

ORDINANCE NO. ORD-2024-28

**AN ORDINANCE TO AMEND CERTAIN PROVISIONS OF THE
ZONING ORDINANCE FOR WASHINGTON COUNTY, MARYLAND
(RZ-24-001)**

RECITALS

The Board of County Commissioners of Washington County, Maryland (the "Board") adopted the Zoning Ordinance for Washington County, Maryland (the "Ordinance") on January 23, 1973, and it became effective on April 2, 1973.

Planning and Zoning Staff filed an application requesting that amendments be made to the text of the Ordinance. The amendments proposed would amend Section 23.4 (a) of the Ordinance to remove exemptions for height restrictions on high-density warehouse structures.

The Washington County Planning Commission (the "Planning Commission") held a public meeting for the purpose of taking comments on the proposed amendments, pursuant to public notice duly given.

The Board held a public hearing for the purpose of taking testimony on the proposed amendments on May 7, 2024, pursuant to notice duly given.

The Board has considered the recommendations of the Planning Commission and the Planning Department staff, and the testimony and materials received at the public hearing. The Board conducted this review in a public session.

The Board believes it to be in the best interests of the citizens of Washington County for the amendments to be enacted.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, that certain provisions of the Zoning Ordinance, as amended, be further amended and restated as follows:

Section 23.4 Height

- (a) Building height limitations shall not apply to ~~high-density warehousing~~, water tanks, barns, windmills, silos, or other accessory farm structures; or to belfries, steeples, spires, electric or communication poles or towers, electric generating plants, electric transforming or switching equipment, chimneys or smoke stacks, flagpoles, fire towers, cupolas, domes, monuments, penthouses or roof structures for housing stairways; or to tanks, ventilating fans, air conditioning equipment or similar equipment required to operate and maintain the building

or to the manufacture, modification, servicing and housing of aircraft. No penthouse or roof structure shall have a total area greater than twenty-five (25) percent of the roof area, nor shall such structure be used for any purpose than a use incidental to the main use of the building.

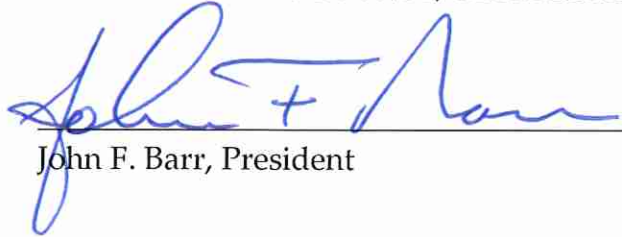
Adopted and effective this 7th day of May, 2024.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND



Dawn L. Marcus, Clerk



John F. Barr, President

Approved as to legal
sufficiency:



Zachary J. Kieffer
County Attorney

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