

COUNTY ORDINANCE NO. 07-04

A BILL ENTITLED

AN ACT CONCERNING Procedures for Minor Additions to Commercial Buildings under the Queen Anne's County Zoning Ordinance;

FOR THE PURPOSE of permitting minor additions to commercial buildings without formal site plan amendment.

BY ADDING Sections A(2) (f) and (g) to Section 18:1-139 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 18:1-139 A. of the Code of Public Local Laws of Queen Anne's County, Maryland be and is hereby AMENDED to read as follows:

ARTICLE XXV
Site Plans

§ 18:1-139. Applicability.

A. When required.

- (1) *In accordance with § 18:1-7, and except as provided in Subsection A(2) of this section, site plan approval is required with respect to all planned residential development and nonresidential development.*
- (2) *Site plan approval is not required for the following development:*
 - (a) *Farm buildings on a farm;*
 - (b) *Existing not-for-profit youth camps;*
 - (c) *Conversion of an existing residential building to a commercial use, that does not involve the construction of additional floor area or outside storage; or modification of a single-family dwelling to a conversion dwelling; except that a concept plan shall be submitted which demonstrates adequate parking, landscaping, resource protection and stormwater management, as well as proper access to the property and compliance with the district regulations set forth in Chapter 18:1, Part 3, Article V, of this Chapter 18;*
 - (d) *Additions to existing nonresidential buildings that existed on April 9, 1987, if the addition and all previous additions to the building since April 9, 1987, cover 10% or less of the allowed floor area of the site in which the building is located; and*
 - (e) *Improvements not related to buildings that do not increase impervious*

surface area by more than 10% as it existed on April 9, 1987- ; and

(f) Additions to existing non-residential buildings constructed after April 9, 1987, if the addition and all previous additions to the building since April 9, 1987:

(1) Cover 10% or less of the allowed floor area of the site in which the building is located provided that they do not increase the total floor area by more than 5,000 square feet as determined under Chapter 18:1, Part 3, Article V; and

(2) Do not result in a change to parking design, traffic circulation or the location of driving aisles and medians on the site or to a degree which the Planning Director considers inconsistent with County parking and loading standards; and

(3) Do not significantly change building materials, architecture or building layout or increase building height in a manner or to a degree that the Planning Director considers inconsistent with County standards or with previous Planning Commission approvals; and

(4) Do not require any other modifications that the Planning Director considers significant enough to warrant submission of a site plan, amendment of an approved site plan, and/or full Planning Commission review.

(g) Improvements not related to buildings that do not increase by more than 10% impervious surface area created after April 9, 1987, and

(1) Do not result in a change to parking areas, traffic circulation and the location of driving aisles and medians on the site or to a degree which the Planning Director considers inconsistent with County parking and loading standards; and

(2) Do not require additional stormwater management; and

(3) Do not require any other modifications that the Planning Director considers significant enough to warrant submission of a site plan, amendment of an approved site plan, and/or full Planning Commission review.

. . .

SECTION II

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

INTRODUCED BY: Commissioner Gene Ransom

CO-SPONSORED: Commissioners Billups, Gunther, Fordonski, Wargotz

DATE: April 3, 2007

PUBLIC HEARING HELD: April 24, 2007 @ 7:30 p.m.

VOTE: 4 Yea 0 Nay (Commissioner Fordonski recused herself)

DATE OF ADOPTION: April 24, 2007

FISCAL IMPACT NOTE

Legislation No: 0-07-04
Date Introduced: 04-03-07

Hearing Date: 4-24-07
Note Date: 4-17-07

Legislation Title: Minor Additions to Commercial Buildings

Description:

This ordinance is for the purpose of permitting minor additions to commercial buildings without formal site plan amendment.

Analysis of Fiscal Impact:

There is no significant fiscal impact resulting from this legislation, as it simply expands the criteria of commercial building additions that do not require a site plan amendment.