

COUNTY ORDINANCE NO. 04-17

A BILL ENTITLED

AN ACT CONCERNING Adoption of a Maximum Height Limitation for Telecommunications Facilities in the Chester Master-Planned Development (CMPD) District under Title 18 of the Code of Public Local Laws of Queen Anne's County (1996 Ed.) ("the Code");

FOR THE PURPOSE of imposing a 55' building height limitation on telecommunications facilities in the Chester Master-Planned Development (CMPD) District under Queen Anne's County Zoning Ordinance, Title 18 of the Code;

BY AMENDING Section 18-1-27(e) (7) of the Code.

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND that Section 18-1-27(e) (7) of the Code be repealed and reenacted to read as follows:

*§18-1-27 Chester Master - Planned Development (CMPD) District*

*(e) Development Standards.*

*(7) Design Standards.*

Building setbacks, lot sizes, impervious coverage, height, landscaping, buffer yard, and lighting shall be determined by the Planning Commission for each individual development in the CMPD district; except that no telecommunications facility shall exceed fifty-five (55) feet in building height. In determining these standards the Planning Commission shall consider such factors as the proposed intensity of the development, use mix, the layout of the buildings, roads, and walkways, environmental protection considerations, the architectural and landscaping features incorporated into the development, bufferyards between uses and along property lines and compatibility with existing or anticipated development on surrounding lands. The purpose of this standard is to provide design flexibility, consistent with public health and safety, to the developer who subdivides property and constructs buildings in accordance with a unified and coherent plan of development.

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