

COUNTY ORDINANCE 97-04

A BILL ENTITLED

AN ACT CONCERNING the Repeal and Re-enactment with Amendments of Sections 18-1-025, 18-1-041 and 18-1-043 of the Code of Public Local Laws of Queen Anne's County, 1996 Edition.

FOR THE PURPOSE OF repealing and re-enacting with amendments certain Sections of Title 18 of the Code of Public Local Laws of Queen Anne's County, 1996 Edition; permitting sliding scale subdivisions in the Countryside (CS) District and establishing specific density standards for cluster and planned development in the Neighborhood Conservation (NC) Districts of the County.

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND that the Code of Public Local Laws of Queen Anne's County, 1996 Edition is amended by the repeal of Sections 18-1-025, 18-1-041 and 18-1-043 thereof and the re-enactment thereof with the changes set forth on the attached.

SECTION II

BE IT FURTHER ENACTED that this Act shall take effect on the forty-sixth day following its passage.

INTRODUCED BY: Mike Zimmer  
DATED: 4-15-97  
PUBLIC HEARING HELD: 5/13/97  
VOTE: 3 YEA 0 NAY  
DATE: 6/3/97

Effective Date: July 18, 1997

Section 18-1-025

SECTION 18-1-025. TABLE OF PERMITTED USES.

General use	AG	CS	E	SE	SR	UR	UC	VC	SI	LI HS	SC	NC
<b>A. Agriculture</b>												
1. Agriculture	Y	Y	C	C	C	C	N	N	C	Y	N	Y <sub>6</sub>
2. Commercial Forestry Non-Comm. Forestry	Y Y	Y Y	C Y	C Y	C Y							
3. Nurseries	Y	Y	C	C	N	N	Y	C	Y	Y	Y	C
4. Private Stables	Y	Y	Y	Y	Y	N	N	Y	N	N	N	Y
5. Commercial Stables	Y	Y	C	C	C	N	N	C	N	N	N	C
<b>B. Residential</b>												
1. Single-Family	Y	Y	Y	Y	Y	N	N	Y	N	N	N	Y
2. Manufactured Home <sup>1</sup> Single Wide	N	N	N	N	N	N	N	N	N	N	N	Y <sub>1</sub>
3. Sliding Scale Subdivision	Y	<del>N</del> Y	N	N	N	N	N	N	N	N	N	N
4. Large-Lot Agricultural Subdivision	Y	N	N	N	N	N	N	N	N	N	N	N
5. Cluster, Major	Y	Y	Y	Y	Y	Y	N	C	N	N	N	C
6. Cluster, Minor	Y	Y	Y	Y	Y	Y	N	Y	N	N	N	Y
7. Planned, Major	N	Y	Y	Y	Y	Y	N	C	N	N	N	C
8. Planned, Minor	N	Y	Y	Y	Y	Y	N	Y	N	N	N	C
9. Manufactured Home <sup>2</sup> Community	N	N	N	C	Y	Y	N	N	N	N	N	C <sub>2</sub>
10. Commercial Apts. <sup>3</sup>	N <sub>3</sub>	N	N	N	N	N	Y	Y	N	N	Y	N
11. First Floor Commercial Apartment	N	N	N	N	N	N	C	C	N	N	C	N

Section 18-1-041

Section 18-1-041. SLIDING SCALE SUBDIVISION STANDARDS.

- A. Application. Sliding scale subdivisions are permitted (1) on parcels not dedicated to open space uses or created as part of a cluster subdivision; and (2) in the Agriculture and Countryside districts only.
- B. Site Capacity Calculations Not Required. Site capacity calculations are not required for sliding scale subdivisions. Consequently, performance standards concerning building pads/net buildable area, District Open Space, and Resource Protection Open Space are not applicable.
- C. Sliding Scale Density. The number of lots (including the residual parcel) in a sliding scale subdivision shall not exceed two (2) lots for the first 100 acres of a parcel and one (1) for each additional 100 acres, or part thereof.
- D. Sliding Scale Bulk Standards.

Bulk Standards for sliding scale subdivisions shall be as follows:

District	Min. Lot Area	Min. Frontage ft.	Lot Width ft.	Front ft.	Side Min/Total ft.	Rear ft.	Height ft.
AG/CS	20,000 sf.	35	130	40	20/40	50	40

Section 18-1-043

SECTION 18-1-043. TABLE OF CLUSTER, PLANNED, MANUFACTURED HOME COMMUNITY PERFORMANCE STANDARDS

<u>ZONING DISTRICT AND USE</u>	<u>Min. OSR</u>	<u>Max. GD</u>	<u>Max ND</u>	<u>Min. Site Area</u>	<u>Min. Lot Area</u>
AGRICULTURE (AG) Cluster (indv. septic) Cluster (common septic)	.85 .85	.125 .125	1.8 2.31	11 ac. 15 ac.	20,000 sf. 10,000 sf.
COUNTRYSIDE (CS) Cluster Planned	.85 .85	.20 .20	1.8 2.0	10 ac. 10 ac.	20,000 sf. --
ESTATE (E) Cluster Planned	.50 .50	.50 .50	1.24 1.24	10 ac.	20,000 sf.
SUBURBAN ESTATE (SE) Cluster Planned Manufactured Home Community	.40 .50 .60	1.25 1.50 1.75	2.3 4.9 7.0	2 ac. 2 ac. 5 ac.	15,000 sf. -- 4,000 sf.
SUBURBAN RESIDENTIAL (SR) Cluster Planned Manufactured Home Community	.20 .45 .45	2.00 3.40 3.65	3.24 9.00 7.00	2 ac. 2 ac. 5 ac.	10,000 sf. -- 4,000 sf.
URBAN RESIDENTIAL (UR) Cluster Planned Manufactured Home Community	.20 .30 .20	3.20 8.50 5.00	4.0 18.0 7.0	2 ac. 2 ac. 5 ac.	8,000 sf. -- 4,000 sf.
VILLAGE CENTER (VC) - With Sewer Cluster Planned VILLAGE CENTER (VC) - Without sewer Cluster Planned	.20 .30 .40 .50	3.20 4.50 1.25 1.50	4.0 6.5 2.31 4.90	2 ac. 2 ac. 5 ac. 5 ac.	8,000 sf. -- 15,000 sf. --
NEIGHBORHOOD CONSERVATION-5 (NC-5) <sup>2</sup> Cluster	.40	N/A	N/A	10 ac.	2 ac.
<sup>3</sup> NEIGHBORHOOD CONSERVATION-2 (NC-2) Cluster	.40	N/A	N/A	4 ac.	1 ac.
NEIGHBORHOOD CONSERVATION-1 (NC-1) Cluster	.40	N/A	N/A	2 ac.	20,000 sf.
NEIGHBORHOOD CONSERVATION-20 (NC-20) Cluster	.30	N/A	N/A	1 ac.	10,000 sf.
NEIGHBORHOOD CONSERVATION-15 (NC-15) Cluster	.30	N/A	N/A	1 ac.	7,500 sf.
NEIGHBORHOOD CONSERVATION-8 (NC-8) Cluster	.30	N/A	N/A	1 ac.	6,000 sf.

<sup>2</sup> These performance standards apply to all cluster subdivisions and planned developments in the NC-Districts. Density shall not exceed the site area divided by the "minimum lot area" for the applicable NC District set forth in Section 18-1-040.