

COMMISSIONERS OF OXFORD

Ordinance No. 1503

Introduced by: Gordon Fronk

Date: April 14, 2015

AN ORDINANCE OF THE TOWN OF OXFORD TO AMEND SECTION 10 OF THE OXFORD ZONING ORDINANCE TO ADDRESS THE LOCATION, PLACEMENT AND/OR STORAGE OF ON-SITE CONSTRUCTION MATERIALS, EQUIPMENT AND DEBRIS; AND TO ESTABLISH THE HOURS DURING WHICH WORK CAN OCCUR PURSUANT TO A BUILDING PERMIT

Introduced, read first time, ordered posted, and public hearing scheduled on May 12, 2015 at 6:00 p.m. at the Oxford Town Meeting Room, Market Street, Oxford, Maryland 21654.

By Order _____
Town Clerk

I hereby certify that the foregoing Ordinance Number 1503 of the Town of Oxford was duly read, advertised, and enacted in accordance with the applicable provisions of the Charter of the Town of Oxford on this _____ day of April, 2015.

Attest: _____
Cheryl Lewis, Clerk/Treasurer
Town of Oxford

COMMISSIONERS OF OXFORD

ORDINANCE NUMBER 1503

INTRODUCED BY: _____

DATE OF INTRODUCTION: April 14, 2015

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WHEREAS, pursuant to Md. Code Ann. Local Government Article, §§ 5-211 and 5-213, the Town of Oxford has the authority to adopt regulations concerning zoning and building construction; and

WHEREAS, the Town of Oxford has adopted building codes and a zoning ordinance to address the placement and construction of structures located within the Town; and

WHEREAS, the Commissioners of Oxford have determined that it is desirable and in the public interest to amend Section 10 of the Oxford Zoning Ordinance to regulate the location, placement and/or storage of construction materials, equipment and debris in connection with any construction project; and to establish the hours during which work can occur in connection with a validly issued building permit.

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSIONERS OF OXFORD AS FOLLOWS:

Section 1: Section 10 of the Oxford Zoning Ordinance is hereby amended as follows:

§10.02 - Applications for Building Permits.

A. Application for building permits shall be made by the owners, owner's agent, or contract purchaser, and shall be made on forms provided by the Town Clerk accompanied by:

1. Three copies of a recorded plat, ~~or~~ *survey, site plan, or drawing (depending on the requirements set forth elsewhere in the Zoning Ordinance) upon which shall be drawn, shown or depicted to scale, showing* the actual dimensions and shape of the parcel to be built upon; the

exact size and locations on the parcel of buildings already existing, if any; and the location and dimension of the proposed building, structure or alteration, identification of neighboring property owners, critical area boundary and critical area buffer (when applicable), sediment control plan, elevation and delineation of floodplain, *and the proposed location of any temporary on-site storage areas for construction materials, equipment or debris, as well as the proposed location of any portable storage container or large refuse container.*

. . . .

§ 10.05 – Permit Conditions.

A. Any construction activity that causes or is likely to cause excessive noise or vibration (including, by way of example and not by limitation, hammering, use of heavy construction equipment, saws, or power tools, or playing loud music), which is audible from a public way or from an adjacent property, shall only occur between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and from 8 a.m. until 4:00 p.m. on Saturday and Sunday.

~~A. All work to be performed pursuant to a validly issued building permit shall occur between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and from 11:00 a.m. and 7:00 p.m. on Saturday and Sunday. No property owner, or his contractor or agent, shall perform, permit to be performed or cause to be performed any work performed in connection with a building permit issued by the Town before 7:00 a.m. or after 7:00 p.m. during the week, or before 11:00 a.m. and after 7:00 p.m. on the weekends. The Town Clerk shall have the authority to grant a variance from the strict application of these hours if deemed necessary due to unforeseen circumstances. In the event that the Town Clerk makes such a determination, the Town Clerk will do so with consideration of impacts to nearby residents.~~

B. No construction materials, equipment, or debris associated with work performed or undertaken in connection with a building permit shall be stored or maintained in any public street or in any front yard unless specifically authorized in writing by the Town Clerk. The Town Clerk shall have the authority to permit the storage of such materials, equipment or debris in a front yard only after a determination that there is no other feasible location on site. In the event that the Town Clerk makes such a determination, the Town Clerk may impose such conditions as are necessary to minimize any impacts on the adjacent properties, or any impacts upon the public, including, but not limited to the establishment of time limitations, and provisions to address any stormwater

runoff impacts or other potentially adverse impacts.

C. Any violation of any permit condition shall be deemed a violation of this ordinance and punishable as provided in § 17 hereof. The Town Clerk shall also be empowered and authorized to issue a stop work order to enjoin further work on site until the violations have been abated.

ENACTED this _____ day of _____, 2015.

COMMISSIONERS OF OXFORD:

Carole Abruzzese, President

Gordon Graves, Commissioner

Gordon Fronk, Commissioner

I hereby certify that the foregoing Ordinance Number 1503 of the Town of Oxford was duly read, advertised, and enacted with the applicable provisions of the Charter of the Town of Oxford on this ____ day of _____, 2015.

ATTEST:

Cheryl Lewis
Clerk-Treasurer

Additions are shown in ***bold and italics***

Deletions are shown as ~~strike through~~

Language added after introduction and prior to adoption is reflected in **underline**