

**Ordinance No. 220**  
**Introduced: May 2, 2022**  
**Public Hearing:**  
**Enacted:**  
**Effective:**

**COMMISSIONERS OF POOLESVILLE, MARYLAND**  
**ACCESSORY STRUCTURES**

AN ORDINANCE of the Town of Poolesville, Maryland to add to the Poolesville Code of Ordinances a new notation in the Zoning Code to address the existing policy of the number and size of accessory structures on a lot.

PURSANT to Section 82.12(65) of the Charter of the Town of Poolesville, Maryland, Title 4 of the Land Use Article of the Annotated Code of Maryland, and applicable provisions of the Code of the Town of Poolesville, the Commissioners of the Town of Poolesville are empowered to exercise planning and zoning powers within the Town of Poolesville, Maryland; and

WHEREAS, under the requirements of Land Use Article of the Maryland Annotated Code and the Poolesville Planning and Zoning Commission shall review proposed zoning amendments and offer comment thereon; and

WHEREAS, the Commissioners of Poolesville giving public notice as required by law, held a public hearing on the Ordinance on \_\_\_\_\_ to receive public input and comment.

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSIONERS OF  
POOLESVILLE, MARYLAND THAT:

**Section One: That the following notation shall be added to the Zoning Code of the Town of  
Pooleville:**

- An accessory buildings' maximum floor area may be increased up to the maximum square footage of the size of an allowable additional accessory building but then shall be deemed as the two allowable accessory buildings permitted.
- A detached garage's maximum floor area may be increased up to the maximum square footage of the size of an allowable accessory building but then shall be deemed as the two allowable accessory buildings permitted.
- Accessory Building height is measured from the ground to the roof peak.

**Section Two: Severability.**

Should any provision, section, paragraph or subparagraph of this Ordinance, including any code or text adopted hereby, be declared null and void, illegal, unconstitutional, or otherwise determined to be unenforceable for a court having jurisdiction, the same shall not affect the validity, legality, or enforceability of any other provision, section, paragraph or subparagraph hereof, including any code text adopted hereby. Each such provision, section, paragraph or subparagraph is expressly declared to be and is deemed severable.

**Section Three: Section headings, chapter headings, titles.**

Section headings, chapter headings, titles, etc., are for the purpose of description or case of use and do not form a part of the text of this Ordinance or any Code or text adopted hereby.