

Council of the Town of Leonardtown

Date Introduced on First Reading: 7/8/2019

Date Adopted on Second Reading: 8/12/19

Date Effective: 9/2/19

Ordinance No. 193

Zoning Ordinance Text Amendment

Subject: Addition of Breweries, Distilleries and Wineries as permitted uses in C-B, C-H and C-M Districts

Purpose

For the purpose of amending the Zoning Ordinance of the Town of Leonardtown in order to revise existing provisions.

Ordinance

Whereas, under the provisions of Article 66B of the Annotated Code of Maryland, the Town Council of Leonardtown for Leonardtown, Maryland, is empowered to adopt, revise and amend the Leonardtown Zoning Ordinance; and

Whereas, the current Zoning Ordinance heretofore adopted and currently in effect shall be and the same is hereby amended as follows:

ARTICLE V Commercial Business District (C-B)

§ 155-25. Permitted uses.

No building or premises shall be erected, structurally altered, enlarged or maintained nor shall any land be used, except for the following purposes:

- A. Retail stores under 20,000 square feet.
- B. Personal service establishments, such as, but not limited to, banks, barbershops, restaurants, florists, newspaper dealers, taverns, dressmaking, tailors, decorators and repair shops.
- C. Offices and office buildings, which may have a maximum height of three stories or 45 feet.
- D. Medical office buildings and clinics, which may have a maximum height of three stories or 45 feet.
- E. Semipublic and institutional uses, such as but not limited to service clubs, fraternal orders, boys clubs, girls clubs and scout clubs.
- F. Theaters, except drive-in theaters.

- G. Hotels and motels, guesthouses or tourist homes. Temporary exposition centers, fairgrounds, circus or carnival grounds, amusement parks or midways for a time period not to exceed 14 days.
- H. Funeral homes.
- I. Self-service laundry and dry-cleaning establishments.
- J. Accessory buildings and uses.
- K. Multiple-family dwellings, conditioned upon demonstration of strict compliance with the off-street parking requirements of Article XI.
- L. Micro brewery, Breweries, Distilleries and Wineries

ARTICLE VII Commercial Highway District (C-H)

§ 155-32. Permitted uses.

No building or premises shall be erected, structurally altered, enlarged or maintained nor shall any land be used, except for the following purposes:

- A. Greenhouses and nurseries.
- B. Public utility installations.
- C. Automobile-related uses, such as but not limited to new and used car lots, automobile repair shops, automobile storage lots and garages, automobile parts shops, automobile upholstery and paint shops and automobile body shops.
- D. Food and beverage distributors.
- E. Animal hospitals and veterinary clinics, provided that such hospital or clinic and any treatment rooms, cages, pens or kennels are maintained within a completely enclosed, soundproof building and that such hospital or clinic be operated in such a way as to produce no objectionable odors outside its walls as determined by the Leonardtown Planning and Zoning Commission.
- F. Hotels or motels.
- G. Offices and office buildings.
- H. Medical office buildings and clinics.
- I. Accessory buildings and uses.
- J. Monument sales.
- K. Carpentry and woodworking shops.
- L. Printing, publishing and engraving shops.
- M. Sheet metal shops.
- N. Sign painting shops.
- O. Arts and crafts.
- P. Furniture and appliance sales and service.
- Q. Marine sales and service.
- R. Restaurants, cocktail lounges and refreshment stands.
- S. Fast-food establishments, including drive-through windows.
- T. Building supply, garden shops.
- U. Banks and financial institutions.
- V. Commercial services.
- W. Convenience stores.

X. Breweries, Distilleries and Wineries

Y. Multiple-family dwellings, conditioned upon strict compliance with the off-street parking requirements of Article XI.

ARTICLE VIII Commercial Marine District (C-M)

§ 155-36. Permitted uses.

No building or premises shall be erected, structurally altered, enlarged or maintained nor shall any land be used, except for the following purposes:

- A. Restaurants and outdoor eating facilities;
- B. Specialty shops, under 5,000 square feet, such as art, gift, antique, import, health and natural goods, including uses of a more general commercial nature which do not detract from the purpose of the waterfront or which are necessary to its economic viability;
- C. Office buildings;
- D. Mixed use buildings: residential/retail/office;
- E. Social, cultural facilities, public parks and open space;
- F. Museums or similar interpretive facilities;
- G. Public facilities.
- H. Publicly owned boat docking or slip facilities.
- I. Micro-brewery, Breweries, Distilleries and Wineries.

Attest:

Laschelle E. McKay
Laschelle E. McKay
Town Administrator

Commissioners of Leonardtown:

J. Maguire Mattingly, IV
J. Maguire Mattingly, IV
Vice President

Tyler Alt
Tyler Alt
Council Member

Hayden T. Hammett
Hayden T. Hammett
Council Member

Christy Hollander
Christy Hollander
Council Member

Mary Maday Slade
Mary Maday Slade
Council Member

This ordinance was presented to the Mayor for his approval or disapproval pursuant to Section 210 of the Charter of the Town of Leonardtown this day of August, 2019.

Laschelle E. McKay
Laschelle E. McKay, Town Administrator

In accordance with Section 210 of the Charter of the Town of Leonardtown, I hereby (Approve) or (Disapprove) Approve this Ordinance the 12th day of August 2019.

Daniel W. Burris
Daniel W. Burris, Mayor