

TOWN OF CHESAPEAKE CITY, MARYLAND
ORDINANCE NO: 2026-001

**AN ORDINANCE OF THE TOWN OF CHESAPEAKE CITY TO
AMEND CHAPTER 120 OF THE CODE OF THE TOWN OF
CHESAPEAKE CITY, MORE SPECIFICALLY TO REPEAL AND
REPLACE THE COMPREHENSIVE DEVELOPMENT ORDINANCE
WITH REGULATIONS KNOWN AS THE CHESAPEAKE CITY ZONING
ORDINANCE.**

WHEREAS, The Land Use Article of the Annotated Code of Maryland, authorizes the governing body of municipal corporations to implement planning and zoning controls for the orderly development and use of land and structures, such powers are for public purposes of promoting the health, safety, and general welfare of the community;

WHEREAS, Section 26-20 of the Charter of the Town of Chesapeake City grants the Town Council the authority to exercise the powers as to planning and zoning, conferred upon municipal corporations generally in the Land Use Article of the Annotated Code of Maryland;

WHEREAS, to implement the policies, goals, and provisions of the Town's Comprehensive Plan; to protect and promote the small town and historic character of the Town; to promote good planning practices; to promote efficient land use and infrastructure; to promote good development practices; to encourage mixed use development and interconnectivity; and to provide for one comprehensive and organized document that sets forth administration and enforcement procedures, development plan approval requirements and procedures, zoning districts and allowable uses, dimensional requirements and standards for lots and buildings, site and building design standards, community design standards, and critical area regulations, a Zoning Ordinance was drafted;

WHEREAS, the draft of the Chesapeake City Zoning Ordinance was made available for public review and comment, was reviewed by, and received a favorable recommendation from, the Town's Planning Commission, following a public hearing held by the Planning Commission on June 3, 2026, was submitted to the Mayor and Council, was introduced as legislation, was discussed at public meetings, and a public hearing was held on **August 10, 2026**.

WHEREAS, at the public hearing revisions/amendments were made to the draft consistent with the comments received at the hearing;

WHEREAS, that it is in the best interest of the Town to adopt the Town of Chesapeake City Zoning Ordinances **as revised and amended**; and

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE MAYOR AND COUNCIL OF CHESAPEAKE CITY, MARYLAND AS FOLLOWS:

SECTION 1. The Chesapeake City Comprehensive Development Ordinance adopted May 14, 2012, and amended from time to time, is hereby repealed.

SECTION 2. The document entitled "Official Draft for the Public Hearing of August 10, 2026, Zoning Ordinance, Town of Chesapeake City, as amended consistent with the comments received at the public hearing ("The Zoning Ordinance") is hereby adopted by the Town of Chesapeake City. A copy of the Zoning Ordinance is attached hereto and is incorporated herein as if fully set forth in this Section.

SECTION 3. Should any provision, section, paragraph, or subparagraph of this ordinance, including, any code or text adopted hereby, be declared null and void, illegal, unconstitutional, or otherwise determined to be unenforceable by a court having jurisdiction, the same shall not affect the validity, legality, or enforceability of any other provision, section, paragraph, or subparagraph hereof, including any code or text adopted hereby. Each such provision, section, paragraph, or subparagraph is expressly declared to be and is deemed severable.

SECTION 5. The title of this ordinance, or a condensed version thereof, shall be deemed to be, and is, a fair summary of this ordinance for publication and all other purposes.

This Ordinance having been introduced on _____ and adopted on _____, we hereby affix our signatures.

Effective: _____

A summary of this Ordinance shall be published in at least one newspaper having general circulation within the Town of Chesapeake City.

BY AUTHORITY OF THE MAYOR
AND COUNCIL OF THE TOWN OF
CHESAPEAKE CITY, MARYLAND

Tonya Lockwood, Clerk

Richard L. Taylor, III, Mayor

Ayes

Nayes

Absent

Approved as to form:

Genevieve Macfarlane,
Attorney, Town of Chesapeake City