

COUNTY ORDINANCE NO. 21-02

A BILL ENTITLED

AN ACT CONCERNING Major and Minor Multifamily Dwellings and Nonresidential Height Requirements in the Urban Commercial (UC) Zoning District in Queen Anne’s County, Maryland;

FOR THE PURPOSE of adding major and minor multifamily dwellings as a permitted use in the Urban Commercial (UC) Zoning District; providing that the same shall be permitted only as part of a redevelopment that includes an existing Marina and other commercial uses; amending the Urban Commercial (UC) District purpose; amending the dimensional and bulk standards and the maximum building height for nonresidential uses in the Urban Commercial (UC) Zoning District; and generally addressing and dealing with uses, bulk standards and nonresidential height requirements in the Urban Commercial (UC) Zoning District in Queen Anne’s County;

BY AMENDING Section 18:1-22 of the Code of Public Local Laws of Queen Anne’s County, Maryland.

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE’S COUNTY, MARYLAND that Section 18:1-22 of the Code of Public Local Laws of Queen Anne’s County be and is hereby AMENDED to read as follows:

(**Bold** indicates language proposed to be added to the County Code. ~~Strike-through~~ indicates language proposed to be deleted from the County Code. *Italic* indicates the term is defined in APPENDIX – a Glossary.)

18:1-22 Urban Commercial (UC) District

- A. Purpose. The Urban Commercial (UC) District is intended to provide primarily for a variety of commercial and limited light industrial uses in predominately urban areas along major highways, **as well as limited mixed use in the form of *commercial apartments and multifamily***

*dwelling*s (in accordance with the provisions prescribed herein). Stringent design and landscaping standards within the UC District are intended to minimize the impacts of highway commercial uses.

B. Permitted Uses

(1)

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(32) Major and Minor *Multifamily* (permitted only as part of a redevelopment that includes an existing *Marina* and other *commercial uses*).

C.

D. Density/intensity requirements.

(1) Maximum residential density: ~~(not applicable)~~

(a) ***Multifamily*: 10.0 d/u's per acre.**

(3) No individual use and or tenant space in a *structure* shall occupy more than 65,000 square feet of gross *floor area*, except for the following *uses*:

(a) *Auctions*;

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(r) *Multifamily* (permitted only as part of a redevelopment that includes an existing *Marina* and other *commercial uses*).

E. Dimensional and bulk requirements:

(1) Residential uses: ~~(not applicable)~~ ***Multifamily***

(a) **Minimum *Open Space Ratio*: .20**

(b) Minimum setbacks: Unless otherwise expressed provided in this Section 18:1-22, the dimensional and bulk standards shall be those prescribed below, and the standards contained in Section 18:1-36 (Planned Residential Development Standards) shall not apply to residential development in this zone.

[1] Front 15 feet.

[2] Side 15 feet.

[3] Rear 15 feet.

[4] Spacing between buildings: 10 feet.

[5] Maximum height: 55 feet (not to exceed four stories).

[6] Minimum lot frontage: 35 feet.

[7] Off-street parking spaces: 1.5 spaces for one-bedroom unit.

[8] Off-street parking spaces: two spaces for two-or-more bedroom unit.

(2) Nonresidential *uses*.

(a) Maximum *impervious surface ratio*.

[1] All *uses*: .80.

[2] In the growth areas, impervious surface ratio allowed can be increased by a maximum of 25% using TDRs in accordance with Chapter 18:1, Part 6, Article XX.

(b) Minimum *lot frontage*: 35 feet.

(c) Minimum setbacks.

[1] Front: 25 feet.

[2] U.S. Routes 50/301: 50 feet.

[3] Arterial: 20 feet.

[4] Side and rear: 10 feet.

(d) Maximum building height:

[1] *Telecommunications facilities*: 90 feet.

[2] All other: ~~45 feet~~ **55 feet (not to exceed four stories)**.

SECTION II

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

INTRODUCED BY: Commissioner Moran

DATE: April 27, 2021

PUBLIC HEARING HELD: June 22, 2021 @ 6:15 p.m.

VOTE: 4 Yea 1 Nay – to disprove County Ordinance 21-02