

TOWN OF NORTH BEACH
MAYOR AND TOWN COUNCIL

ORDINANCE NO. 12-02

A ZONING ORDINANCE TO REPEAL MOST OF THE ONSITE PARKING REQUIREMENTS FOR COMMERCIAL ESTABLISHMENTS WITHIN THE TOWN OF NORTH BEACH, MARYLAND.

WHEREAS, Section 5-300 of The Town of North Beach Zoning Ordinance contains the requirements for parking and loading within the Town of North Beach; and

WHEREAS, in Section 5-302 of the Parking and Loading Requirements, there is a table which lays out parking requirements. It is titled "Schedule of minimum off street parking requirements by land use." This table lays out the number of spaces required in residential areas, institutional, recreation and educational areas, commercial areas and unclassified areas; and

WHEREAS, the Town has studied the issue of off street parking requirements with commercial uses and has determined that the present system can and has been, a hindrance to the reasonable commercial development of the Town; and

WHEREAS, the Town has reviewed material and heard a report from a parking expert that talks about the advantages of eliminating most commercial off street parking requirements;

WHEREAS, The Mayor and Town Council of the Town of North Beach based on the above, have now determined that it is the best interest of the health, safety, and welfare of the Town of North Beach to eliminate most off street commercial parking requirements within the Town of North Beach.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Town Council of the Town of North Beach the following:

- 1) The existing table 2 in Section 5-302 of the North Beach Zoning Ordinance is hereby repealed in its entirety.
- 2) There will be a new table 2 contained in Section 5-302 of the Zoning Ordinance. That table is marked as Exhibit 1 and is attached to and hereby made a part of this Ordinance.
- 3) Pursuant to Section 7-301(b) of The Town of North Beach Zoning Ordinance which concerns the initiation of a Zoning amendment by the introduction by the Town Council of an Ordinance to amend, this Ordinance upon introduction shall be issued to the Planning Commission and the Zoning Administrator of The Town of North Beach.
- 4) Pursuant to Section 7-303 of The Town of North Beach Zoning Ordinance a joint public hearing with the Mayor and Town Council and the Planning Commission will be scheduled to consider this Ordinance.
- 5) Pursuant to Section 7-304, the Planning Commission shall report to the Town Council its recommendations with respect to this Ordinance and the Planning Commission will comply with all section of 7-304.

- 6) Upon receiving the required report from the Planning Commission, the Town of North Beach Town Council shall make the findings of facts required by Section 7-305 of the Town of North Beach Zoning Ordinance and pursuant to Section 7-306 of the Zoning Ordinance this Ordinance shall become effective on the date of the Town Council approval provided in at least ten (10) days after a public hearing on this Ordinance.

By order of the Mayor and Council



Mark R. Frazer, Mayor

ATTEST:



Stacy Wilkerson, Town Clerk
Town of North Beach

Table 2 Schedule of Minimum Off-Street Parking Requirements by Land Use

Land Use	Parking Space Requirement
Residential Uses	
Single Family Detached	2/dwelling unit
Single Family Attached, Duplex	2/dwelling unit
Townhouse	2/dwelling unit
Accessory Apartment	See Section 3-300 A
Multi-family	See Section 5-207
Senior Housing	1/dwelling unit
Boarding House, Lodging House	*
Dwelling Unit in Combination with Commercial Use	*
Group Home	*
Institutional, Recreational and Educational Uses	
Churches and Other Buildings for Religious Assembly	1/4 seats in main assembly hall
Convalescent, Nursing Home	1/3 beds + 1/staff
Cultural Uses: Library, Museum, Community Center	1/ 300 s.f. GFA + 1/staff
Clubs, Fraternal, and Service Organizations	1/4 seats in main assembly hall
Day Care Center, Nursery School	3/classroom
Funeral Homes	1/4 seats in main assembly hall
Home Day Care	1/staff
Professional Schools, Trade and Vocational Schools	1/5 students
Public or government building or structure; Post Office	*
Commercial Uses Under 5,000 SF GFA	No Requirement
Commercial Uses over 5,000 SF	
Lodging	1/unit
Conference Center	*
Unclassified Uses	
Utility Building / Facility	*
Accessory Building or Use	*
Garage Sales, Yard Sales, Estate Sales	N/A
Home Occupation	*
Outside Storage in Connection with Commercial Uses	*
Temporary Structure Incidental to Construction	*

* To be determined by the Planning Commission at site plan review.
GFA means Gross Floor Area. Staff means a full time non-residential employee or the equivalent thereof.