

LIBR009 REC0628

TOWN OF MOUNTAIN LAKE PARK

ORDINANCE NO. 2025-03

ZONING ORDINANCE AMENDMENT FOR SIGNS

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF MOUNTAIN LAKE PARK AMENDING THE ZONING ORDINANCE FOR SIGNS.

WHEREAS, the Mayor and Town Council of Mountain Lake Park is authorized by the Maryland Local Government Annotated Code Title 5, Subtitle 2, or its successor, and by the Mountain Lake Park Town Charter to enact ordinances to protect the health, safety and welfare of residents of and visitors to Mountain Lake Park, and

WHEREAS, on August 7, 2025, the Mayor and Town Council of Mountain Lake Park adopted a zoning ordinance, and

WHEREAS, the Mayor and Town Council of Mountain Lake Park has decided to modify Section Article 2, definitions and Article 7, temporary signs. Also adding sections 704 and 708, amending the permit requirement as follows subject to certain standards, permitting in certain zoning classifications as listed below.

BE IT ORDAINED AND RESOLVED; the following change to Article 2 and Article 7:

WHEREAS Section Article 2 section 234 definition states:

Any board, placard or device which contains a notice, message, or depiction, either in written script or by pictures or symbols intended to advertise, admonish, identify, notify, or simply display itself. A "sign" shall include any type of artistic rendering. Any permanent or temporary structure or part thereof, or any device attached to, painted or represented directly or indirectly on a structure or other surface, that shall display or include any letter, work, insignia, flag, or representation used, as, or which is the nature of, advertisement, announcement, visual communication, direction or is designed to attract the eye, or bring the subject to the attention of the public. Flags of any governmental unit or branch of any charitable or religious organization, interior signs not visible from a public right-of-way or adjoining property, and cornerstones built into or attached to a wall or a building are excluded.

BE IT FURTHER ORDAINED AND RESOLVED; the following definition change was made:

"Sign" means any name, identification, description, display or illustration which is affixed to, or represented directly or indirectly upon, a building, structure or piece of land, and which directs attention to an object, product, place, activity, person, institution, organization or business. The term "sign" includes signs erected or installed in the interior of a structure if the sign is situated in a manner to indicate that its prime purpose is for viewing from the exterior of the structure. The prime purpose of an interior sign is exterior viewing if it is visible from the exterior and if no public access is permitted between the sign and the exterior window of the structure. The term "sign" does not include any display of official court of public office notices, nor does it include the flag,

emblem or insignia of a nation, political unit, school or religious group, nor does it include the official name, permanently affixed to a structure, or any educational, cultural or religious institution. "Sign" does not include a sign located completely within an enclosed building and not visible to the outside of the building. "Sign" does not include a temporary sign.

BE IT FURTHER ORDAINED AND RESOLVED; the following definition was added as 234.3:

Temporary Sign: A sign which advertises community or civic projects or special events on a temporary basis or a political sign. Temporary signs for community or civic projects or special events shall be allowed only for events of public interest (such as fairs, carnivals, community gatherings, special events) and other events of similar nature. Signs greater than twenty (20) square feet in area shall be permitted only upon written approval by the Zoning Appeals board. Temporary signs shall only be displayed for a period not more than thirty (30) days and shall be removed within seven (7) days after the conclusion of the event.

BE IT FURTHER ORDAINED AND RESOLVED; the following (E.) was added to Article 7 section 700:

E. Temporary Signs as follows:

- a. Signs, banners, flags, and other advertising devices may be placed on a site or building to announce the opening of a new business or a special promotion with written approval of the Zoning Appeals Board. Such signs shall be limited to two (2) events per year for a period of up to thirty (30) days for each event.

BE IT FURTHER ORDAINED AND RESOLVED; Section 704 changes (10)

Section 704 number 10 was added:

10. No Such sign shall exceed twenty (20) square feet in area.

BE IT ORDAINED AND RESOLVED, Section 704 a and b. off-premises signs states:

- a. No such sign shall exceed twenty (12) square feet in area.
- b. Signs shall be removed within seven (5) days after the date of the exhibit, show or event.

BE IT ORDAINED AND RESOLVED, Section 704, a and b of the Zoning Ordinance is rescinded and replaced by the following:

- a. No such sign shall exceed twenty (20) square feet in area.
- b. Signs shall be removed within seven (7) days after the date of the exhibit, show or event.

BE IT FURTHER ORDAINED AND RESOLVED; Section 708 was added

708 Prohibited Signs

The following signs are prohibited in the Preservation District (PD), Town Residential (TR) And Suburban Residential (SR) districts.

- A. Animated signs
- B. Billboards
- C. Flashing signs
- D. Portable signs (a sign that is not permanent, affixed to a building structure or on the ground).
- E. Rotating signs
- F. Rooftop signs
- G. Signs projecting above the rooflines of buildings:
 Snipe signs (non-governmental signs attached to trees or poles)

BE IT FURTHER RESOLVED, this ordinance amendment shall be duly advertised in accordance with the Policy for the Adoption of Ordinances by the Mayor and Town Council of Mountain Lake Park. A public hearing on this zoning ordinance amendment shall be held on the 4th day of August 7 2025, at 6:00 p.m., at the Town Hall located at 1007 Allegany Drive, Mountain Lake Park, Maryland 21550.

INTRODUCED this 2nd day of July 2025.

SECOND READING this 7th day of August 2025.

ADOPTION this 7th day of August 2025.

AND BE IT FURTHER RESOLVED, this Ordinance shall be effective August 17, 2025.

ATTEST:



Clerk/Treasurer

APPROVED:



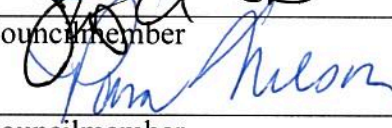
Mayor



Councilmember



Councilmember



Councilmember

Councilmember

Councilmember