

ORDINANCE NO. 1-2022

AN ORDINANCE OF THE TOWN OF TRAPPE AMENDING THE TRAPPE ZONING ORDINANCE, TITLE III AND SECTION 2 TO ADD DEFINITIONS OF “JUNK”, “JUNKYARD”, AND “STORAGE YARD”; AND TO AMEND TITLE IV, SECTION 6 TO PERMIT STORAGE YARDS BY SPECIAL EXCEPTION IN THE C-2 HIGHWAY COMMERCIAL DISTRICT

WHEREAS, the Town of Trappe is authorized by the Md. Code Ann. § 4-102 to adopt a comprehensive Zoning Ordinance;

WHEREAS, in accordance with Md. Code Ann. Land Use Article, §4-204, the Town of Trappe is authorized to amend, supplant or modify the Zoning Ordinance; and

WHEREAS, the Trappe Planning Commission has recommended that the Zoning Ordinance be amended to permit storage yards by special exception in the Highway Commercial (“C-2”) District; and

WHEREAS, the Council of Trappe has determined that it is desirable and in the public interest to amend the Zoning Ordinance as recommended by the Planning Commission.

NOW, THEREFORE, be it ordained by the Council of Trappe as follows:

Section 1.: Title III, Section 2 of the Trappe Zoning Ordinance is hereby amended to add the following definitions:

Junk – Any salvage or waste material including old, scrap, dismantled, inoperable, or dilapidated motor vehicles or motor vehicle parts, machinery, household furniture and appliances, construction equipment and materials, tanks and drums, tires, pipes, wood, paper, metals, rags, and glass.

Junkyard – Any land or structure used for the storage, keeping, collection, salvage, sale, disassembling, wrecking, baling, maintenance, or abandonment of junk, but the term does not include an automobile and truck dismantling and recycling processing facility, recyclables recovery facility, rubble landfill, rubble processing facility, or solid waste transfer station.

Storage Yard – An area of land outside of an enclosed building where materials and goods, operable machinery and equipment, and operable vehicles are stored but does not include a recycling center, a scrapyards, a lumber yard, or an auto wrecking yard.

Section 2: Title IV of the Trappe Zoning Ordinance, Section 6 titled “C-2 Highway Commercial”, is hereby amended to include Subsection 6.20(6), as follows:

Subsection 6.20 – Special Exceptions. The following principal uses and structures

may be permitted by special exception in the "C-2" district:

- 6) **Storage yard subject to the following conditions:**
- a. **Minimum site area – one (1) acre.**
 - b. **Storage may not be in required yards or buffer areas.**
 - c. **Outdoor storage shall be screened with a visual barrier approved by the Planning Commission that adequately conceals material from the view of residential areas or public ways.**

Section 3. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance, which can be given effect without the invalid section, subsection, sentence, clause or phrase, and to that end, all provisions of this Ordinance are hereby declared to be severable.


Section 4. This Ordinance shall become effective on the 27th day of April, 2022.




Nicholas Newnam

absent


Robert Diefenderfer, Jr.



Walter Chase



Tonya Fritchett



Brian Schmidt

I hereby certify that the above Ordinance was adopted by a ye and nay vote of the Council this 6th day of April, 2022.



Erin Braband, Town Administrator/Town Clerk