

COUNTY ORDINANCE NO. 21-06

A BILL ENTITLED

AN ACT CONCERNING Accessory Structures in Side Yards of Property Abutting Two Streets;

FOR THE PURPOSE of allowing residential accessory structures in the portion of the side yard not within the front yard setback on properties abutting two streets; and generally revising the provision on residential accessory structures in Chapter 18:1 of the Code of Public Local Laws of Queen Anne’s County;

BY AMENDING Section 18:1-45 B 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 18:1-45 B of the Code of Public Local Laws be and is hereby AMENDED to read as follows:

(CAPITAL and **bold** faced text for new wording and ~~strikethrough~~ for deleting.)

§ 18:1-45 Residential accessory structures.

B. Location restrictions.

(1) *A residential accessory structure:*

- (a) May not be attached or connected in any manner to any other *structure*; and
- (b) Shall be located:

[1] At least three feet from any property line;

[2] Except as provided in Subsection **B(2)** of this

section, at least six feet from the closest point of the *principal building*; and

- [3] Except as provided in Subsection **B(3)** of this section, in a side or rear yard.
- (2) Pools may be exempt from the setback from principal *structure* requirement under Subsection **B(1)(b)[2]** of this section, provided that the pool has a perimeter walkway of at least four feet.
- (3) When the *rear lot line abuts tidal wetlands*, a *residential accessory structure* may be located in that portion of a front yard that is not within the front setback required by this article.
- (4) **WHEN A PROPERTY ABUTS TWO STREETS A RESIDENTIAL ACCESSORY STRUCTURE MAY BE LOCATED IN THAT PORTION OF THE SIDE YARD THAT IS NOT WITHIN THE FRONT YARD SETBACK REQUIRED BY THIS ARTICLE.**

SECTION II

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

INTRODUCED BY: Commissioner Corchiarino

DATE INTRODUCED: July 27, 2021

PUBLIC HEARING HELD: August 24, 2021 @ 6 pm

VOTE: 5Yea 0 Nay

DATE OF ADOPTION: September 14, 2021

EFFECTIVE DATE: October 30, 2021