

COUNCIL OF THE TOWN OF RIVERDALE PARK, MARYLAND
Resolution 2014-R-05

Resolution towards Commercial Code Compliance within the M-U-TC Zone

Introduced by: CM Jonathan Ebbeler

Date Introduced: March 4, 2014

Date Adopted: March 4, 2014

Date Effective: March 4, 2014

WHEREAS, the Town of Riverdale Park strives towards continued quality of life improvements and a thriving Town Center; and

WHEREAS, M-U-TC zoning has prescriptive and well-understood standards and processes for commercial compliance that the County has not always understood and/or enforced within this zoning; and

WHEREAS, there are numerous properties that have cardboard signs, plastic banners alone for signs, and missing but County-required building-mounted signage that is not commercially inviting and gives a confusing message on whether a building has commercial activity open to the public; and

WHEREAS, M-U-TC signage standard 4 requires "all commercial enterprises shall have a minimum of one permanent sign oriented towards pedestrians" and County U&O requirements require compliance with all subsections of the subtitle including this standard before issuance; and

WHEREAS, there are numerous properties that have signs that no longer pertain to a long-closed business that erroneously gives an impression of commercial activity rather than leasable space; and

WHEREAS, there are numerous properties that do not have proper screening on dumpsters fences in disrepair; and

WHEREAS, properties that use blinds, drapes, or other means to visually obscure storefronts creates an environment that is commercially and pedestrian unfriendly and potential life-safety issues to public safety officers; and

WHEREAS, economic development and a healthy business sector depend on delineated and a fair and impartial enforcement of standards such that all new and existing businesses are treated uniformly;

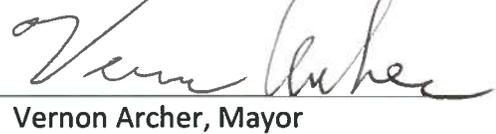
THEREFORE BE IT RESOLVED, that the Mayor and Town Council of Riverdale Park is committed to providing the highest quality of sustainable commercial offerings while promoting opportunities for future businesses. Towards this, the Town shall send a letter to the County Executive, DPIE, and MNCPPC requesting M-U-TC referrals for ALL new permits in the zoning and a property-by-property audit of each existing commercial business in the M-U-TC zone, at a minimum flagging the following code violations that are not considered certified non-conforming use:

- 1) Signage (missing, incorrect treatment/materials/placement)
- 2) Dumpster screening/placement
- 3) Storefront visibility
- 4) Fence condition

ATTEST:


Sara Imhulse, Town Administrator

COUNCIL OF THE TOWN OF
RIVERDALE PARK


Vernon Archer, Mayor