

ARTICLE 1

GENERAL PROVISIONS

1-100 TITLE

The regulations set forth in this document including the following nine Articles shall be known as the “North Beach Zoning Ordinance”.

1-200 PURPOSE

The North Beach Zoning Ordinance is intended to promote the health, safety and general welfare of the public; to facilitate the creation of a convenient, attractive and harmonious Town; to preserve the character of the Town by preventing the harmful effects of prejudicial uses; to conserve properties and their value; to encourage the appropriate use, development and re-development of land; to prevent environmental pollution; to promote the preservation of historic buildings and resources; and to implement the adopted North Beach Comprehensive Plan and the North Beach Waterfront Revitalization Plan for the orderly and controlled growth of the Town. In addition, this Ordinance is intended to implement the provisions of Article 66B, Zoning and Planning, Annotated Code of Maryland; and Subtitle 15, Chesapeake Bay Critical Area Commission Criteria for Local Critical Area Program Development, Code of Maryland.

1-300 APPLICABILITY

1-301 Territorial Application

The provisions of this Ordinance shall apply to all land and all improvements in the incorporated boundaries of the Town of North Beach, Maryland.

1-302 Land

Where land is subdivided, the division shall be effected in a manner that will not violate the provisions of this Ordinance.

1-303 Improvements

No building, structure, or premises shall be used, and no building, structure, or part of a building or structure shall be constructed, extended, moved, structurally altered, or enlarged except in conformity with this Ordinance.

1-400 INTERPRETATIONS

1-401 Minimum Requirements

In interpreting and applying the provision of this Ordinance, they shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comfort, prosperity or general welfare of the Town of North Beach.

1-402 Conflicting Resolutions

Whenever any provision of this Ordinance imposes a greater requirement or a higher standard than is required in any Federal or State statute or other Town ordinance or regulation, the provisions of this Ordinance shall govern. Whenever any provision of any Federal or State statute or other Town ordinance or regulation imposes a greater requirement or high standard than is required by these regulations, the provisions of Federal/State or other Town ordinance or regulation shall govern.

1-500 SEVERABILITY

Should any section or any provision of this Ordinance be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so held to be unconstitutional or invalid.

1-600 EFFECTIVE DATE

This Ordinance was adopted by the Mayor and Town Council of the Town of North Beach by Ordinance Number _____ dated _____, _____ and became effective at 12:01 a.m. on _____, _____, at which time the North Beach Zoning Ordinance adopted April 8, 1998, as amended; Town of North Beach Zoning Ordinance adopted November 9, 1975, as amended; Town of North Beach Zoning Ordinance adopted February 11, 1985, as amended; Town of North Beach Zoning Ordinance adopted May 9, 1986; as amended; and Town of North Beach Zoning Ordinance adopted July 4, 1988, as amended; were repealed, along with any and all other North Beach Zoning Ordinances and/or amendments which may have been adopted prior to _____.