

CHAPTER 28

AN ORDINANCE adopted by the Mayor and Town Council of Williamsport, Washington County, Maryland on the 15 day of February, 1977, regulating and restricting the height and size of buildings and other structures; establishing building lines, minimum frontages, depths and areas of structures; establishing building lines, minimum frontages, depths and areas of lots, the percentage of lots which may be occupied, the size of yards, courts and other open spaces; the density of population and the location and use of buildings, signs, structures and land for trade, industry, residence, recreation, public activities and other purposes within the Town of Williamsport; dividing the town into districts for regulating the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land; and providing for the administration and enforcement thereof.

ARTICLE 1: TITLE, PURPOSE, INTERPRETATION, APPLICABILITY AND SEPARABILITY

100 Short Title

This Ordinance shall be known and may be cited as the "Williamsport Zoning Ordinance."

101 Purpose

The purpose of this Ordinance is to promote the public health, safety morals or the general welfare of the present and future inhabitants of Williamsport by:

- A. Giving reasonable consideration, among other things, to the character of districts and their suitability for particular uses.
- B. Encouraging orderly development and the most appropriate use of lands.
- C. Conserving the value of land and buildings.
- D. Promoting the conservation of natural resources.
- E. Preventing environmental pollution.
- F. Promoting health and the general welfare.
- G. Avoiding undue concentration of population.
- H. Providing for adequate light and air.
- I. Security from fire, panic and other dangers.
- J. Lessening congestion in the roads and streets.

- K. Facilitating the adequate provision of transportation, parking, water, sewerage, parks and other public facilities.
- L. Giving effect to the policies and proposals of the Comprehensive Development Plan for the Town of Williamsport, Maryland.

#### 102 Interpretation

In interpreting and applying this Ordinance, its provisions shall be held to be the minimum requirements for promoting the public health, morals, safety, comfort, convenience and general welfare, except that when the provisions imposed by any statute, other ordinance, rule, regulations or permit or by any easement, covenant, or agreement are more restrictive than the provisions of this Ordinance, the provisions of such statute, other ordinance, rule, regulations, permit, easement, covenant or agreement shall prevail.

#### 103 Applicability

- A. All departments, officials and Public employees of the Town of Williamsport vested with the duty or authority to issue permits or licenses shall issue no permit or license for any use, building or purpose if the same would be in conflict with the provisions of this Ordinance.
- B. Previous ordinances, resolutions, rules and regulations adopted by the Mayor and Town Council of Williamsport are hereby repealed to the extent that they conflict with or impose less restrictive standards than the provisions of this Ordinance.

#### 104 Separability

It is hereby declared to be the legislative intent that the provisions of this Ordinance are separable, whereby:

- A. If a court of competent jurisdiction declares any provision of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to the provision expressly stated in the court's decision, and all other provisions of this Ordinance shall continue to be separately and fully effective, the Mayor and Town Council hereby declaring that they would have adopted the remaining provisions without the word, phrase, clause, items, sentence, paragraph or section, or the application thereof, so declared invalid.
- B. If a court of competent jurisdiction finds the application of any provision of this Ordinance to any lot, building or other structure, or tract of land to be invalid or ineffective, in whole or in part, the effect of such decision shall be limited to the person, property or situation immediately involved in the court's decision, and the application of any such provision to other persons, properties or situations shall not be affected thereby.