

COUNTY ORDINANCE NO. 05-28

A BILL ENTITLED

AN ACT CONCERNING Guest Lodges and Country Inns as accessory facilities to Rural Country Clubs.

FOR THE PURPOSE of amending the definition of "Guest Lodge"; permitting the same as a part of a Rural Country Club; correcting a conflict in the current definition of "Country Inn" and providing Floor Area Ratio provisions for Country Inns and Guest Lodging.

BY ADDING amending the definition of "Guest Lodge" to 18 App.-1. Definitions of Chapter of 18 and Amending §18:1-95.O. of Chapter 18 of the Code of Public Local Laws of Queen Anne's County, (1996 Ed.).

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND that Chapter 18 App. Appendix A. Glossary of Chapter 18 of the Code of Public Local Laws be and is hereby repealed and readopted to read as follows:

**Chapter 18App: Appendix A: Glossary
§18App-1. Definitions.**

In Chapter 18, the following words have the meanings indicated:

...

GUEST LODGE - A building that contains one room or suite unit, not to exceed four (4) bedrooms, that may or may not be equipped with kitchen facilities, such that each independent unit has a separate entrance and, if attached, are divided by vertical party walls so that one unit is not above or below another unit; and:

A. Are for transient stays of 30 consecutive days or less for compensation with or without meals; and

B. Are not to be used for permanent residence; and

C. Have common facilities for reservations and cleaning services; and

D. Have on-site management; and

E. Are only permitted on the grounds of a country club.

SECTION II

BE IT FURTHER ENACTED that §18:1-95.O. of the Code of Public Local Laws of Queen Anne's County, Maryland be and is hereby repealed and readopted to read as follows:

Part 5 Conditional Uses ARTICLE XVII Procedures and Standards

...

§18:1-95. Additional standards for specified conditional uses.

...

O. Rural country club.

(1) A rural country club shall include at least one eighteen-hole golf course. Additional golf courses, practice putting greens and driving ranges may be permitted.

(2) Permitted accessory facilities.

(a) Permitted accessory facilities for a rural country club, all of which shall be approved by the Board of Appeals, may include the following uses, subject to the Floor Area Ratio (FAR) provisions as set forth in §18:1-14.D.(2)(b) and §18:1-15.D.(2)(a):

[1] A clubhouse;

[2] Swimming pool;

[3] Tennis courts; and

[4] Country inn(s) and guest lodge(s) located on land owned by the country club and within the area approved for a rural country club by the Board of Appeals.

(b) Additional proposed accessory features or facilities shall require a determination from the Planning Commission and the Board of Appeals that the proposed features or facilities will not materially impact neighboring properties and are appropriate, given site location, site conditions and zoning classification.

(3) A rural country club may be open to the public and/or may offer both full (golfing) membership subscriptions and social (nongolfing) membership subscriptions.

(4) Following Board of Appeals conditional use approval and as part of mandatory site plan review, the Planning Commission shall determine that the proposed development's design standards relating to architecture and building materials are

consistent with the character and complement the built environment of the area.

(5) Special events which are traditionally associated with a private country club are permitted. These may include private functions, such as weddings, parties and receptions, as well as nonprivate tournaments and other special events which are held for the benefit of a public agency or a charity, organization or foundation recognized by the Internal Revenue Service of the United States Government as having nonprofit status.

(6) One caretaker dwelling unit may be provided as an accessory use or structure, provided that:

(a) The structure meets required setbacks applicable to the principal structure or structures.

(b) The structure is located within the site's landscaped surface area.

(7) A rural country club development proposal may include a residential component. The residential component must satisfy all zoning district requirements, performance standards and all other applicable state and County regulations. The developer must demonstrate comparability between the residential component and the golf course, in terms of land use, site aesthetics, safety and all other considerations and conditions specified in this and other sections of the Queen Anne's County Code.

(8) As directed by the Planning Commission, a rural country club shall provide buffers to shield neighboring residential uses from the effect of noise, hazards and nuisances.

(9) As directed by the Planning Commission, a rural country club shall provide screening to prevent light and glare spillover to adjacent neighboring residential uses.

(10) A proposal to develop a rural country club shall include a traffic study to determine impacts to the surrounding community. The traffic study shall be conducted consistent with guidelines, standards, rates and methodologies established by the Institute of Transportation Engineers. In addition to considering the traffic which will be generated by regular rural country club operations, the traffic study shall also consider the impact of special events which the development is designed to accommodate. If the traffic study identifies that the proposed development will adversely impact existing traffic conditions, it shall be the responsibility of the developer to make whatever physical improvements are necessary to keep the traffic study area at the existing level of service.

SECTION III

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

INTRODUCED BY: Richard Smith

DATE: December 20, 2005

PUBLIC HEARING HELD: January 17, 2006

VOTE: 5 Yea 0 Nay

DATE OF ADOPTION: January 17, 2006