

COUNTY ORDINANCE NO. 13-08

A BILL ENTITLED

AN ACT CONCERNING Permitted Uses in the Light Industrial Highway Service (LIHS) Zoning District in Queen Anne's County.

FOR THE PURPOSE of revising the permitted uses in the LIHS zoning district in Queen Anne's County; adding additional permitted uses in said zoning district; and generally revising and updating the list of permitted uses in the LIHS zone under the Queen Anne's County Zoning Ordinance, Chapter 18:1 of the Code of Public Local Laws of Queen Anne's County, Maryland;

BY AMENDING Section 18:1-24.B. of the Code of Public Local Laws.

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND that Section 18:1-24.B. of Chapter 18:1 of the Code of Public Local Laws be amended to read as follows:

Chapter 18:1
ZONING AND SUBDIVISION REGULATIONS

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ZONING AND SUBDIVISION REGULATIONS

§ 18:1-24. *Light Industrial Highway Service (LIHS) District.*

A. *Purpose. The Light Industrial Highway Service (LIHS) District is intended to provide light industrial, highway service, office, and regional commercial uses at key intersections along the U.S. Route 301 corridor from the U.S. Routes 50/301 split north to Kent County. The LIHS District is limited to those principal intersections that are planned to be upgraded or can provide safe access/egress to sites along the Route 301 corridor that have intermodal transportation access. Extensive landscaping and screening is required within the LIHS District in order to mitigate off-site impacts on less intensive uses.*

B. *Permitted uses.*

- (1) *Agricultural support.*
- (2) *Agriculture.*
- (3) *Aquaculture, with up to two ponds created by extraction, that are each less than or equal to five acres in size, on any single lot.*

(4) *Business and professional and offices complexes over 25,000 square feet.*

- (5) *Conference Centers.*

(6) Convenience stores with or without gas pumps.
 (5) (7) Effluent disposal.
~~(6) (8)~~ Family day-care center.
~~(7) (9)~~ Farm employee dwelling as per § 18:1-55 of
 this Chapter 18:1.
~~(8) (10)~~ Farmers market.
~~(9) (11)~~ Garden centers, garden supplies, and
 greenhouses.
~~(10) (12)~~ Grocery stores and supermarkets ~~(excluding~~
~~convenience stores.)~~
~~(11) (13)~~ Group day-care center.
~~(12) (14)~~ Hotels.
~~(13) (15)~~ Lawnmower and garden equipment sales.
~~(14) (16)~~ Light industrial.
~~(15) (17)~~ Miniwarehouse (with or without exterior
 storage).
~~(16) (18)~~ Minor extraction and dredge disposal uses.
~~(17) (19)~~ Noncommercial forestry.
~~(18) (20)~~ Nonprofit and for-profit institutional.
~~(19) (21)~~ Nurseries.
~~(20) (22)~~ Parking.
~~(21) (23)~~ Public service.
 (24) Regional shopping center.
~~(25)~~ Restaurant.
~~(26) (25)~~ Retail sales or stores./service establishment.
~~(22) (27)~~ (26) Theaters and auditoriums.
~~(23) (28)~~ (27) Trade schools with only indoor activities

SECTION II

BE IT FURTHER ENACTED that this Act shall take effect on the forty-sixth (46th) day following its enactment.

INTRODUCED BY: Commissioner Dumenil

DATE: July 9, 2013

PUBLIC HEARING HELD: July 23, 2013 @ 6:45 p.m.

VOTE: 5 Yea 0 Nay - to vote down

DATE OF ADOPTION: N/A