

Ordinance No.: 2-17-1  
Introduced: March 16, 2017  
Adopted: April 20, 2017  
Effective Date: May 9, 2017

## **THE VILLAGE OF MARTIN'S ADDITIONS**

**SUBJECT:** AN ORDINANCE TO AMEND THE CODE OF ORDINANCES TO REQUIRE AN INFORMATIONAL MEETING FOR CERTAIN CONSTRUCTION PROJECTS.

WHEREAS, Local Government Article, Section 5-202 of the Maryland Code grants to the legislative body of every incorporated municipality in Maryland, including the Village of Martin's Additions, general power to pass such ordinances not contrary to the Constitution of Maryland, or public general law, as they may deem necessary in order to assure the good government of the municipality, to protect and preserve the municipality's rights, property, and privileges, to preserve peace and good order, to secure persons and property from danger and destruction, and to protect the health, comfort and convenience of the citizens of the municipality;

WHEREAS, Maryland Code, Local Government Article, Section 5-211 authorizes the legislative body of each municipal corporation in the State of Maryland to make reasonable regulations concerning buildings to be erected within the limits of the municipality, including a building code and the requirement for building permits;

WHEREAS, Section 501 of the Charter of the Village of Martin's Additions authorizes the Village Council to pass such ordinances as it may deem necessary for the preservation of the property, rights, and privileges of the Village and its residents;

WHEREAS, the Village Council introduced the following Ordinance at a public meeting held on March 16, 2017;

WHEREAS, after proper notice to the public, the Village Council considered the following Ordinance in public session assembled on the 20th day of April, 2017;

WHEREAS, the Council has considered whether the past practice of conducting non-binding consultation meetings, prior to the commencement of construction projects, should be reinstated and codified to provide a venue for residents to become informed about certain construction projects;

WHEREAS, the Village Council finds that the foregoing Ordinance would assure the good government of the municipality, protect and preserve the municipality's rights, property, and privileges, preserve peace and good order, secure persons and property from danger and destruction, and protect the health, comfort and convenience of the citizens of the Village of Martin's Additions, and is necessary for the preservation of the property, rights, and privileges of the Village and its residents.

NOW, THEREFORE, the Village Council does hereby adopt the following Ordinance.

BE IT ORDAINED AND ORDERED, this 20<sup>th</sup> day of April, 2017, by the Village Council, acting under and by virtue of the authority given it by the Maryland Code and the Charter of the Village of Martin's Additions, that the Village Code is hereby amended as follows:

\* \* \*

**Section 6-101. Definitions**

For the purposes of this Chapter, the following words and phrases shall have the following meanings:

\* \* \*

(k) "Fences" means man-made structures which are designed primarily to partially or wholly enclose a lot or a portion thereof.

(l) "Floor area" means the sum of all interior horizontal areas of the several stories of a building, whether or not a floor has actually been laid, with structural headroom or clear ceiling height of at least six (6) feet.

(lm) "Group home" means a child care residence, group residence for developmentally disabled persons, a group residential facility, a tourist home, boarding house or any structure housing three or more unrelated persons or offering guest rooms for hire, but does not include a single family residence that is rented, or offered for rent, by the owner thereof to persons constituting a single family.

\* \* \*

(Ord. No. 5-13-1, adopted 9/9/13, effective 10/10/13; Ord. No. 11-15-1, adopted 1/21/16, effective 2/10/16; Ord. No. 4-16-1, effective 7/6/16; Ord. No. 1-17-1, effective 4/5/17).

\* \* \*

**Section 6-302. Permits Required.**

\* \* \*

(e) Informational Meeting.

(1) Prior to the commencement of a construction project meeting the criteria below, and as a condition of the building permit, the Code Enforcement Officer shall hold an informational meeting with the applicant. The informational meeting shall be open to the public and be conducted for the purposes of exchanging information, receiving feedback, and informing Village residents about construction schedules, parking, traffic, and the like. Such informational meeting shall be required for the following projects:

- (i) A new building having more than five hundred (500) square feet of floor area;
- (ii) One (1) or more addition(s) or alteration(s) to a building that individually or cumulatively, within a period of two (2) years, increase the floor area of an existing building by more than five hundred (500) square feet; or
- (iii) The demolition of more than fifty (50) percent of the exterior walls of a main building (measured in linear feet and including only that area which is entirely above grade).

(2) At least seven (7) days before the informational meeting, the applicant shall erect a sign, to be furnished by the Village, on the subject property within ten (10) feet of the boundary line of each public road abutting the property, facing in such manner as may most readily be seen by the public. The bottom of the sign shall be not less than two and one-half (2½) feet from the ground. The sign shall specify any and all content that the Village may require. The Village Manager shall provide written notice of such meeting to the owners of adjoining and confronting properties. Failure to provide such signage or written notice shall not invalidate any permit which may be issued by the Village with respect to the subject property.

(Ord. No. 5-13-1, adopted 9/19/13, effective 10/10/13; Ord. No. 11-15-1, adopted 1/21/16, effective 2/10/16; Ord. No. 10-16-1, adopted 12/15/16, effective 1/4/17)

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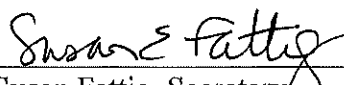
AND BE IT FURTHER ORDAINED AND ORDERED, by the Village Council, acting under and by virtue of the authority granted to it by the Maryland Code, and the Charter of the Village of the Village of Martin's Additions, that:

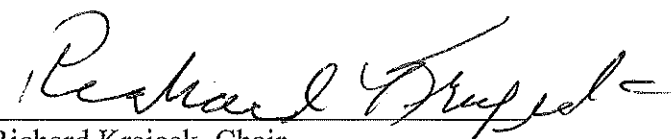
(1) If any part or provision of this Ordinance is declared by a court of competent jurisdiction to be invalid, the part or provision held to be invalid shall not affect the validity of the Ordinance as a whole or any remaining part thereof; and

(2) This Ordinance shall take effect on the 9th day of May, 2017.

ATTEST:

THE VILLAGE OF MARTIN'S ADDITIONS

  
Susan Fattig, Secretary

  
Richard Krajeck, Chair  
Village Council

Underline indicates new material  
indicates material deleted  
\* \* \* indicates material unchanged