

COUNTY ORDINANCE NO. 04-20

A BILL ENTITLED

AN ACT CONCERNING Minimum Standards for Apartment Planned Residential Developments and Multiplex Planned Residential Development under the Queen Anne's County Zoning Ordinance, Title 18 of the Code of Public Local Laws of Queen Anne's County (1996 Ed.) ("the Code");

FOR THE PURPOSE of providing a front yard setback for Multiplex planned residential development and making consistent the standards for Apartment and Multiplex planned residential developments under Title 18 of the Code;

BY AMENDING the tables of Minimum Standards in Sections 18-1-36(e) and (g) of Title 18 of the Code.

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND that Subsection 18-1-36(e) and 18-1-36(g) of Section 18-1-36 of Title 18 of the Code be repealed and reenacted to read as follows:

*§18-1-36 Planned Residential Development Standards.*

. . .

(e) Apartment planned residential development.

The apartment planned residential development technique proposes multi dwelling unit buildings that share common access to units and yards. Apartments shall contain three (3) or more units in a building. The following table specifies the minimum standards for apartment buildings.

MINIMUM STANDARDS

|                                      |                                 |
|--------------------------------------|---------------------------------|
| A. Minimum Landscape Surface Area/DU | 1,800 sq. ft.                   |
| B. Minimum Front Yard                | 25 ft.                          |
| C. Minimum Side Yard                 | 25 ft.                          |
| D. Minimum Rear Year                 | 15 ft.                          |
| E. Minimum Spacing Between Buildings | 30 ft                           |
| F. Off-Street Parking Spaces         | 1.5 Spaces for one bedroom unit |

|                              |  |
|------------------------------|--|
| G. Off-Street Parking Spaces | 2 spaces for two or more bedroom units |
| H. Maximum Building Height   | 45 ft.                                 |

(g) Multiplex planned residential development.

The multiplex planned residential development technique proposes multiple-family units in a condominium regime. Each unit may take direct access to a private yard or access point, or units may share yards and access. The units may be arranged in a variety of configurations, including back to back, side to side, or vertically; however, no more than eight units shall be attached in any single building. The following table specifies the minimum standards for a multiplex planned residential development.

**MINIMUM STANDARDS**

|                                      |  |
|--------------------------------------|--|
| A. Minimum Landscape Per Building    | 1,800 sq. ft.                          |
| B. Minimum Front Yard                | 25 ft.                                 |
| C. Minimum Side Yard                 | 25 ft.                                 |
| D. Minimum Rear Year                 | 15 ft.                                 |
| E. Maximum Building Height           | 45 ft                                  |
| F. Off-Street Parking Spaces         | 1.5 Spaces for one bedroom unit        |
| G. Off-Street Parking Spaces         | 2 spaces for two or more bedroom units |
| H. Minimum Spacing Between Buildings | 30 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