

Town of Somerset
Ordinance to Require Displaying of House Numbers

Resolution No.: 11-22-1
Introduced: 11/7/22
Re-introduced: 12/19/22
Adopted: 1/9/23
Effective Date: 2/17/2023

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES TO
REQUIRE THE INSTALLATION OF HOUSE NUMBERS ON
EXISTING AND FUTURE HOUSES AND TO REQUIRE
CERTIFICATION OF COMPLIANCE IN CONNECTION WITH A
BUILDING PERMIT

WHEREAS, Maryland Code, Local Government Article, Section 5-202, as amended, grants to the legislative body of every incorporated municipality in Maryland general power to pass such ordinances not contrary to the Constitution of Maryland, or the public general law, as deemed necessary in order to assure the good government of the municipality, to protect and preserve the municipality's rights, property, and privileges, to preserve peace and good order, to secure persons and property from danger and destruction, and to protect the health, comfort and convenience of the citizens of the municipality;

WHEREAS, Maryland Code, Local Government Article, Section 5-211, as amended, authorizes the legislative body of each municipal corporation in the State of Maryland to make reasonable regulations concerning buildings to be erected within the limits of the municipality, including a building code and the requirement for building permits;

WHEREAS, Section 83-17 of the Town Charter authorizes the Town Council to pass ordinances not contrary to the Constitution and laws of the State of Maryland or the Town Charter, as it may deem necessary for the good government of the Town; for the protection and preservation the Town's property, rights, and privileges; for the preservation of peace and good order; for securing persons and property from violence, danger, or destruction; and for the protection and promotion of the health, safety, comfort, convenience, welfare, and happiness of the residents of the Town and visitors thereto and sojourners therein;

WHEREAS, Section 83-18 of the Town Charter authorizes the Town Council to regulate the numbering of houses and lots;

WHEREAS, Section 22-97 of the Montgomery County Code provides, in pertinent part, that, "The owner of any structure presently existing or constructed in the future must display Arabic numbers designating the address assigned to the structure by the Maryland-National Capital Park and Planning Commission, or by the municipality in which the structure is located" and numbers "must be at least five (5) inches high for single-family detached and attached residences and at least six (6) inches high for commercial, industrial or multifamily structures" but "if the numbers designating the address of a single-family residence on April 5, 1988, were at least three

(3) inches high, those numbers comply with the size requirement of this section as long as they remain in place” and “address displays must be posted on a contrasting background displayed in a conspicuous place that is unobstructed and clearly readable from the street named in the official address of the structure.”

WHEREAS, after proper notice to the public, the Town Council introduced the following Ordinance in public session assembled on the 7th day of November, 2022, and re-introduced it on the 19th day of December, 2022;

WHEREAS, after proper notice to the public, the Town Council considered the following Ordinance in public session assembled on the 9th day of January, 2023;

WHEREAS, upon consideration of the testimony and evidence presented at the public hearing, and the recommendation of the Town Public Safety Committee (including the memorandum dated October 12, 2022), the Town Council finds that the ordinance as hereinafter set forth is necessary for the good government of the Town; for the protection and preservation the Town’s property, rights, and privileges; for the preservation of peace and good order; for securing persons and property from violence, danger, or destruction; and for the protection and promotion of the health, safety, comfort, convenience, welfare, and happiness of the residents of the Town and visitors thereto and sojourners therein.

NOW, THEREFORE, the Town Council does hereby adopt the foregoing Ordinance.

BE IT ORDAINED AND ORDERED, this 9th day of January, 2023, by the Town Council, acting under and by virtue of the authority given it by the Maryland Code and the Town Charter that the Code of Ordinances is hereby amended as follows:

* * *

**Chapter 112
BUILDING CONSTRUCTION**

* * *

§ 112-6 Documents to accompany application.

An applicant for a Town of Somerset building permit shall submit the following materials with the permit application; the application and all accompanying documents shall be available for public inspection at the Town Hall:

* * *

M. A certification by the applicant, on a form prepared by the Town, that the applicant will comply with the Montgomery County requirements for house numbers.

* * *

§ 112-14 **Building requirements; stormwater drainage.**

A. ~~(Reserved).~~ Any property without a structure or which has a building undergoing construction or renovation for which a permit has been granted shall display a house number on the main building or on a post so that it is visible from the street. The house number must be displayed in accordance with Montgomery County Code Section 22-97, as amended or replaced.

* * *

§ 112-15 **New structures and additions.**

The following requirements apply to new structures and additions:

A. Notice of Town of Somerset quiet hours must be posted on site next to the county building permit.

B. The parking plan, if approved by the Town Council, must be posted on site next to the county building permit.

C. Wall check. A copy of an engineer's wall check must be delivered to the Clerk-Treasurer within 24 hours of receipt by the contractor.

D. Footer check. The contractor must notify the Clerk-Treasurer within 24 hours of completion of excavation for footers so that setbacks from property lines can be checked.

E. Height check. If the structure or new construction will be more than two (2) stories high, the contractor must notify the Clerk-Treasurer after the frame and partitions have been erected, but before the installation of insulation and dry wall. A certified height survey shall be submitted to the Town by the applicant to allow the height to be confirmed.

F. House number check. As part of the inspection of permitted work, the Town will confirm that the house number display requirements of the Town have been satisfied.

* * *

**Chapter 155
PROPERTY MAINTENANCE**

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§ 155-3 House Numbers. The owner of any main building presently existing or constructed in the future must display the house number in accordance with Montgomery County Code Section 22-97, as amended or replaced.

* * *


AND BE IT FURTHER ORDAINED AND ORDERED, by the Town Council, acting under and by virtue of the authority granted to it by the Maryland Code and the Town Charter, that:

1. If any part or provision of this Ordinance is declared by a court of competent jurisdiction to be invalid, the part or provision held to be invalid shall not affect the validity of the Ordinance as a whole or any remaining part thereof; and

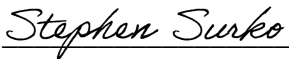
2. This Ordinance shall take effect on the 17th day of February, 2023 (36 calendar days after approval by the Mayor).

ATTEST:

TOWN OF SOMERSET



Matt Trollinger, Manager/Clerk-Treasurer
Town of Somerset



Stephen Surko, President
Town Council

Approved:



Jeffrey Slavin, Mayor
Town of Somerset

Date: 1/12/2023

Bold and Underline indicates new material
~~Strikethrough~~ indicates material deleted
* * * indicates material unchanged

Town of Somerset

House Number Certification

The undersigned building permit applicant hereby certifies, in accordance with Town Code Section 116-6.M, that the house number for the subject property will be displayed in accordance with Montgomery County Code Sec. 22-97, as amended or replaced.

The undersigned acknowledges that the proper display of the house number is critical for identification of the property by emergency responders.

The undersigned acknowledges and understands that Montgomery County Code Sec. 22-97 (2022 edition) provides, in pertinent part, as follows:

“Sec. 22-97. Address numbers.

(a) The owner of any structure presently existing or constructed in the future must display Arabic numbers designating the address assigned to the structure by the Maryland-National Capital Park and Planning Commission, or by the municipality in which the structure is located. Numbers must be at least five (5) inches high for single-family detached and attached residences and at least six (6) inches high for commercial, industrial or multifamily structures. However, if the numbers designating the address of a single-family residence on April 5, 1988, were at least three (3) inches high, those numbers comply with the size requirement of this section as long as they remain in place. Address displays must be posted on a contrasting background displayed in a conspicuous place that is unobstructed and clearly readable from the street named in the official address of the structure.”

(1982 L.M.C., ch. 30, § 1; 1988 L.M.C., ch. 33, § 1.)

Subject property: _____

Date: _____

Applicant: _____