

**ARTICLE 1. SHORT TITLE, SCOPE, PURPOSE
AND INTERPRETATION**

100 Short Title

This Ordinance shall be known and may be cited as the "Mountain Lake Park Zoning Ordinance."

101 Scope

An Ordinance regulating and restricting the height and size of buildings and other structures; establishing building lines, minimum frontages, depths and areas of lots, the size of yards, courts and other open spaces, the density of population and the location and use of buildings, signs, structures and land for trade, industry, residence, recreation, public activities and other purposes within the Town of Mountain Lake Park, Maryland; and dividing the Town into Districts for regulating the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land; and providing for the administration and enforcement thereof, as said District are shown on a map, adopted as part of this Ordinance and entitled: "Zoning Map of Mountain Lake Park, Maryland."

102 Purpose

The purpose of this Ordinance is to promote the public health, safety, morals and the general welfare of the present and future inhabitants of Mountain Lake Park, Maryland by:

- A. Encouraging the most appropriate use of land.
- B. Preventing the overcrowding of land.
- C. Conserving the value of land and buildings.
- D. Lessening congestion in the roads and streets.
- E. Avoiding undue concentration of population.
- F. Providing for adequate light and air.
- G. Promoting the conservation of natural resources.
- H. Preventing environmental pollution.
- I. Promoting health and general welfare.

- J. Securing safety from the danger of fire, panic and other dangers.
- K. Facilitating the adequate provision of transportation, parking, water, sewerage and other public facilities
- L. Giving reasonable consideration, among other things, to the character of a district and its peculiar suitability for particular uses.
- M. Giving effect to the policies and proposals of the Comprehensive Development Plan for Mountain Lake Park, Maryland.

103 **Interpretation**

Rule of interpretation and application: The provisions of this Ordinance shall be held to be the minimum requirements for the promotion of the public health, morals, safety, comfort, convenience and general welfare. The provisions of this Ordinance shall prevail when they impose greater restrictions than are imposed or required by statute, other ordinance, rule, regulation, permit or by any easement, covenant, or agreement between the parties. Conversely, when the provisions imposed by a statute, other ordinance, rule, regulation or permit, or by any easement covenant or agreement are more restrictive than the provisions of this Ordinance, the provisions of such statute, other ordinance, rule, regulation, permit, easement, covenant or agreement shall prevail.

104 **Repeal of Other Ordinances**

Previous ordinances, resolutions, rules and regulations adopted by the Mayor and Town Council of Mountain Lake Park are hereby repealed to the extent that they conflict with or impose less restrictive standards than the provisions of this Ordinance. Specifically, the Mountain Lake Park Zoning Ordinance enacted April 27, 1989, along with all revisions and amendments thereto, and the Mountain Lake Park Zoning Ordinance enacted January 30, 2002, along with all revisions and amendments thereto, are hereby repealed in full.