

ARTICLE 3. ESTABLISHMENT OF DISTRICTS, ZONING MAP AND BOUNDARY INTERPRETATION, ZONING FOR ANNEXED AREAS

300 Establishment of Districts

A. For the purpose of these regulations, the Town is hereby divided into Districts, which are established as follows:

TR	Town Residential
SR	Suburban Residential
C	Commercial
PD	Preservation District
AR	Agricultural Resource Area
R	Rural Area
SW	Special Water Resource District

B. Every parcel of land and every building or structure in the Town shall be subject to the regulations, restrictions and requirements specified for the district in which it is located.

301 Zoning Map

A. For the purposes of this Ordinance, the zoning districts established by Section 300 above, shall be of the number, size, shape and location shown on the "Mountain Lake Park Zoning Map" which is hereby adopted and included in its entirety as a part of this Ordinance, along with all current amendments, notations, explanatory matters, dimensions, references, and designations shown thereon.

B. Regardless of the existence of copies of the Zoning Map which may from time to time be made or published, the official Zoning Map which shall be maintained in the office of the Zoning Administrator, or, in the alternative, by any person designated by the Mayor, shall be that which included the latest changes and amendments thereto by the Town Council as provided for herein and it shall be the final authority as to the current zoning and/or use status of land, buildings, and structures within the Town.

302 Interpretation of District Boundaries

The following rules shall apply for interpreting the location of the zoning district boundary lines drawn on the Zoning Map:

A. Boundaries drawn approximately along the center-lines of streams, drainage way, streets, roads, alleys, or railroads or other rights-of-way shall be construed to follow such center lines.

B. Boundaries drawn approximately parallel to the center lines of streams, drainage ways, streets, roads, alleys, or railroads or other rights-of-way, or parallel to

property lines shall be construed to lie parallel to such center lines or property lines at the distance therefrom noted upon the Zoning Map.

- C. Boundaries drawn approximately along platted lot lines or other property lines shall be construed to follow such lines.
- D. The location of boundaries otherwise in question shall be determined by the dimensions or notations upon the Zoning Map.
- E. In unsubdivided property or where a district boundary line divides a lot, the location of any such boundary (unless the same is indicated by dimensions shown on said map) shall be determined by use of the scale shown upon said map and scaled to the nearest foot.

303 Newly Annexed Areas

- A. All areas to be annexed to the Town after the effective date of this Ordinance shall automatically be zoned according to the provisions of Article 23A, Section 9(c) of the Annotated Code of Maryland, or any amendment thereto or any successor statute. Such areas shall automatically be classified in a zoning category in accordance with their designation on the Garrett County Master Plan or in the closest zoning category thereto available under this Ordinance, provided that the Mayor and Town Council may, after public notice and hearing, provide for the classification of such annexed areas or parts thereof in another zoning district or districts, effective upon the date of such annexation, subject to the provisions of Article 23A, Section 9(c) of the Annotated Code of Maryland, or any amendment thereto or any successor statute.
- B. If the Mayor and Town Council do not provide in advance for the zoning classification of newly annexed areas in the manner provided in subsection A, above, the Planning commission may, within six months of the date of such annexation, prepare and recommend to the Mayor and Town Council Comprehensive Development Plans and recommendations for the appropriate zoning classification(s) for such annexed areas, taking into account the requirements of Article 23A, Section 9(c) of the Annotated Code of Maryland, or any amendment thereto or any successor statute.