

COUNTY ORDINANCE NO. 22-07

A BILL ENTITLED

AN ACT CONCERNING Residential Density Bonus in the Waterfront Village Center (WVC) Zoning District;

FOR THE PURPOSE of allowing increased mixed use residential density in the Waterfront Village Center (WVC) Zoning District when redeveloping properties with dilapidated or abandoned structures and sites; revising the "Bonus" provisions of Section 18:1-26 of the Code of Public Local Laws; and generally dealing with and revising the maximum potential residential density in the WVC Zoning District.

BY AMENDING Section 18:1-26 N. 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 18:1-26 N. of the Code of Public Local Laws 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.

18:1-26 Waterfront Village Center (WVC) District

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N. Bonus.

(1) In general.

(a) When approving a *site plan* within the WVC District, the *Planning Commission* at the time of *site plan* review may consider a modification to: **Subsection F(1) to permit a maximum density of up to 25 dwellings per acre for redevelopment of properties with dilapidated or abandoned structures and sites; and**

Subsection F(2)(a)[2] and (4) to permit a maximum nonresidential *floor area ratio* of 0.40 and height of 55 feet (for any nonresidential or *multifamily residential building* with no other bonus provision requirements specified in Subsection N(2) below, provided at least 50% of the first floor area is elevated to allow for *parking* under the *building*.)

(b) When approving a *site plan* within the WVC District, the *Planning Commission* at the time of *site plan review*, may grant a bonus to the normally allowed *floor area* and *building height* standards as provided in Subsection F above.

(c) Subject to Subsection N(2) below, the *Planning Commission* may grant a specified bonus:

[1] Up to 0.50 *FAR*; and

[2] Up to 60 feet in allowable *building height*;

and/or

[3] Up to 25 dwellings per acre allowable maximum

density.

(d) The resulting bonus may not exceed the maximum bonus allowed by the bonus schedule.

SECTION II

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

INTRODUCED BY: Jim Moran

DATE: July 12, 2022

PUBLIC HEARING HELD:

VOTE: _____ Yea _____ Nay

DATE OF ADOPTION: _____