

ORDINANCE NO. 759

INTRODUCED BY: _____

AN ORDINANCE OF THE TOWN OF DENTON REPEALING AND REENACTING CHAPTER 128 TITLED, ZONING, IN ITS ENTIRETY, AND ADOPTING NEW OFFICIAL ZONING MAPS FOR THE TOWN OF DENTON

WHEREAS, the Town of Denton (“Town”) is authorized by the Maryland Annotated Code (“Code”), Land Use Article, Section 4-204 and to enact and administer a zoning ordinance, which ordinance is Chapter 128 of the Denton Town Code; and

WHEREAS, the Town of Denton has recently adopted a new Comprehensive Plan for the Town; and

WHEREAS, in order to implement the provisions of the newly adopted Comprehensive Plan, the Town proposes numerous revisions to Chapter 128 of the Town Code, Zoning, such that the Town wishes to repeal and reenact the entire Chapter 128, Zoning; and

WHEREAS, in accordance with the newly adopted Comprehensive Plan and Chapter 128, the Town also proposes to adopt new Comprehensive Zoning Maps for the Town; and

WHEREAS, the Denton Planning Commission considered the revised Chapter 128, Zoning, and Comprehensive Zoning Maps at its March 25, 2025, meeting and has recommended that the Town Council approve this Ordinance; and

WHEREAS, the Town Council held a public hearing on the revised Chapter 128, Zoning, and the Comprehensive Zoning Maps on June 5, 2025, and has determined that it is desirable and in the public interest to revise the Zoning Chapter and Zoning Maps in a manner that will ensure that they are kept up-to-date and will better serve the public and citizens of Denton.

NOW, THEREFORE, the Town of Denton hereby ordains:

Section 1: The recitals set forth above are incorporated herein by reference and made a part of this Ordinance.

Section 2: Chapter 128, Zoning of the Town Code shall be repealed and reenacted to read as shown on the attached Exhibit A, which is incorporated herein. All ordinances or portions of ordinances in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

Section 3: The Official Zoning Maps, a copy of which is attached hereto as Exhibit B, shall be the Official Zoning Maps of the Town.

Section 4: The original Official Zoning Maps for the Town shall be located in the Department of Planning and Codes Administration.

Section 5: All zoning maps in conflict with the attached Official Zoning Maps are hereby repealed.

Section 6: In accordance with Md. Code Ann., Land Use §§ 4-203(b)(3), this Ordinance shall not be effective until at least ten (10) days after a public hearing.

ENACTED THIS _____ DAY OF _____, 2025.

DENTON TOWN COUNCIL:

Abigail McNinch, Mayor

Dallas Lister, Councilperson

Lester L. Branson, Councilperson

Walter Keith Johnson, Councilperson

Frank Taylor, Councilperson

ATTEST:

Karen L. Monteith, Clerk-Treasurer

Approved for legal sufficiency this _____ day of _____, 2025.

Lyndsey Ryan, Town Attorney

Date Introduced_____

Date Amendments Introduced_____

Date Passed_____

Effective Date_____

Text that is stricken reflects language omitted from the Town Code

Text in **bold** and *italicized* reflects additions to the Town Code