

Zoning Text Amendment
DRAFT February 4, 2019

Ordinance No: 2019-01
Accepted by Planning Commission: xx/xx/2019
Introduced by Town Council: xx/xx/2019
Two Newspaper Advertisements: xx/xx/2019
xx/xx/2019
Public Hearing: xx/xx/2019
Enacted: xx/xx/2019
Effective: xx/xx/2019

ORDINANCE
ADOPTING AMENDMENTS TO THE WASHINGTON GROVE ZONING ORDINANCE
TO DELETE DEFINITIONS FOR REPAIR AND ORDINARY REPAIRS AND
ADD A DEFINITION OF ORDINARY MAINTENANCE AND REPAIRS

PART 1. The Town Council adopts the following opinion:

The Planning Commission filed and accepted an application for a text amendment to the Washington Grove Zoning Ordinance on XXXXXXXX xx, 2019. The Zoning Ordinance is Article VII of the Code of Ordinances of the Town of Washington Grove, and all subsequent Section references are to Article VII. The application for text amendment was filed pursuant to Section 13. The text amendment involves deleting the existing definitions of “Repair” and “Ordinary Repairs” in Section 4, and adding a definition of “Ordinary Maintenance and Repairs” in Section 4. A public hearing was held on XXXXXXXX xx, 2019. At this hearing concerned residents testified. The public record was left open for this amendment until XXXXXXXX xx, 2019. After consideration of the public record, the Town Council concludes:

(4.2) Deleting the definitions of “Repair” and “Ordinary Repairs” will facilitate consistency and compatibility with updated Town regulations that specify ordinary maintenance and repairs to buildings and fences may be made without a building permit.

(4.2) Adding the definition of “Ordinary Maintenance and Repairs” will support the updated Town regulations that specify ordinary maintenance and repairs to buildings and fences may be made without a building permit.

PART 2. The Town Council adopts the following amendments to the text of the Washington Grove Zoning Ordinance:

In Section 4.2 definitions of “Repair” and “Repairs, Ordinary” are deleted as follows:

~~[Repair—The reconstruction, replacement or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.
Repairs, Ordinary—Repairs to assets caused by day-to-day wear and tear that are required to maintain the asset’s functionality. these ordinary repairs do not increase the value of capital assets, they merely preserve value.]~~

CAPS	: Indicate matter added to existing law as Introduced.
[Brackets]	: Indicate matter deleted from law as Introduced.
Asterisks * * *	: Indicate matter remaining unchanged in existing law but not set forth in Ordinance
<i>Italics (bold)</i>	: Indicate matter added after Introduction.
[Brackets-Italics-bold]	: Indicate matter deleted after Introduction.

In Section 4.2 a definition of “Ordinary Maintenance and Repairs” is added as follows:

ORDINARY MAINTENANCE AND REPAIRS – THE MINOR ROUTINE ACTIVITIES NEEDED TO KEEP A BUILDING OR STRUCTURE IN, OR RETURN IT TO, WORKING OR USABLE CONDITION. THESE ACTIVITIES TYPICALLY INVOLVE GENERAL RECONSTRUCTION, REPLACEMENT OR RENEWAL OF ANY PART OF AN EXISTING BUILDING WITH IN-KIND MATERIALS. FOR A HISTORIC PROPERTY, SUCH ACTIVITIES TYPICALLY DO NOT DIMINISH THE INTEGRITY OF THE PROPERTY'S CHARACTER-DEFINING FEATURES, WHICH MAKE THE PROPERTY A CONTRIBUTING RESOURCE TO THE NATIONAL REGISTER HISTORIC DISTRICT. MAJOR ALTERATIONS (E.G., ADDITIONS THAT SUBSTANTIALLY INCREASE THE SQUARE FOOTAGE OF A BUILDING OR STRUCTURE) ARE NOT CONSIDERED ORDINARY MAINTENANCE AND REPAIRS.

PART 3. EFFECTIVE DATE: This Ordinance shall become effective thirty (30) days from the date of enactment hereof in the absence of a petition by qualified voters as set forth in Section 15 of the Charter of the Town.

ADOPTED THIS _____ DAY OF _____, 20__.

TOWN OF WASHINGTON GROVE

Mayor

ATTEST:

Town Clerk

Date

CAPS : Indicate matter added to existing law as Introduced.
[Brackets] : Indicate matter deleted from law as Introduced.
Asterisks * * * : Indicate matter remaining unchanged in existing law but not set forth in Ordinance
Italics (bold) : Indicate matter added after Introduction.
~~[Brackets Italics bold]~~ : Indicate matter deleted after Introduction.