

COUNTY ORDINANCE NO. 04-11

A BILL ENTITLED

AN ACT CONCERNING the Definition of Adaptive Reuse under Title 18 of the Code of Public Local Laws of Queen Anne's County (1996 Ed.) and Providing for Specific Standards for Adaptive Reuse as a Bed-and-Breakfast or Country Inn;

FOR THE PURPOSE of clarifying and defining the term "adaptive reuse of an existing building" and providing that a structure must be at least ten (10) years old before it can be approved as an adaptive reuse of an existing building as a bed-and-breakfast or country inn.

BY ADDING a definition of "adaptive reuse of an existing building" to Title 18 of the Code of Public Local Laws of Queen Anne's County (1996 Ed.) and BY AMENDING Section 18-1-95(g) of Title 18.

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND that a new Paragraph (a)(2) to APPENDIX A - GLOSSARY be added to Title 18 of the Code of Public Local Laws of Queen Anne's County (1996 Ed.) to read as follows:

APPENDIX A - GLOSSARY

(a) *In general.*

In Title 18, the following words have the meanings indicated.

(2) *Adaptive reuse of an existing building*

"Adaptive reuse of an existing building" means the modification of a building to make it suitable for a use for which it was not originally constructed. An adaptive reuse shall not increase the floor area of the existing building by more than twenty-five percent (25%).

SECTION II

BE IT FURTHER ENACTED that Paragraphs (a)(2) et seq. of the Glossary to Title 18 be renumbered to (a)(3), et seq.

SECTION III

BE IT FURTHER ENACTED that Section 18-1-95(g) of Title 18 be repealed and reenacted to read as follows:

'18-1-95 Additional Standards for Specified Conditional Uses.

(g) Bed-and-breakfasts and country inns.

(1) A bed-and-breakfast or country inn may be approved as an adaptive reuse of an existing building provided that the structure is at least 10 years old.

SECTION IV

BE IT FURTHER ENACTED that this Ordinance shall be effective on the forty-sixth day following its passage.

INTRODUCED BY: Commissioner Ransom_____

DATE: 6-15-04_____

PUBLIC HEARING HELD: 8-17-04_____

VOTE: 5_____ Yea _____ Nay

DATE OF ADOPTION: 9-7-04_____