. Because the changes are comprehensive and numerous, it is not practical to list them all in this notice. Interested persons are urged to view the actual changes in their entirety by either contacting the Town of North Beach in person or viewing the changes on the Town website. The changes adopted may vary from the changes proposed.

The Town of North Beach does not discriminate on the basis of race, color, national origin, sex, religion, age or disability. Any reasonable accommodation for persons with disabilities or linguistic barriers should be requested by contacting the Town Hall at least three business days in advance of the public hearing.

Stacy Wilkerson, Town Clerk

Run Dates:

12/23/15

12/30/15

1/6/16