

COUNTY COUNCIL OF CECIL COUNTY, MARYLAND
LEGISLATIVE SESSION DAY 13-06

RESOLUTION NO. 20-2013

Title of Resolution: Amendment – Zoning Ordinance – Home Occupations

Synopsis: A Resolution to amend the Cecil County Zoning Ordinance, Article II, §12 Definition of Basic Terms; and Article V, Part III, §79, Home Occupations

Introduced by: Council President at the request of the County Executive

Introduced and ordered posted on: April 2, 2013

Public hearing scheduled on: May 7, 2013

at: 7:00 p.m.

PUBLIC HEARING

Notice of time and place of public hearing and title of Resolution having been posted by April 5, 2013 at the County Administration Building, 200 Chesapeake Blvd., Elkton and having been published according to the Charter on April 17 and 24, 2013, a public hearing was held on May 7, 2013, and concluded on May 7, 2013.

By: James Massey
Council Manager

Explanation: CAPITALS INDICATE MATTER ADDED TO EXISTING ORDINANCE.

[Brackets] indicate matter deleted from existing Ordinance.

Underlining indicates language added to a Ordinance by amendment.

~~Strike through~~ indicates language stricken out of a Ordinance by amendment.

1 **WHEREAS**, Article 66B of the Annotated Code of Maryland empowers Cecil County to adopt a
2 Zoning Ordinance, Zoning Maps, and Subdivision regulations; and

3 **WHEREAS**, Article 66B of the Annotated Code of Maryland establishes requirements relative to
4 the adoption of said regulations and maps; and

5 **WHEREAS**, public hearing was held on March 18, 2013, by the Planning Commission in regard to
6 said regulations; and

7 **WHEREAS**, the Planning Commission recommended adoption of said regulations to the County
8 Council of Cecil County; and

9
10 **NOW, THEREFORE, BE IT HEREBY RESOLVED** by the County Council of Cecil County,
11 Maryland, that the text amendment to the Zoning Ordinance, Article II, Part 1, §12, Definitions, is hereby
12 adopted as follows:

13
14 Home Occupations. A business conducted [entirely within an enclosed dwelling unit] by the resident,
15 which is incidental and secondary to residential occupancy and does not change the residential character of
16 the [dwelling] PROPERTY.

17
18 **AND BE IT FURTHER RESOLVED** by the County Council of Cecil County, Maryland, that the text
19 amendment to the Zoning Ordinance, Article V, Part III, § 79, Home Occupations (3.05.000) is hereby
20 adopted as follows:

21
22 Home occupations may be permitted in the RMU zone and permitted as a Special Exception in the NAR,
23 SAR, RR, LDR, ST, VR, UR, MH, RM and MEA zones provided that:

- 24 1. Home occupations are [in the same building as the residence] CONDUCTED ON THE SAME
25 PROPERTY AS THE RESIDENCE and do not change the residential character [and appearance] of the
26 [dwelling] PROPERTY.
- 27 6. No equipment or process shall be used which creates noise, vibration, glare, fumes, odors, or electrical
28 interference detectable [outside of the dwelling] FROM ADJOINING PROPERTIES.

29
30
31

32 INTRODUCED: March 19, 2013

33

34 ADOPTED: May 21, 2013

35

36

37

38

39

40

41 ATTEST:

42

43

44

45

46

47

48 By the Executive:

49

50

51

52

James Massey
Council Manager

[Signature]
President of the Council

Jari Moore
County Executive

5/22/13
Date