

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**

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