

COUNTY ORDINANCE NO. 07-09

A BILL ENTITLED

AN ACT CONCERNING the Frontage Requirements of the Planned Residential Development Standards.

FOR THE PURPOSE of allowing shared access and a reduction of the minimum lot frontage in certain circumstances for single-family cluster subdivisions in the Neighborhood Conservation Districts of NC-1, NC-8, NC-15 and NC-20.

BY AMENDING Section 18:1-36 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 18:1-36 of the Code of Public Local Laws be amended to read as follows:

ARTICLE V
District Standards

...

§ 18:1-36. *Planned residential development standards.*

- A. *In general. All residential lots in a single-family cluster subdivision, or a planned residential development shall comply with the following standards for each dwelling type.*
- B. *Single-family cluster subdivision. The single-family cluster subdivision consists of fully detached, single-family residences located on individual lots. Different lot standards apply depending upon the district where the cluster lot is located. All single-family cluster subdivisions must contain open space. The following table specifies the minimum standards for lots created within a single-family cluster subdivision.*

Zoning District	Lot area (square feet)	Front (feet)*	Side (feet)	Rear (feet)	Width (feet)	Frontage (feet)	Off-Street Parking (number of spaces)	Building Height (feet)
AG and CS	20,000	40	20	50	130	35	2	40
E	30,000	40	15/35	50	120	35	2	35
SE	15,000	30	10/25	30	90	35	2	35
SR	10,000	30	10/22	30	80	35	2	35
UR	8,000	30	10/22	30	70	35	2	40

VC	8,000	25	5/10	25	50	35	2	40
NC-5	2 acres	40	20	50	150	35	2	40
NC-2	1 acre	40	20	50	130	35	2	40
NC-1	20,000	40	20	50	120	35**	2	40
NC-20	10,000	15	5	25	60	35**	2	40
NC-15	7,500	15	5	25	60	35**	2	40
NC-8	6,000	15	5	25	60	35**	2	40

Lot areas are per dwelling unit.

NOTES:

*See 18:1-7F.

** Where an unusual lot configuration exists, and a shared entrance is proposed, lot frontage may be reduced to 20' for up to three lots. All said lots shall share a single point of ingress and egress and a joint use easement and maintenance agreement must be recorded in the Land Records.

SECTION II

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

CITIZEN SPONSORED

INTRODUCED BY: Commissioner Wargotz on behalf of the Board of County Commissioners

DATE INTRODUCED: May 8, 2007

PUBLIC HEARING HELD: May 29, 2007 @ 6:45 p.m.

VOTE: 3 YEA 2 NAY

DATE OF ADOPTION: June 12, 2007

AFFECTIVE DATE: July 28, 2007

FISCAL IMPACT NOTE

Legislation No: O-07-09 **Hearing Date:** 5-29-07
Date Introduced: 5-8-07 **Note Date:** 5-23-07

Legislation Title: Frontage Requirements of the Planned Residential Development Standards.

Description:

The purpose of this legislation is to allow shared access and reduce the minimum lot frontage in certain circumstances for single-family cluster subdivisions in the NC Districts of NC-1, NC-8, NC-15, and NC-20.

Analysis of Fiscal Impact:

There is no fiscal impact produced by this legislation, as it is simply a text amendment.