

ORDINANCE NO. 52

AN ORDINANCE OF THE COMMISSIONERS OF MARDELA SPRINGS TO BE KNOWN AS "MARDELA SPRINGS CRITICAL AREA ORDINANCE, TO SET FORTH ITS GOALS AND PURPOSE; TO INCORPORATE THE CRITICAL AREAS OVERLAY DISTRICT MAP; TO SET FORTH DEVELOPMENT STANDARDS IN INTENSELY DEVELOPED AREAS; TO SET FORTH DEVELOPMENT STANDARDS IN LIMITED DEVELOPMENT AREAS; TO SET FORTH DEVELOPMENT STANDARDS IN RESOURCE CONSERVATION AREAS; TO SET FORTH PERMITTED USES AND PERMITTED DENSITIES; TO SET FORTH SUPPLEMENTAL USE STANDARDS; TO ESTABLISH PROCEDURES FOR GROWTH ALLOCATIONS; TO ESTABLISH AND DEFINE PROCEDURES FOR GRANDFATHERING, VARIANCES, LOT CONSOLIDATION AND RECONFIGURATION AND TO PROVIDE FOR THE ADMINISTRATION AND ENFORCEMENT OF THE REGULATIONS AND RESTRICTIONS; TO IMPOSE CERTAIN DUTIES AND CONFER POWERS AND RESPONSIBILITIES UPON THE BOARD OF ZONING APPEALS; AND TO PROVIDE PENALTIES FOR THE VIOLATION OF THE PROVISIONS OF THIS ORDINANCE.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Commissioners of Mardela Springs, as follows:

Section 1. That a certain document, three (3) copies of which are on file in the Mardela Springs Town Hall, being marked and designated as the Mardela Springs Critical Area Ordinance, be, and hereby is, adopted as the Mardela Springs Critical Area Ordinance, a copy of which is attached hereto as "Exhibit A"; for the purpose of minimizing adverse impacts on water quality, to conserve fish, wildlife and plant habitat and establish land use policies for development in the Critical Area which accommodate growth as well as address environmental impacts as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Mardela Springs Critical Area Ordinance are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance.

Section 2. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. That nothing in this ordinance hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 4. This Ordinance shall take effect from and after the date of its adoption.

The above Ordinance was introduced and read at the regular meeting of the Commissioners of Mardela Springs held on the 15th day of November, 2011, and, having been published as required by law and a public hearing held thereon, was finally passed on the 20th day of December 2011.

ATTEST:

COMMISSIONERS OF MARDELA SPRINGS

Pat Hooper
Pat Hooper

Town Clerk

Subscribed and sworn to before me, in my presence,
this 20th day of December, 2011, a Notar, public
in and for the County of
Washington
My commission expires March 24, 2017

By: Stanford Robinson
Stanford Robinson, President