ORDINANCE NO. 2026-01

AN ORDINANCE TO MODIFY CHAPTER 165, ARTICLE XVIII, OVERLAY ZONES, SECTION 165-151, HISTORIC TOWN CENTER (HTC) OVERLAY DISTRICT, TO REVISE DEVELOPMENT STANDARDS ESTABLISHED IN THE HISTORIC TOWN CENTER (HTC) OVERLAY DISTRICT.

SECTION I. BE IT RESOLVED, ORDAINED AND ENACTED by the Mayor and Council of Myersville that Chapter 165, Article XVIII, Section 165-151 of the Myersville Municipal Code be, and hereby is, amended as hereinafter provided. New language is designated by being **IN BOLD CAPITAL LETTERS**, and deletions are designated by being {~~in brackets and stricken through~~}.

Chapter 165 – Zoning

Article XVIII – Overlay Zones

§ 165-151 Historic Town Center (HTC) Overlay District

A. – E. {Unchanged}

F. Development standards.

(1) In the HTC District, the minimum standards apply to each lot of record:

(a) {~~Each lot shall have frontage on a public road and shall have a minimum frontage of 35 feet on that road.~~}

(b) {~~There shall be no minimum lot area.~~}

(c) {~~The minimum front yard depth shall be 15 feet from a public street on which the lot fronts.~~}

(d) {~~The minimum side yard width shall be eight (8) feet from the side yard lot lines.~~}

(e) {~~The minimum rear yard depth shall be 20 feet from the rear yard lot lines.~~}

LAND USE	MINIMUM LOT AREA (SQUARE FEET)	MINIMUM LOT WIDTH (LINEAR FEET)	MINIMUM FRONT YARD (LINEAR FEET)	MINIMUM SIDE YARD (LINEAR FEET)	MINIMUM REAR YARD (LINEAR FEET)
SINGLE-FAMILY DETACHED	**5,000**	**50**	**20**	**8**	**25**
DUPLEX	**2,500**	**25**	**20**	**6**	**25**
TOWNHOUSE	**1,700**	**18**	**20**	**6**	**25**
MULTIFAMILY	**10,000**	**50**	**20**	**10**	**30**
ALL OTHER USES	**5,000**	**50**	**20**	**10**	**30**

(2) The maximum height limitation is 2 1/2 stories.

(3) Site plan fee. A fee shall be paid by the applicant for each site plan when submitted to the Planning Commission to partially defray the costs of examination and consideration of the site plan in accordance with these regulations. Such fees shall be established, from time to time, by the Town Council upon the recommendation of the Planning Commission. The fee schedule shall be maintained on file in the office of the Town Clerk.

(4) **EACH LOT SHALL HAVE FRONTAGE ON A PUBLIC ROAD AND SHALL HAVE A MINIMUM FRONTAGE EQUAL TO THE REQUIRED MINIMUM LOT WIDTH.**

SECTION II: BE FURTHER RESOLVED, ORDAINED AND ENACTED by the Mayor and Council of the Town of Myersville, Maryland that this Ordinance shall take effect twenty (20) calendar days following its approval by the Mayor and Council.

INTRODUCED on the _____ day of _____, 2026.

ENACTED AND APPROVED this _____ day of _____, 2026 by a vote of ___ for, ___against, ___absent and ___abstaining.

ATTEST:

_____
Kathy Gaver, Town Clerk

MAYOR AND COUNCIL OF THE TOWN OF MYERSVILLE

By: _____(SEAL)
Mark Hinkle, Mayor