

COUNTY ORDINANCE NO. 04-16

A BILL ENTITLED

AN ACT CONCERNING Setbacks of All Principal Structures from Tidal and Non-Tidal Waters and Wetlands under Title 18 of the Code of Public Local Laws of Queen Anne's County (1996 Ed.) (hereafter "the Code");

FOR THE PURPOSE of applying setbacks from tidal and non-tidal waters and wetlands to all principal residential structures in the Waterfront Village Center (WVC) District under the Queen Anne's County Zoning Ordinance, Title 18 of the Code;

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND that Section 18-1-26(e) (2) of Title 18 of the Code be repealed and reenacted to read as follows:

§18-1-26 Waterfront Village Center (WVC) District.

(e) Residential development standards.

(2) Bulk Standards.

(i) No principal residential structure may be located less than one hundred (100) feet from any tidal waters or wetland or less than twenty-five (25) feet from any non-tidal waters or wetland.

(ii) Multi-family development in the WVC zoning district must comply with the bulk and dimensional standards set forth in §18-1-36 of this Title.

(iii) Single-family development in the WVC zoning district must comply with the following bulk and dimensional standards.

1. Minimum setbacks.
  - i. Front 35 ft.
  - ii. Side 50 ft.
  - iii. Rear 50 ft.
2. Maximum building height 35 ft.
3. Minimum lot width 130 ft.
4. Minimum lot frontage 35 ft.

SECTION II

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

INTRODUCED BY: Gene Ransom

DATE: June 15, 2004

PUBLIC HEARING HELD: August 17, 2004

VOTE: 5 Yea 0 Nay

DATE OF ADOPTION: September 7, 2004