



Ordinance No:	<u>2019-01</u>
Accepted by Planning Commission:	<u>02/06/2019</u>
Introduced by Town Council:	<u>02/11/2019</u>
Two Newspaper Advertisements:	<u>02/20/2019</u> <u>02/27/2019</u>
Public Hearing:	<u>03/11/2019</u>
Enacted:	<u>03/11/2019</u>
Effective:	<u>04/11/2019</u>

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 February 6, 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 March 11, 2019. At this hearing concerned residents testified. The public record was left open for this amendment until April 11, 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 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 increase the square footage or height 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 11th DAY OF April, 2019

TOWN OF WASHINGTON GROVE

Mayor

ATTEST:

Town Clerk

Date