

(2) A nonresidential structure shall comply with the following minimum setback requirements.

| WATERFRONT VILLAGE CENTER | |
|-------------------------------------|----------------|
| Feature | Setback |
| U.S. Route 50/301 (graded road) | 50 feet |
| U.S. Route 50/301 (elevated bridge) | 25 feet |
| MD Route 18 | 25 feet |
| All other public roads | 25 feet |
| Nontidal wetland | 25 feet |
| Tidal wetland | 15 feet |
| Between all structures | 6 feet |
| Rear yard | 10 feet |
| Side yard | 10 feet* |

*Buildings on two adjacent lots or parcels may have less than a 10-foot setback from the property line, provided that the spacing between buildings is at least 20 feet.

(3) Height standards.

The maximum height of any building may not exceed forty-five (45) feet, as measured from the flood control elevation. Telecommunications facilities may not exceed fifty-five (55) feet in building height.

(g) Parking requirements.

(1) Spaces shall be 8 1/2 ft. x 18 ft.; except as provided below.

(i) A maximum of 25% of the required parking spaces, exclusive of handicapped spaces, may be provided in small car spaces (7 ft. x 16 ft.).

(ii) All small car spaces must be clearly and distinctively marked as small car spaces by signs or other markings.

(iii) Except as provided in this Subsection, the parking requirements for all development shall be those required under Subtitle 1, Part IV, Subpart 6 of this Title.

(iv) The applicant may petition the Planning Commission to reduce required on-site parking. The Planning Commission may reduce required on-site parking by up to 25%, provided that the applicant enters an agreement with the County Commissioners assuring the availability of the 25% reduced parking off-site, such as on other land owned by the applicant, on land for which the applicant has a written right of use, or on public parking areas such as those constructed by the County under the US 50/301 bridge, within the Kent Narrows Waterfront Village Center.

(v) Parking required under this Section or Subtitle 1, Part IV, Subpart 6 of this Title may be provided completely or partially off-site, provided that the parking area is in the WVC district; and the applicant enters into a written agreement with the County ensuring access for the development and the general public. Such written agreement shall be recorded among the land records of the County.

(vi) The proposed development shall be generally consistent with the circulation plan as described in the Comprehensive Plan and the Kent Narrows Development Handbook.

(h) Signage.

(1) Purpose and Findings.

(i) Signage associated with various land uses can have a significant effect on the health, safety, and welfare of the citizens of the County. It is desirable to minimize signs that distract a driver's attention from the road. It is also recognized, however, that signage is a necessity for business areas to thrive.

(ii) The Kent Narrows Waterfront Village Center district is intended to be an economic and commerce center in the County. The Kent Narrows Development Plan is aimed at creating a destination place for tourism and recreational activities. The new high-level Kent Narrows Bridge and road improvements move traffic through the area at a much faster speed, thereby making it more difficult for individual businesses to attract visitors.

(iii) Balancing the conflicting interests specified in paragraphs (i) and (ii) of this Subsection is not an easy task. Sign regulations that are extremely permissive will block water views, act as an unsightly distraction to both pedestrians and vehicle traffic, and detract from the desired character of the area. Yet, overly restrictive sign regulations will prevent local businesses from obtaining the visibility they need.

(iv) The regulations set forth in this Section are intended to allow reasonable visibility to area businesses while not detracting from the character of the Kent Narrows.

(2) Measurement of signage area.

The signage area shall be measured in the manner prescribed in Section 18-1-79 of this Title.

(3) Sign lighting.

Sign lighting shall be allowed and defined in the manner prescribed in Section 18-1-80 of this Title.

(4) Applicable standards.

(i) Except as provided in the table below, the general signage regulations for all development shall be those prescribed in Section 18-1-81 of this Title.

| WVC SIGNAGE STANDARDS | |
|---|--------------------|
| Sign Type | Square Feet |
| <i>Parcels with less than one use or business</i> | |
| Wall or projecting sign | |
| Individual sign | 90 square feet |
| One freestanding sign | 60 square feet |
| Maximum height for freestanding sign | 15 feet |
| <i>Parcels with more than one use or business</i> | |
| Wall or projecting sign per business | 60 square feet |
| Freestanding sign for parcel | 60 square feet |
| Wall or projecting sign to identify overall development | |
| Individual sign | 90 square feet |
| Cumulative | 180 square feet |
| Maximum height for freestanding sign | 15 feet |
| <i>Parcels with shopping centers</i> | |
| Wall of projecting sign per business | 60 square feet |
| One freestanding sign for entire parcel | 150 square feet |
| Maximum height for freestanding sign | 25 feet |

(ii) As prescribed in the table in paragraph (i) of this Subsection, a parcel with more than one business is allowed:

1. A freestanding sign for the overall site;
2. A wall or projecting sign for each business; and
3. A wall or projecting sign to identify the overall site.

(5) Specific types of signs.

(i) Use signs.

1. Where a use takes direct vehicular access from more than one street or road, one additional freestanding sign shall be allowed for each road to which the use takes access.

2. Where a use adjoins more than one street or road, each frontage shall be allowed a freestanding sign, provided that the total square footage of freestanding signage on the site does not exceed what is otherwise permitted for freestanding signage.

3. In addition to what is otherwise permitted by this Subtitle, where a nonresidential use adjoins a navigable waterway, one freestanding sign shall be allowed, provided that the sign does not exceed ten (10) feet in height and thirty-five (35) square feet in area.

(ii) Development signs.

1. Residential development signs shall provide only the name of the subdivision and/or a logo for the development, and may not exceed six (6) feet in height and thirty-six (36) square feet in area.

2. All development signs shall be freestanding.

3. Lighting of a development sign may be by the general lighting of the area, shielded spotlighting, internal backlighting, or backlighting.

(iii) Miscellaneous signs.

1. Marquees for theaters and museums shall be allowed one sign, provided that the sign has an area that does not exceed the lesser of 15% of the area of the facade on which it is located; or 250 square feet in area.

2. Commercial uses shall be allowed one auxiliary sign. An auxiliary sign may be freestanding, attached to a freestanding sign, or attached to the building, but may not exceed thirty-two (32) square feet in size or four (4) feet in height or be more than twenty (20) feet from the building; and may not be a portable freestanding sign.

(iv) Directional signs -- Location signs.

1. Off-premises directional signs shall be allowed to identify the Kent Narrows area. Only one directional sign shall be allowed on the west side and one sign on the east side of the Kent Narrows. The directional signs:

i. Shall contain only the name "Kent Narrows" and the logo for the Kent Narrows as adopted by the Kent Narrows Development Foundation and the County Commissioners;

ii. May be freestanding, wall, or projecting signs;

iii. May not exceed thirty (30) feet in height and two-hundred (200) square feet in area;

iv. Shall be designed as an architectural feature such as a sign tower; and

v. Are subject to the approval of the Planning Commission.

2. On-premises directional signs for the purpose of directing on-site circulation, parking, and loading may be allowed, provided that the signs may not exceed eight square feet in area and six feet in height.

(v) Advertising signs.

1. In order to facilitate reasonable advertising of commercial, industrial, and institutional uses within the Kent Narrows Waterfront Village Center, off-premises directional signs shall be allowed in accordance with this Subsection.

2. One off-premises directional sign shall be allowed at each of the following intersections:

- i. Main St./MD Rt. 18 and "Access Road" (east of Narrows);
- ii. Kent Narrows Road and Kent Narrows Way;
- iii. Main St./MD Rt. 18 and "Access Road" (west of Narrows);
- iv. Piney Narrows Swan Cove Road and Piney Narrows Road;
- v. Main St./MD Rt. 18 and Kent Narrows Way; and
- vi. Any other locations deemed appropriate by the Planning Commission.

3. Each sign shall contain:

- i. General directions (arrows pointing north, south, east, and west);
- ii. The names and directions of relevant streets and roads; and
- iii. The names of businesses advertised.

4. A sign may not exceed twenty (20) feet in height or one-hundred (100) square feet in sign face area.

5. Signs and sign supports shall be constructed of natural material and consist of "earth tone" colors (i.e., brown, tan, gray); and shall be uniform in materials and colors.

6. Sign script may not exceed one foot in height for each business name.

7. Each off-premises directional sign shall advertise no more than twelve (12) businesses.

8. The construction, design, location, and placement of off-premises directional signs shall be administered by the Kent Narrows Development Foundation, which shall have

discretion to establish reasonable fees and all signs shall be subject to the approval of the Planning Commission.

(vi) Temporary signs.

Temporary signs shall be allowed in the manner prescribed in Section 18-1-82(g) of this Title.

(i) Accessory docking facilities.

Subject to the limitations of Sections 18-1-43 through 18-1-45 of this Title, accessory docking facilities are allowed in the Waterfront Village Center (WVC) district provided no overnight occupancy is allowed at any accessory docking facility; and only docks and piers are allowed.

(j) Site plan review – Approval of site plan.

In addition to the requirements of Part VII Subtitle 4, the Planning Commission or Planning Director may not approve a site plan for development of a parcel in the Kent Narrows area unless it has fully considered the recommendations of the Board of Directors of the Kent Narrows Development Foundation and makes the following findings:

(1) That the development is consistent with the goals, objectives, and policies of the Kent Narrows Area Plan Component of the Comprehensive Plan; and

(2) That the development is generally consistent with the guidelines for development as established in the Kent Narrows Development Handbook regarding architecture, pedestrian and vehicular circulation, pedestrian pathways and boardwalks, signage, landscaping, etc.

(k) Bonus.

(1) In general.

(i) When approving a site plan within the WVC district, the Planning Commission at the time of site plan review, may grant a bonus to the normally allowed floor area and building height standards as provided in subsection (f) above.

(ii) Subject to (iii) below, the Planning Commission may grant a specified bonus:

1. Up to .50 FAR; and

2. Up to 60 feet in allowable building height.

(iii) The resulting bonus may not exceed the maximum bonus allowed by the bonus schedule.

(2) Determination of bonus.

(i) Basis.

1. The allowable bonus shall be determined based upon a monetary contribution or value of the amenity to be provided by the developer for the public benefit.

2. The value of the bonus floor area should generally equal the monetary contribution or the value of the amenity to be provided by the developer.

3. A list of amenities and associated costs shall be kept by the Director of the Department of Planning and Zoning.

(ii) In addition to consideration of the value of the amenity as provided in paragraph (1) of this Subsection, the Planning Commission, when approving a bonus, shall consider:

1. The intent of this Section;

2. Provisions for public open space and amenities as described in the Kent Narrows Development Handbook;

3. Compatibility with adjacent existing and permitted uses and developments;

4. The particular dimensions, grade, and orientation of the site; and

5. How the amenity provided or the contribution and increase in floor area will help achieve the goals, objectives, and policies for development in the Kent Narrows.

(iii) The Planning Commission shall grant a bonus only if the Planning Commission finds that the proposed development:

1. Is consistent with the overall development scheme in the Kent Narrows Development Handbook;

2. Will not overburden existing public services, including parking, water, sanitary sewer, public roads, storm drainage, and other public improvements; and

3. Will not create a threat to the public health, safety, or welfare.

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

(a) Purpose.

This district is intended to provide for master-planned residential or mixed-use development on large sites at appropriate locations as identified in the Chester Community Plan. The district provides for a flexible development concept, good site design, architectural integration in the configuration and style of buildings, functional open space and required public facilities as part of a unified and coherent plan of development. Permitted uses generally include a variety of housing

types, institutional uses and nonresidential uses that can be compatibly integrated within the development.

(b) Location.

The CMPD district is intended to have specific application to the Chester Growth Sub-Area. As such, the CMPD district may only be applied to lands designated as "Chester Planned Development" by the Chester Community Plan.

(c) Permitted Uses.

The following uses are permitted within the CMPD district:

(1) All accessory uses as permitted in Part III, Subpart 3 of this Subtitle.

(2) All institutional uses, including golf courses.

(3) All temporary uses as permitted in Section 18-1-55 of this Title.

(4) Commercial uses are permitted only in association with a residential and/or institutional mixed-use development. The Planning Commission shall approve the type and size of any commercial use(s) proposed as a component of an overall mixed-use development plan. In order to approve any specific commercial use and its appropriate size, the Planning Commission must find that the proposed commercial uses:

(i) Are compatible with surrounding and anticipated development in the area;

(ii) Are consistent with the intent of the Chester Community Plan; and

(iii) Will not create undue traffic congestion in the area.

(5) The following commercial uses are permitted as a component of a mixed-use development pending approval by the Planning Commission:

(i) Small-scale retail and service businesses sized to accommodate the convenience commercial needs of the Chester community;

(ii) Restaurants;

(iii) Business or professional offices;

(iv) Medical offices or clinics;

(v) Banks or financial institutions;

(vi) Hotels, country inns, bed-and-breakfasts and associated ancillary resort uses such as conference facilities, aquatic facilities, health spas, athletic courts, etc.; and

(vii) Marinas.

(6) Effluent disposal uses.

(7) Home occupations

(8) Multi-family.

(9) Other commercial uses with similar impacts as determined by the Planning Commission.

(10) Resort country club.

(11) Single-family.

(d) Conditional uses.

Telecommunications facilities.

(e) Development standards.

(1) In general.

Applications for development in the CMPD district shall meet the following standards in addition to all other applicable requirements of this Title that do not conflict with the standards contained in this Section. In cases where other standards within this Title may be found to conflict with the standards contained in this Section, only the standards contained in this Section shall apply.

(2) Use mix.

In a mixed-use development that includes commercial uses, no more than 50% of the developed portion (total site area less the required 25% open space area) of the site may be utilized for commercial use unless the Planning Commission determines that allowance for a greater percentage is consistent with the CMPD district.

(3) Maximum density.

Maximum residential density for a CMPD district development shall be six dwelling units per acre for that portion of the development used for residential purposes and eight dwelling units per acre if TDRs are used. If the unified development plan consists of more than one parcel or lot, the acreage of the parcels or lots may be combined to compute the allowable residential density. If the development plan combines parcels or lots to compute allowable residential density, the lots or parcels may not thereafter be considered separately in any subdivision, site plan, or zoning certificate approvals.

(4) Maximum floor area ratio.

Maximum floor area ratio for the non-residential portion of a CMPD district development is 0.25. The maximum permitted amount of non-residential floor area may be increased by 25 percent if TDRs are utilized.

(5) Planning Commission final determination on density and floor area ratio.

(i) The Planning Commission may require a lower residential density and/or floor area ratio if it finds that the maximum permitted density or floor area ratio would result in development that would:

1. Not be compatible with existing or anticipated development in the surrounding area;
2. Create a detrimental impact on the environment; or
3. Create a situation where public facilities including, but not limited to, roads and schools would not be adequate.

(ii) The Planning Commission may also find that a proposed residential density and/or floor area ratio is too low and would not be an efficient use of limited lands zoned for master-planned development within a designated growth sub-area.

(6) Open space.

Common or public open space shall comprise at least 25 percent (25%) of the total site area. At least 10 percent (10%) of the required common or public open space shall be utilized for outdoor recreational uses as defined in Section 18-1-12 of this Subtitle. If the open space is to be commonly owned, legal documentation ensuring its continuance and maintenance must be submitted to and approved by the Planning Commission.

(7) Design standards.

Building setbacks, lot sizes, impervious coverage, height, landscaping, buffer yard, lighting and road standards shall be determined by the Planning Commission for each individual development in the CMPD district. In determining these requirements the Planning Commission shall consider such factors as the proposed intensity of the development, use mix, design 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.

(8) Traffic circulation and pedestrian linkages.

(i) On-site and off-site streets, traffic circulation patterns and pedestrian linkages shall be adequate to accommodate the demands generated by the proposed development. Where practical, streets and pedestrian linkages shall be designed to connect with adjacent parcels where future development is anticipated.

(ii) Private internal streets/roads are permitted if the Department of Public Works and Planning Commission finds that such streets/roads will be adequate to carry projected traffic,

will be properly maintained, and are more appropriate to the overall development design than public streets.

(iii) All roads and streets shall be closed sections with sidewalks and adequate drainage/storm water management and shall be generally consistent with current roads standards. Streets shall generally loop or interconnect; dead ends and cul-de-sac shall be discouraged unless other preferred street design options are not practical.

(9) Development phasing.

Development phasing for development for the CPMD district shall comply with Section 18-1-40 of this Subtitle and with the following:

(i) Construction on the commercial component of a mixed-use project involving residential development shall not commence until at least 50 percent of the required sewer and water allocation for the residential development has been purchased and on-site sewer, water, and road improvements and recreational amenities necessary to service 50 percent of the residential component have been completed, as provided for in the developer's agreement and approved by the Planning Commission.

(10) Sign standards.

Sign standards for commercial development in the CMPD district shall be the same as those applying to the Suburban Commercial (SC) zoning district. Sign standards for all other types of development in the CMPD district shall be the same as those applying to the Suburban Residential (SR) zoning district.

(11) Forest conservation standards.

Forest conservation standards for development in the CMPD district outside of the Chesapeake Bay Critical Area are contained in Subtitle 2 of this Title.

(f) Development review process.

(1) Procedures in general.

In reviewing development proposals in the CMPD district, the procedures prescribed in Subtitle 1, Part VII, of this Title shall generally apply.

(2) Specific procedures for the CMPD district.

Notwithstanding (1) above, the following items shall apply to the development review process for CMPD projects:

(i) A preapplication conference between the applicant and Department of Planning and Zoning staff is required for all CMPD district development;

(ii) A comprehensive array of supporting information and analysis regarding the impacts of the proposed development on the community is required to be submitted by the applicant as part of the sketch and/or concept plan application. Required information and studies shall include an Adequate Public Facilities Study, historic features and cultural resources inventory, and an environmental impact assessment. These studies shall be approved by the appropriate County agencies. Each study should clearly identify any significant adverse impacts resulting from the proposed development, as well as means employed to minimize and mitigate such impacts; and

(iii) The applicant shall submit any additional information, plans, specifications, documents, drawings, etc., necessary to determine compliance with the CMPD development standards contained in the Planning Commission findings contained below in this paragraph.

(3) Planning Commission findings.

The Planning Commission shall make the following findings with regard to development approvals in the CMPD district:

(i) The proposed development conforms to all applicable regulations contained in this Title and Title 14, Subtitle 1, Chesapeake Bay Critical Area Act;

(ii) The proposed development conforms to the Chester Community Plan;

(iii) The proposed development, in conjunction with reasonably anticipated development in the surrounding neighborhood, will not adversely impact the adequate and orderly provision of public services and facilities for the area;

(iv) The proposed development, in conjunction with existing and reasonably anticipated development in the surrounding neighborhood, will meet the adequate public facilities standards with regard to traffic;

(v) The proposed development is planned in such a manner as to protect environmentally sensitive areas and important historic or cultural features on the site; and

(vi) The proposed development is designed to be compatible with existing development in the surrounding neighborhood and/or the proposed development contains adequate screening, landscaping and buffer yards to protect the surrounding neighborhood.

18-1-28 Town Center (TC) District.

(a) Purpose.

This district is intended to provide higher density, mixed-use development and redevelopment along the Chester “Main Street” corridor as identified in the Chester Community Plan (MD Route 18, Main Street, Postal Road and Piney Creek Service Road). Design standards and guidelines are incorporated within this district to foster an attractive, pedestrian-oriented pattern of mixed-use

residential and nonresidential development that focuses on “Main Street” as opposed to U.S. 50/301.

(b) Location.

The TC district is intended to have specific application to the Chester growth area. As such, the TC district may only be applied to lands designated as "Town Center" within the Chester Community Plan.

(c) Uses.

(1) Permitted uses.

(i) Permitted uses in the TC district include all uses listed as either a "permitted use" or "conditional use" in the VC and UC districts, except that:

1. Auctions and miniwarehouses with exterior storage shall not be allowed; and
2. Veterinary offices shall be allowed as a permitted use.

(ii) Mixed-use development incorporating permitted uses on the same site or within the same structure are permitted.

(2) Conditional uses.

Telecommunications facilities.

(d) Development Standards.

(1) In general.

Applications for development in the TC district shall meet the following standards in addition to all other applicable requirements of this Title that do not conflict with the standards contained in this Section. In cases where other standards within this Title may be found to conflict with the standards contained in this Section, only the standards contained in this Section shall apply.

(2) Residential development standards.

Residential development in the TC district shall comply with all standards of this Title that apply to residential development in the VC district, excepting that the minimum site area requirements for the VC district contained in Section 18-1-25 shall not apply to the TC district. The Planning Commission may establish modified building restriction lines, parking, landscaping and buffer yard requirements on a case-by-case basis in order to ensure consistency with the TC district design guidelines and the purpose of this Section.

(3) Nonresidential development standards.

Nonresidential development in the TC district shall comply with all standards in this Title that apply to nonresidential development in the UC district, except that the maximum impervious surface ratio is 0.80, and the maximum floor area ratio is 0.40. The Planning Commission may establish building restriction lines, parking, landscaping and buffer yard requirements on a case-by-case basis to ensure consistency with the TC district design guidelines and the purpose of this Section.

(4) Access.

All development and redevelopment in the TC district shall be required to limit and consolidate entrances and curb cuts, to the extent practical, through the use of shared entrances, off-site parking, internal circulation systems that connect parking areas and other means.

(5) Design guidelines.

All new development and redevelopment in the TC district is strongly encouraged to incorporate the following design guidelines. The Planning Commission shall consider these guidelines and the community design objectives of the Chester Community Plan in its review of all new development and redevelopment within the TC district. The Planning Commission may not approve development applications that have not made a practical and good faith effort to comply with the following design guidelines and community design objectives of the Chester Community Plan.

(i) Buildings and structures should be oriented towards local streets as opposed to U.S. Route 50/301 whenever practical.

(ii) Front setbacks should be reduced to bring buildings and structures closer to the street and sidewalks in order to foster town-scale streetscape and encourage pedestrian activity.

(iii) Side setbacks and yards between buildings should be reduced to foster a town-scale streetscape and encourage pedestrian activities.

(iv) Roadside sidewalks should be provided when sites are developed or redeveloped. Sidewalks linking structures to roadside sidewalks should be provided wherever practical.

(v) Parking should be to the side and rear of buildings with allowances for shared and off-site parking to the rear of buildings. Connecting rear parking lots should be encouraged to allow customers and residents to drive to shops within the corridor without entering public roads and interrupting traffic and pedestrian flows. Individual curb-cuts should be reduced. To the extent possible parking should be screened from public ways and should not be placed directly in front of the building facade containing the primary entrance to the structure.

(vi) Newly installed utility and service connections should be placed underground wherever possible.

(vii) An attractive landscape transition to adjoining properties should be provided and existing mature landscaping/trees on sites should be preserved. Landscape and screening treatments between potentially incompatible uses should be enhanced when necessary to lessen any negative impacts.

(viii) Parking areas and sidewalk areas should be enhanced with landscaping.

(ix) Exterior lighting should be of a design and size compatible with the building and adjacent areas. Lighting should be restrained in design, and excessive brightness or glare should be avoided. Lighting for pedestrian areas and walkways should be aesthetically pleasing and adequate for public safety.

(x) Buildings should be in good scale and harmonious conformance with neighboring development.

(xi) Mechanical equipment or other utility hardware on roof, ground or buildings should be screened from public view with materials harmonious with the building, or they should be located so as not to be visible from public ways. Outside storage areas and service equipment should also be screened from public view with materials harmonious to the building.

(xii) Hedges, decorative fences and other forms of landscaping should be used to close gaps between buildings and define the streetscape.

(xiii) Street trees should be planted to help enclose and shade the street and pedestrian ways.

(xiv) Flat roofs and false mansard roofs should be discouraged and gabled roofs should be encouraged.

(xv) Pedestrian-oriented open spaces should be created by groupings of small-scale buildings in clusters and utilizing spaces between the buildings.

(xvi) Multiple-story buildings with commercial uses on the ground floor and mixed office or residential uses on upper floors should be encouraged.

(xvii) Full-facade treatment, foundation landscaping and lighting should be required on all building elevations that are visible from a public way.

(xviii) New construction should be designed and built to blend with historical Eastern Shore architectural forms (interpretations of Colonial and Victorian) in terms of formal characteristics such as shape, height, massing, roof shapes and door and window proportions.

(e) Development review process.

Notwithstanding the provisions of Subtitle 1, Part VII, the following items shall apply to the development review process for TC projects.

(1) A preapplication conference between the applicant and Department of Planning and Zoning staff is required for all TC district development.

(2) A comprehensive array of supporting information and analysis regarding the impacts of the proposed development on the community is required to be submitted by the applicant as part of the sketch and/or concept plan application. Required information and studies shall include an Adequate Public Facilities Study, historic features and cultural resources inventory, and an environmental impact assessment. These studies shall be reviewed by appropriate County agencies. Each study should clearly identify any significant adverse impacts resulting from the proposed development, as well as means employed to minimize and mitigate such impacts.

(f) Forest conservation standards.

Forest conservation standards for development in the TC district outside of the Chesapeake Bay Critical Area are contained in Subtitle 2 of this Title.

18-1-29 Stevensville Master-Planned Development (SMPD) District.

(a) Purpose.

This district is intended to provide for master-planned residential or mixed use development on large sites at appropriate locations as identified in the Stevensville Community Plan. The district provides for a flexible development concept, good site design, architectural integration in the configuration and style of buildings, functional open space and required public facilities as part of a unified and coherent plan of development. Permitted uses generally include a variety of housing types, institutional uses and nonresidential uses that can be compatibly integrated within the development.

(b) Location.

The SMPD district is intended to have specific application to the Stevensville Growth Area. As such, the SMPD district may only be applied to lands designated as “Planned Development” by the Stevensville Community Plan.

(c) Uses.

(1) Permitted uses.

The following uses are permitted within the SMPD district:

(i) All institutional uses.

(ii) Commercial uses are permitted only in association with a residential and/or institutional mixed-used development. The Planning Commission shall approve the type and size of any commercial use(s) proposed as a component of an overall mixed-use development plan. In order to approve any specific commercial use and its appropriate size, the Planning Commission must find that the proposed commercial use:

1. Is compatible with surrounding and anticipated development in the area;
2. Is consistent with the intent of the Stevensville Community Plan; and
3. Will not create undue traffic congestion in the area.

(iii) The following commercial uses are permitted as a component of a mixed-use development pending approval by the Planning Commission:

1. All accessory uses as permitted in Subtitle 1, Part III, Subpart 3, of this Title.
 2. All temporary uses as permitted in Section 18-1-55 of this Title.
 3. Banks or financial institutions;
 4. Businesses or professional offices;
 5. Effluent disposal.
 6. Hotels, country inns, bed-and-breakfasts and associated ancillary resort uses such as conference facilities, aquatic facilities, health spas, athletic courts, etc.;
 7. Marinas; and
 8. Medical offices or clinics;
 9. Other commercial uses with similar impacts as determined by the Planning Commission.
 10. Resort country club.
 11. Restaurants;
 12. Small-scale retail and service businesses sized to accommodate the convenience commercial needs of the Stevensville community;
- (iv) Home occupations.
 - (v) Multi-family.
 - (vi) Single-family
- (2) Conditional uses.

(i) Telecommunications facilities.

(3) Development standards.

(i) In general.

Applications for development in the SMPD district shall meet the following standards in addition to all other applicable requirements for this Title that do not conflict with the standards contained in this Section. In cases where other standards within the Title may conflict with standards contained in this Section, only the standards in this Section shall apply.

(ii) Use mix.

In a mixed-use development that includes commercial uses, no more than 50% of the developed portion (total site area less the required 25% open space area) of the site may be utilized for commercial use unless the Planning Commission determines that allowance for a greater percentage is consistent with the purpose of this Section.

(iii) Density.

Maximum density for a SMPD district development shall be 3.5 dwelling units per acre for that portion of the development used for residential purposes and 4.375 dwelling units per acre if TDRs are used. If the unified development plan consists of more than one parcel or lot, the acreage of the parcels or lots may be combined to compute the allowable residential density. If the development plan combines parcels or lots to compute allowable residential density, the lots or parcels may not thereafter be considered separately in any subdivision, site plan, or zoning certificate approvals.

(iv) Maximum floor area ratio.

Maximum floor area ratio for the nonresidential portion of a SMPD district development is 25%. The maximum floor area ratio may be increased up to 25% if transferable development rights are utilized.

(v) Planning Commission final determination on maximum density and floor area ratio.

The Planning Commission may require a lower residential density and/or floor area ratio if it finds that the maximum permitted density or floor area ratio would result in development that would:

1. Not be compatible with existing or anticipated development in the surrounding area;
2. Create a detrimental impact on the environment; or

3. Create a situation where existing or planned public facilities, including but not limited to roads and schools, would not be adequate.

4. The Planning Commission may also find that a proposed residential density and/or floor area ratio is too low and would not be an efficient use of limited lands zoned for master-planned development within a designated growth area.

(vi) Open space.

Common or public open space shall comprise at least 25% of the total site area. A minimum of 10% of the required common or public open space shall be utilized and developed for active recreational activities as defined in Section 18-1-12 of this Subtitle. If the open space is to be commonly owned, legal documentation ensuring its continuance and maintenance must be submitted to and approved by the Planning Commission.

(vii) Design standards.

1. Building setbacks, lot sizes, impervious coverage, height, landscaping, buffer yard, lighting and road standards shall be determined by the Planning Commission for each individual development in the SMPD district; except that no telecommunications facility shall exceed fifty-five (55) feet in building height. In determining these standards the Planning Commission shall consider the unique factors of each development such as the proposed density/intensity of the development, use mix, the layout of buildings and roads, environmental protection considerations and the compatibility of the proposed development with existing or anticipated development on surrounding lands. The purpose of these standards is to provide design flexibility, consistent with public health and safety objectives, for a unified and coherent plan of development that is best suited for each individual development site.

2. Traffic circulation and pedestrian linkages.

i. On-site and off-site streets, traffic circulation patterns and pedestrian linkages shall be adequate to accommodate the demands generated by the proposed development. Where practical, streets and pedestrian linkages shall be designed to connect with adjacent parcels where future development is anticipated.

ii. Private internal streets/roads are permitted if the Department of Public Works and Planning Commission finds that such streets/roads will be adequate to carry projected traffic, will be properly maintained, and are more appropriate to the overall development design than public streets.

iii. All roads and streets shall be closed sections with sidewalks and adequate drainage/storm water management and shall be generally consistent with current roads standards. Streets shall generally loop or interconnect; dead ends and cul-de-sac shall be discouraged unless other preferred street design options are not practical.

3. All lighting proposed on properties near the Airport district must be directed away or shielded from the airport and designated flight path.

4. Properties developing near the existing airport should provide fencing, berming and a landscaping buffer to minimize impacts of noise and glare from the existing airport on the proposed development. Proposed developments should also provide berming, landscaping and fencing to minimize any adverse impacts to the airport property.

5. Potential safety conflicts between the existing airport and new development shall be minimized. Site design including building height, building location, and landscaping should consider the on site and off site impacts of the existing airport. All new buildings should be constructed at a height that does not encroach into the transitional and approach surfaces established by the Federal Aviation Administration as of the adoption date of this Title.

(viii) Development phasing.

1. In addition to the provisions of paragraph (2) below, development phasing for development in the SMPD district shall comply with Section 18-1-40.

2. Construction on the commercial component of a mixed-use project involving residential development shall not commence until at least 50% of the required sewer and water allocation for the residential development has been purchased and on-site sewer, water, and road improvements and recreational amenities necessary to service 50% of the residential component have been completed, as provided for in the developer's agreement and approved by the Planning Commission.

(ix) Sign standards.

Sign standards for commercial development in the SMPD district shall be the same as those applying to the SC district. Sign standards for all other types of development in the SMPD district shall be the same as those applying to the SR district.

(4) Development review process.

Notwithstanding the provisions of Subtitle 1, Part VII, the following items shall apply to the development review process for SMPD projects:

(i) A preapplication conference between the applicant, Department of Planning and Zoning staff and staff from other County departments (as applicable) is required for all SMPD district development.

(ii) A comprehensive array of supporting information and analysis regarding the impacts of the proposed development on the community is required to be submitted by the applicant as part of the sketch and/or concept plan application. Required information and studies shall include an Adequate Public Facilities Study, historic features and cultural resources inventory, and an environmental impact assessment. These studies shall be approved by the

appropriate County agencies. Each study should clearly identify any significant adverse impacts resulting from the proposed development, as well as means employed to minimize and mitigate such impacts.

(iii) The applicant shall submit any additional information, plans, specifications, documents, architectural renderings, etc., necessary to determine compliance with the SMPD district standards contained in the Planning Commission findings contained in (iv) below.

(iv) Planning Commission findings.

The Planning Commission must make the following findings in order to grant approval to development proposals in the SMPD district:

1. The proposed development conforms to all applicable regulations contained in this Title and, if applicable, Title 14, Subtitle 1, Chesapeake Bay Critical Area Act;

2. The proposed development conforms to the Stevensville Community Plan;

3. The proposed development will not adversely impact the adequate and orderly provision of public services and facilities for the area;

4. The proposed development, in conjunction with existing and reasonably anticipated development in the surrounding neighborhood, will meet the adequate public facilities standards with regard to traffic;

5. The proposed development will minimize negative environmental impacts and reasonably protect environmentally sensitive areas and any important historical or cultural features of the site;

6. The proposed development is designed to be compatible with existing development in the surrounding neighborhood and/or will incorporate adequate screening, landscaping and buffer yards to minimize impacts on the surrounding neighborhood; and

7. The proposed development contains open space and recreation facilities designed to serve the needs of the development and, where appropriate, the needs of the surrounding community.

(d) Forest conservation standards.

Forest conservation standards for development in the SMPD district outside of the Chesapeake Bay Critical Area are contained in Subtitle 2 of this Title.

18-1-30 Grasonville Planned Residential Neighborhood (GPRN) District.

(a) Purpose.

This district is intended to provide for single family planned residential developments on larger sites as identified in the Grasonville Community Plan. The district provides for a flexible development concept, good site design, architectural integration in the configuration and style of buildings, functional open space, adequate public facilities, and permitted uses generally include protection of sensitive natural, cultural and historic resources as part of a unified and coherent plan of development. Permitted uses generally include a variety of housing types, institutional uses and certain nonresidential uses which can be compatibly integrated within the development.

(b) Location.

The GPRN district is intended to have specific application to the Grasonville Growth Area. As such, the GPRN district may only be applied to lands designated as "Planned Neighborhood Development" by the Grasonville Community Plan.

(c) Uses.

(1) Permitted uses.

The following uses are permitted within the GPRN district:

(i) All accessory uses as permitted in Subtitle 1, Part III, Subpart 3, of this Title.

(ii) All institutional uses.

(iii) All temporary uses as permitted in Section 18-1-55 of this Title.

(iv) Bed-and-breakfast.

(v) Effluent disposal.

(vi) Home occupation.

(vii) Multi-family.

(viii) Single-family.

(ix) The following agricultural uses on properties that meet the definition of a farm: cultivation of crops, nurseries, forestry and commercial or private stables.

(2) Conditional uses.

Telecommunications facilities.

(3) Development standards.

(i) In general.

Applications for development in the GPRN district shall meet the following standards in addition to all other applicable requirements for this Title that do not conflict with the standards contained in this Section. In cases where other standards within the Title may conflict with standards contained in this Section, only the standards in this Section shall apply.

(ii) Use mix.

In a GPRN district development, a minimum of 75% of the total residential units shall be single-family fully detached homes. A maximum of 25% of the total residential units may be attached housing units.

(iii) Density.

Maximum density for the residential portion of the GPRN district development shall be 3.5 dwelling units per acre unless transferable development rights are utilized. If transferable development rights are utilized, the maximum gross density for the residential portion of the site may be increased to a maximum of 4.375 dwelling units per acre.

(iv) Maximum floor area ratio.

Maximum floor area ratio for the nonresidential portion of a GPRN district development is 25%. The maximum floor area ratio may be increased up to 25% if transferable development rights are utilized.

(v) Planning Commission final determination on maximum density and floor area ratio.

The Planning Commission may require a lower residential density and/or floor area ratio if it finds that the maximum permitted would result in development that would:

1. Not be compatible with existing or anticipated development in the surrounding area;
2. Create a detrimental impact on the environment; or
3. Create a situation where existing or planned public facilities, including but not limited to roads and schools, would not be adequate to serve the demands created by the development.

(vi) Open space.

Common or public open space shall comprise at least 25% of the total site area. A minimum of 10% of the required common or public open space shall be utilized and developed for active recreational activities as defined in Section 18-1-12 of this Subtitle. If the open space is to be

commonly owned, legal documentation ensuring its continuance and maintenance must be submitted to and approved by the Planning Commission.

(vii) Design standards.

Building setbacks, lot sizes, impervious coverage, height, landscaping, buffer yard, lighting and road standards shall be determined by the Planning Commission for each individual development in the GPRN district; except that no telecommunications facility shall exceed fifty-five (55) feet in building height. In determining these standards the Planning Commission shall consider the unique factors of each development such as the proposed density/intensity of the development, use mix, the layout of buildings and roads, environmental protection considerations and the compatibility of the proposed development with existing or anticipated development on surrounding lands. The purpose of these standards is to provide design flexibility, consistent with public health and safety objectives, for a unified and coherent plan of development that is best suited for each individual development site.

(viii) Traffic circulation and pedestrian linkages.

On-site and off-site streets, traffic circulation patterns and pedestrian linkages shall be adequate to accommodate the demands generated by the proposed development. Where practical, streets and pedestrian linkages shall be designed to connect with adjacent parcels where future development is anticipated. The scale of local access roads shall be minimized to slow traffic, provide for safe pedestrian movement and minimize grading and clearing. All roads and streets shall be closed sections with sidewalks and adequate drainage/storm water management. Streets shall generally loop or interconnect; dead ends and cul-de-sac shall be discouraged unless other preferred street design options are not practical.

(ix) Development phasing.

Development phasing for development for the GPRN district shall comply with Section 18-1-40 of this Subtitle.

(x) Sign standards.

Sign standards for residential and nonresidential development in the GPRN district shall be the same as those applicable to the SR district.

(4) Development review process.

Notwithstanding the provisions of Subtitle 1, Part VII, the following items shall apply to the development review process for GPRN projects:

(i) A preapplication conference between the applicant, Department of Planning and Zoning staff and staff from other County departments (as applicable) is required for all GPRN district development.

(ii) A comprehensive array of supporting information and analysis regarding the impacts of the proposed development on the community is required to be submitted by the

applicant as part of the sketch and/or concept plan application. Required information and studies shall include an Adequate Public Facilities Study, historic features and cultural resources inventory, and an environmental impact assessment. These studies shall be approved by the appropriate County agencies. Each study should clearly identify any significant adverse impacts resulting from the proposed development, as well as means employed to minimize and mitigate such impacts.

(iii) The applicant shall submit any additional information, plans, specifications, documents, architectural renderings, etc., necessary to determine compliance with the GPRN district standards contained in the Planning Commission findings in Section 18-1-30(c)(4)(iv).

(iv) Planning Commission findings.

The Planning Commission must make the following findings in order to grant approval to development proposals in the GPRN district:

1. The proposed development conforms to all applicable regulations contained in this Title and, if applicable, Title 14, Subtitle 1, Chesapeake Bay Critical Area Act;

2. The proposed development conforms to the Grasonville Community Plan;

3. The proposed development will not adversely impact the adequate and orderly provision of public services and facilities for the area;

4. The proposed development, in conjunction with existing and reasonably anticipated development in the surrounding neighborhood, will meet the adequate public facilities standards with regard to traffic;

5. The proposed development will minimize negative environmental impacts and reasonably protect environmentally sensitive areas and any important historical or cultural features of the site;

6. The proposed development is designed to be compatible with existing development in the surrounding neighborhood and/or will incorporate adequate screening, landscaping and buffer yards to minimize impacts on the surrounding neighborhood; and

7. The proposed development contains open space and recreation facilities designed to serve the needs of the development and, where appropriate, the needs of the surrounding community.

(d) Forest conservation standards.

Forest conservation standards for development in the GPRN district for areas not within the Chesapeake Bay Critical Area are contained in Subtitle 2 of this Title.

18-1-31 Stevensville Historic Village Center (SHVC) District.

(a) Purpose.

This district is intended to preserve and reinforce the small town, historic and pedestrian-scale character of the mixed-use village center of Stevensville and provide for development of similar character in certain areas adjacent to the existing center.

(b) Location.

The SHVC district is intended to have specific application to the Stevensville Growth Area. As such the SHVC district may only be applied to lands in the Stevensville Growth Area.

(c) Uses.

(1) Permitted uses.

The following uses are permitted within the SHVC district:

- (i) All accessory uses as permitted in Subtitle 1, Part III, Subpart 3, of this Title.
- (ii) All other office uses.
- (iii) All temporary uses as permitted in Section 18-1-55 of this Title.
- (iv) Antique, craft and art studios and shops.
- (v) Banks and other financial facilities.
- (vi) Barbershops and hairdressers.
- (vii) Bed-and-breakfast.
- (viii) Business or professional offices.
- (ix) Commercial apartments.
- (x) Country inn.
- (xi) Day care, family.
- (xii) Dry cleaners.
- (xiii) First floor commercial apartments.
- (xiv) Funeral home.
- (xv) Garden center, garden supplies and greenhouses.

- (xvi) General/convenience store, no gas sales.
- (xvii) Home occupations.
- (xviii) Hotel.
- (xix) Ice cream stores and stands.
- (xx) Institutional, nonprofit.
- (xxi) Institutional, outdoor recreation.
- (xxii) Institutional, residential serving five or less residents.
- (xxiii) Light mechanical repair store (watches, cameras, bikes, electronics).
- (xxiv) Medical offices and clinics.
- (xxv) Minor multi-family development.
- (xxvi) Minor single-family cluster subdivision.
- (xxvii) Noncommercial forestry.
- (xxviii) Photography.
- (xxix) Print/ copy shop.
- (xxx) Private stables.
- (xxxi) Public service.
- (xxxii) Restaurants, no drive-through.
- (xxxiii) Retail sales or stores.
- (xxxiv) Service businesses.
- (xxxv) Single-family residential.
- (xxxvi) Tailoring.
- (xxxvii) Travel agencies.
- (xxxviii) Upholstering and upholstery store.
- (xxxix) Veterinary offices.

(2) Conditional uses.

The following uses are allowed as conditional uses:

- (i) Auto repair with no exterior storage or repair areas.
- (ii) Boat sales and repairs.
- (iii) Commercial forestry.
- (iv) Commercial or trade schools.
- (v) Commercial stables.
- (vi) Day care, group.
- (vii) Fraternal organizations.
- (viii) Furniture sales.
- (ix) Grocery stores and supermarkets.
- (x) Institutional, for profit.
- (xi) Institutional, residential serving six or more residents.
- (xii) Lawn mower and garden equipment sales.
- (xiii) Major multi-family development.
- (xiv) Major single-family cluster subdivision.
- (xv) Nurseries.
- (xvi) Package stores (sealed containers not for consumption on premises).
- (xvii) Public utilities.
- (xviii) Taverns and bars.
- (xix) Theaters and auditoriums.
- (xx) Warehouses with no exterior storage.

(d) Development standards.

- (1) In general.

Applications for development in the SHVC district shall meet the following standards in addition to all other applicable requirements for this Title that do not conflict with the standards contained

in this Section. In cases where other standards in this Title may conflict with standards contained in this Section, only the standards in this Section shall apply.

(2) Residential development standards.

Residential development in the SHVC district shall comply with all standards of this Title that apply to residential development in the VC district, except that the minimum site area requirements for the VC district contained in Section 18-1-25 shall not apply to the SHVC district. The Planning Commission may establish modified building restriction lines, parking, landscaping and buffer yard requirements on a case-by-case basis to ensure consistency with the SHVC district design guidelines.

(3) Nonresidential development standards.

Nonresidential development in the SHVC district shall comply with all standards of this Title that apply to nonresidential development in the VC district, except that the maximum impervious surface area ratio is increased to 0.80 and the maximum floor area ratio is increased to 0.40. The Planning Commission may establish modified building restriction lines, parking, landscaping and buffer yard requirements on a case-by-case basis to ensure consistency with SHVC district design guidelines.

(4) SHVC district design guidelines.

All new development and redevelopment in the SHVC district is strongly encouraged to incorporate the following design guidelines intended to preserve and enhance the historic village character of the area. The Planning Director and/or Planning Commission shall consider these guidelines and the applicable design objectives of the Stevensville Community Plan when reviewing and approving development and redevelopment within the SHVC district. The Planning Director and/or Planning Commission may not approve applications that have not made a practical and good faith effort to comply with the following design guidelines.

(i) Demolition of historic buildings should be avoided whenever possible. Existing architectural and historic character should be reinforced. Renovations of existing historic buildings should generally follow the Secretary of the Interior's Standards for Rehabilitating Historic Buildings.

(ii) New construction should be compatible with nearby buildings in terms of building height, width proportion, bulk, setbacks, roof forms, window and door forms and spacings, etc. Use of common design motifs found in the area, such as cupolas, should be encouraged.

(iii) Mechanical equipment and storage/service areas should be screened from public view.

(iv) On-premise signage should be complementary to the architecture of buildings on the site. Signage should be designed at a size and scale oriented towards pedestrian traffic verses automobile traffic.

(v) Front setbacks should be reduced to bring buildings and structures closer to this street and sidewalks in order to encourage pedestrian activity.

(vi) To the extent practical, parking should be to the side and rear of buildings with allowances for shared and satellite parking. Connecting rear and side parking areas should be encouraged. Individual curb cuts should be reduced.

(vii) Roadside curbs and sidewalks should be provided along with sidewalks linking to buildings.

(viii) Attractive landscape transition to adjoining properties should be provided and existing mature landscaping and trees should be preserved. Landscape and screening treatments between potentially incompatible uses (i.e., commercial adjacent to residential) should be provided.

(ix) Parking areas and streetscape sidewalks should be enhanced with landscaping.

(x) Exterior lighting should be restrained and compatible with the historic character of the area. Excessive brightness and glare to surrounding properties should be avoided.

(xi) Hedges, decorative fences and other forms of landscaping should be used to close gaps between buildings and better define the streetscape.

(xii) Pedestrian-oriented open spaces should be created by groupings of buildings in relation to the street.

(xiii) Multiple-story buildings with commercial uses on ground floors and office or residential uses on upper floors should be encouraged.

(xiv) Full architectural treatment should be provided on all facade elevations visible from a public way.

(5) Development phasing.

Development phasing for development for the SHVC district shall comply with Section 18-1-40 of this Subtitle.

(e) Development review process.

(1) General procedures.

In reviewing development proposals in the SHVC district the procedures prescribed in Subtitle 1, Part VII, of this Title shall apply except as modified by (2) below.

(2) Specific procedures for the SHVC district.

(i) A preapplication conference between the applicant and the Department of Planning and Zoning is required for SHVC district development requiring site plan and subdivision approval.

(ii) A comprehensive array of supporting information and analysis regarding the impacts of the proposed development on the community is required to be submitted by the applicant as part of the sketch and/or concept plan application. Required information and studies shall include an Adequate Public Facilities Study, historic features and cultural resources inventory, and an environmental impact assessment. These studies shall be reviewed by appropriate County agencies. Each study should clearly identify any significant adverse impacts resulting from the proposed development, as well as means employed to minimize and mitigate such impacts.

(f) Forest conservation standards.

Forest conservation standards for development in the SHVC district outside of the Chesapeake Bay Critical Area are contained in Subtitle 2 of this Title.

18-1-32 Grasonville Neighborhood Commercial (GNC) District.

(a) Purpose.

This district is intended to foster residential and certain types of small-scale, neighborhood-compatible commercial development along sections of Main Street in Grasonville. Nonresidential development in this district is intended to maintain the character and appearance of single-family residential development.

(b) Location.

The GNC district is intended to have specific application to the Grasonville Growth Area. As such the GNC district may only be applied to lands in the Grasonville Growth Area.

(c) Uses.

(1) Permitted uses.

The following uses are permitted within the GNC district:

(i) All accessory uses as permitted in Subtitle 1, Part III, Subpart 3, of this Title.

(ii) All temporary uses as permitted in Section 18-1-55 of this Title.

(iii) Antique, craft and art studios and shops.

(iv) Bed-and-breakfast.

(v) Commercial apartments.

- (vi) Day care, family.
- (vii) Home occupations.
- (viii) Institutional, nonprofit.
- (ix) Institutional, outdoor recreation.
- (x) Institutional, residential serving five or less residents.
- (xi) Minor multi-family development.
- (xii) Minor single-family cluster subdivision.
- (xiii) Noncommercial forestry.
- (xiv) Nurseries.
- (xv) Private stables.
- (xvi) Public service.
- (xvii) Single-family residential.

(2) Conditional uses.

The following uses are allowed as conditional uses.

- (i) All other office use.
- (ii) Banks and other financial facilities.
- (iii) Barbershops and hairdressers.
- (iv) Business or professional offices.
- (v) Commercial forestry.
- (vi) Commercial or trade schools.
- (vii) Commercial stables.
- (viii) Day care, group.
- (ix) Funeral homes.
- (x) Garden centers, garden supplies and greenhouses.
- (xi) Ice cream stores and stands.

- (xii) Institutional residential serving six or more residents.
- (xiii) Institutional, for profit.
- (xiv) Light mechanical repair stores (watch, camera, bike, TV).
- (xv) Major multi-family development.
- (xvi) Major single-family cluster subdivision.
- (xvii) Medical offices and clinics.
- (xviii) Photography.
- (xix) Print/ copy shop.
- (xx) Public utilities.
- (xxi) Service businesses.
- (xxii) Tailoring.
- (xxiii) Telecommunications facilities.
- (xxiv) Travel agencies.
- (xxv) Upholstering and upholstery store.
- (xxvi) Veterinary offices.

(d) Development Standards.

(1) In general.

Applications for development in the GNC district shall meet the following standards in addition to all other applicable requirements for this Title that do not conflict with the standards contained in this Section. In cases where other standards in this Title may conflict with standards contained in this Section, only the standards in this Section shall apply.

(2) Residential development standards.

Residential development in the GNC district shall comply with all standards of this Title that apply to residential development in the VC district, except that the minimum site area requirements for the VC district contained in Section 18-1-25 shall not apply to the GNC district. The Planning Commission may establish modified building restriction lines, parking, landscaping and buffer yard requirements for planned residential development on a case-by-case basis to ensure consistency with GNC district design guidelines.

(3) Nonresidential development standards.

Nonresidential development in the GNC district shall comply with all standards of this Title that apply to nonresidential development in the VC district. The Planning Commission may establish modified building restriction lines, parking, landscaping and buffer yard requirements on a case-by-case basis to ensure consistency with GNC district design guidelines.

(4) GNC district design guidelines.

The Planning Director and Planning Commission shall consider the following guidelines and the applicable design objectives of the Grasonville Community Plan when reviewing and approving development and redevelopment in the GNC district. The Planning Director and/or Planning Commission may not approve applications that have not made a practical and good faith effort to comply with the following design guidelines:

(i) All new nonresidential and planned residential development and redevelopment in the GNC district is strongly encouraged to be designed to have the general appearance of a single-family detached home with customary residential accessory structures.

(ii) A nonresidential or planned residential use that is located adjacent to a single-family residential use shall provide adequate landscape buffer yards and/or screening to minimize impacts on the adjacent single-family residential uses.

(5) Development phasing.

Development phasing for development for the GNC district shall comply with Section 18-1-40 of this Subtitle.

(6) Development review process.

(i) General procedures.

In reviewing development proposals in the GNC district the procedures prescribed in Subtitle 1, Part VII, of this Title shall apply, except as modified by (ii) below.

(ii) Specific procedures for the GNC district.

1. A pre-application conference between the applicant and the Department of Planning and Zoning is required for all GNC district development requiring site plan and subdivision approval.

2. A comprehensive array of supporting information and analysis regarding the impacts of the proposed development on the community is required to be submitted by the applicant as part of the sketch and/or concept plan application. Required information and studies shall include an Adequate Public Facilities Study, historic features and cultural resources inventory, and an environmental impact assessment. These studies shall be reviewed by appropriate County agencies. Each study should clearly identify any significant adverse impacts

resulting from the proposed development, as well as means employed to minimize and mitigate such impacts.

- (e) Forest conservation standards.

Forest conservation standards for development in the GNC district outside of the Chesapeake Bay Critical Area are contained in Subtitle 2 of this Title.

18-1-33 Grasonville Village Commercial (GVC) District.

- (a) Purpose.

This district is intended to foster development of a mixed use village core along the Main Street corridor in Grasonville. Most types of residential development are allowed along with institutional uses and certain low- to medium-scale commercial uses. Development within the district should be pedestrian-oriented and should build upon the existing character of the community.

- (b) Location.

The GVC district is intended to have specific application to the Grasonville Growth Area. As such the GVC district may only be applied to lands in the Grasonville Growth Area.

- (c) Uses.

- (1) Permitted uses.

The following uses are permitted within the GVC district:

- (i) All accessory uses as permitted in Subtitle 1, Part III, Subpart 3, of this Title.
- (ii) All other office uses.
- (iii) All temporary uses as permitted in Section 18-1-55 of this Title.
- (iv) Antique, craft and art studios and shops.
- (v) Banks and other financial facilities.
- (vi) Barbershops and hairdressers.
- (vii) Bed-and-breakfast.
- (viii) Business or professional offices.
- (ix) Commercial apartments.
- (x) Country inn.

- (xi) Day care, family.
- (xii) Dry cleaners.
- (xiii) First floor commercial apartments.
- (xiv) Funeral home.
- (xv) Garden center, garden supplies and greenhouses.
- (xvi) General/convenience store, no gas sales.
- (xvii) Home occupations.
- (xviii) Hotel.
- (xix) Ice cream stores and stands.
- (xx) Institutional residential serving five or less residents.
- (xxi) Institutional, nonprofit.
- (xxii) Institutional, outdoor recreation.
- (xxiii) Light mechanical repair store (watches, cameras, bikes, electronics).
- (xxiv) Medical offices and clinics.
- (xxv) Minor multi-family development.
- (xxvi) Minor single-family cluster subdivision.
- (xxvii) Noncommercial forestry.
- (xxviii) Nurseries.
- (xxix) Photography.
- (xxx) Print/ copy shop.
- (xxxi) Private stables.
- (xxxii) Public service.
- (xxxiii) Restaurants, no drive-through.
- (xxxiv) Retail sales or stores.
- (xxxv) Service businesses.

- (xxxvi) Single-family residential.
- (xxxvii) Tailoring.
- (xxxviii) Travel agencies.
- (xxxix) Upholstering and upholstery store.
- (xl) Veterinary offices.

(2) Conditional uses.

The following uses are allowed as conditional uses:

- (i) Auto accessory stores.
- (ii) Auto repair with no exterior storage or repair areas.
- (iii) Boat sales and repairs.
- (iv) Commercial forestry.
- (v) Commercial or trade schools.
- (vi) Commercial stables.
- (vii) Day care, group.
- (viii) Fraternal organizations.
- (ix) Furniture sales.
- (x) Grocery stores and supermarkets.
- (xi) Institutional residential serving six or more residents.
- (xii) Institutional, for profit.
- (xiii) Laundries.
- (xiv) Lawn mower and garden equipment sales.
- (xv) Light industry.
- (xvi) Major multi-family development.
- (xvii) Major single-family cluster subdivision.
- (xviii) Package stores (sealed containers not for consumption on premises).

- (xix) Public utilities.
- (xx) Taverns and bars.
- (xxi) Telecommunications facilities.
- (xxii) Theaters and auditoriums.
- (xxiii) Warehouses with no exterior storage.

(d) Development standards.

(1) In general.

Applications for development in the GVC district shall meet the following standards in addition to all other applicable requirements for this Title that do not conflict with the standards contained in this Section. In cases where other standards in this Title may conflict with standards contained in this Section, only the standards in this Section shall apply.

(2) Residential development standards.

Residential development in the GVC district shall comply with all standards of this Title that apply to residential development in the VC district, except that the minimum site area requirements for the VC district contained in Section 18-1-25 shall not apply to the GVC district. The Planning Commission may establish modified building restriction lines, parking, landscaping and buffer yard requirements on a case-by-case basis to ensure consistency with GVC district design guidelines.

(3) Nonresidential development standards.

Nonresidential development in the GVC district shall comply with all standards of this Title that apply to nonresidential development in the VC district, except that the maximum impervious surface area ratio is increased to 0.80, and the maximum floor area ratio is increased to 0.50. The Planning Commission may establish modified building restriction lines, parking, landscaping and buffer yard requirements on a case-by-case basis to ensure consistency with GVC district design guidelines.

(4) GVC district design guidelines.

All new development and redevelopment in the GVC district is strongly encouraged to incorporate the following design guidelines. The Planning Director and/or Planning Commission shall consider these guidelines and the applicable design objectives of the Grasonville Community Plan when reviewing and approving development and redevelopment within the GVC district. The Planning Director and/or Planning Commission may not approve applications that have not made a practical and good faith effort to comply with the following design guidelines:

- (i) Buildings and structures should be oriented towards Main Street as opposed to US 50/301 whenever practical;

- (ii) Front setbacks should be reduced to bring buildings and structures closer to the street and sidewalks in order to foster town-scale streetscape and encourage pedestrian activity;
- (iii) Side setbacks and yards between buildings should be reduced to foster a village-scale streetscape and encourage pedestrian activities
- (iv) Roadside sidewalks should be provided when sites are developed or redeveloped. Sidewalks linking structures to roadside sidewalks should be provided wherever practical;
- (v) Parking should be to the side and rear of buildings with allowances for shared and off-site parking to the rear of buildings. Connecting rear parking lots should be encouraged to allow customers and residents to drive to shops within the corridor without entering public roads and interrupting traffic and pedestrian flows. Individual curb-cuts should be reduced. To the extent possible parking should be screened from public ways and should not be placed directly in front of the building facade containing the primary entrance to the structure;
- (vi) Newly installed utility and service connections should be placed underground wherever possible;
- (vii) An attractive landscape transition to adjoining properties should be provided, and existing mature landscaping/trees on sites should be preserved. Landscape and screening treatments between potentially incompatible uses should be enhanced when necessary to lessen any negative impacts;
- (viii) Parking areas and sidewalk areas should be enhanced with landscaping;
- (ix) Exterior lighting should be of a design and size compatible with the building and adjacent areas. Lighting should be restrained in design, and excessive brightness or glare should be avoided. Lighting for pedestrian areas and walkways should be aesthetically pleasing and adequate for public safety;
- (x) Buildings should be in good scale and harmonious conformance with neighboring development;
- (xi) Mechanical equipment or other utility hardware on roof, ground or buildings should be screened from public view with materials harmonious with the building, or they should be located so as not to be visible from public ways. Outside storage areas and service equipment should also be screened from public view with materials harmonious to the building;
- (xii) Hedges, decorative fences and other forms of landscaping should be used to close gaps between buildings and define the streetscape;
- (xiii) Street trees should be planted to help enclose and shade the street and pedestrian ways;
- (xiv) Flat roofs and false mansard roofs should be discouraged and gabled roofs should be encouraged;

(xv) Pedestrian oriented open spaces should be created by groupings of small-scale buildings in clusters and utilizing spaces between the buildings;

(xvi) Multiple-story buildings with commercial uses on the ground floor and mixed office or residential uses on upper floors should be encouraged;

(xvii) Full facade treatment, foundation landscaping and lighting should be required on all building elevations that are visible from public way; and

(xviii) New construction should be designed and built to blend with historical Eastern Shore architectural forms (interpretations of Colonial and Victorian) in terms of formal characteristics such as shape, height, massing, roof shapes and door and window proportions.

(5) Development phasing

(i) Development phasing for development for the GVC district shall comply with Section 18-1-40 of this Subtitle.

(ii) Development review process.

1. General procedures.

In reviewing development proposals in the GVC district the procedures prescribed in Subtitle 1, Part VII, of this Title shall apply, except as modified by 2. below.

2. Specific procedures for the GVC district.

i. A preapplication conference between the applicant and the Department of Planning and Zoning is required for all GVC district development requiring site plan and subdivision approval.

ii. The applicant shall submit any additional information, plans, specifications, documents, drawings, etc., as necessary to determine compliance with the requirements of this Subtitle.

(e) Forest conservation standards.

Forest conservation standards for development in the GVC district outside of the Chesapeake Bay Critical Area are contained in Subtitle 2 of this Title.

18-1-34 Airport Development (AD) District.

(a) Purpose.

The purpose of this zone is to provide for future development of airport facilities.

(b) Applicability.

All Title 18 regulations pertaining to the SI district shall apply in the AD district; except that no telecommunications facility shall exceed fifty-five (55) feet in building height.

(c) Forest conservation standards.

Forest conservation standards for development in the AD district outside of the Chesapeake Bay Critical Area are contained in Subtitle 2 of this Title.

18-1-35 Queenstown Resort Development (QRD) District.

(a) Purpose of zoning district

The QRD district is intended to provide for recreation, hotel, conference center, lodging, dining and associated uses within a waterfront and golf course environment within the Queenstown Growth Area.

(b) Permitted uses

The following uses are permitted by-right in the QRD district.

- (1) Conference center
- (2) Hotel, country inn, bed and breakfast

The following uses are permitted under the same ownership and accessory to the conference center and/or hotel.

- (3) Accessory docking facility for not more than 20 boats.
- (4) All temporary uses as permitted in Section 18-1-55 of this Title.
- (5) Indoor/outdoor recreational facilities including swimming pools, tennis and racquet courts, exercise facilities, spas and golf courses.
- (6) Nonfast-food restaurant.
- (7) Outdoor meeting/dining/entertainment pavilions.
- (8) Passive recreational uses including, but not limited to, arboretums, areas for hiking, nature areas, and wildlife sanctuaries.
- (9) Resort Country Club.
- (10) Taverns and bars.

(c) Development standards and guidelines for QRD district

(1) The maximum FAR shall be 0.4.

(2) The minimum LSR shall be 0.25.

(3) The maximum building height shall be sixty (60) feet.

(4) Zoning district landscape buffer yards shall not be required.

(5) Pedestrian connections should be provided on-site to link to the pedestrian system and the Queenstown Town Center.

(6) Building architecture building materials and colors for proposed new structures and additions related to the adaptive re-use of existing historic structures should be compatible with and complimentary to the architecture of existing historic structures.

(7) Exterior lighting shall be restrained in design in order to avoid excessive brightness and glare onto adjoining properties.

(8) Signage standards shall be the same as required for the SC district.

(9) The Planning Commission, after consultation with the Town of Queenstown Planning Commission, may not approve development applications that have not made a practical and good faith effort to comply with the above design guidelines and standards and the objectives of the Queenstown Community Plan.

(d) Planning Commission Final Determination on Floor Area Ratio.

The Planning Commission, after consultation with the Town of Queenstown Planning Commission, may require a lower floor area ratio than the maximum permitted if it finds that the maximum floor area ratio would result in development that would not be compatible with the intent of the Queenstown Community Plan or would create an unacceptable adverse environmental impact on or adjacent to the site.

(e) Forest Conservation Standards.

Forest Conservation standards for development in the QRD district outside of the Chesapeake Bay Critical Area are contained in Title 18, Subtitle 2.

(f) Development Review Process.

(1) In reviewing development proposals in the QRD district the procedures prescribed in Subtitle 1, Part VII, Subpart 4 of this Title (Site Plans) shall generally apply.

(2) Notwithstanding the above, the following procedures shall apply to the development review process for QRD developments:

(i) A pre-application conference between the applicant, County Planning Department Staff and representatives from the Town of Queenstown Planning Commission is required.

(ii) A comprehensive array of supporting information and analysis regarding the impacts of the proposed development on the community is required to be submitted by the applicant as part of the concept plan application. Required information and studies shall include an Adequate Public Facilities Study, historic features and cultural resources inventory, and an environmental impact assessment. These studies shall be reviewed by appropriate County agencies and the Queenstown Planning Commission. Each study should clearly identify any significant adverse impacts resulting from the proposed development, as well as means employed to minimize and mitigate such impacts.

(iii) The Planning Director may require the applicant to submit any additional information, plans, specifications, documents, drawings, etc. which are reasonably necessary to determine compliance with the QRD district design standards and guidelines.

(g) Consultation with Town of Queenstown Planning Commission

The County shall consult with the Queenstown Planning Commission when a project is proposed in the QRD district. This consultation shall include the following:

(1) During the development review process the County shall provide the Town copies of all application materials submitted by the applicant.

(2) The County will request that the Town of Queenstown review the project for consistency with the Queenstown Community Plan.

(3) The County will make the Town aware of formal development review meetings regarding the project such as STAC.

(4) The Town will be notified of all County Planning Commission meetings regarding the project.

18-1-36 Queenstown Master-Planned Development (QMPD) District

(a) Purpose.

This district is intended to provide for master-planned residential or mixed-use development on large sites at appropriate locations as identified in the Queenstown Community Plan. The district provides for a flexible development concept, good site design, architectural integration in the configuration and style of buildings, functional open space and required public facilities as part of a unified and coherent plan of development. Permitted uses generally include a variety of housing types, institutional uses and nonresidential uses, which can be compatibly integrated within the development.

(b) Location.

The QMPD district is intended to have specific application to portions of the Queenstown Growth Sub-Area for the purposes described in the Queenstown Community Plan. As such, the QMPD district is intended to apply to lands designated as “Suburban Planned Development” by the Queenstown Community Plan Land Use Concept adopted by the Queenstown Town Commissioners on June 23, 1998 and the Queen Anne’s County Commissioners on June 30, 1998, and as may be amended.

(c) Uses.

(1) Permitted uses.

The following uses are permitted within the QMPD district:

(i) Accessory uses customarily incidental to the permitted uses.

(ii) Commercial Uses as follows:

1. The following commercial uses are permitted as a component of a mixed-use development:

- i. All temporary uses as permitted in Section 18-1-55 of this Title; and
- ii. Banks or financial institutions;
- iii. Business or professional offices; technical park;
- iv. Hotels, country inns, bed and breakfasts and associated ancillary resort uses such as conference facilities, aquatic facilities, health spas, athletic courts, etc.;
- v. Medical offices or clinics;
- vi. Other commercial uses with similar impacts as determined by the Planning Commission.
- vii. Restaurants;
- viii. Small-scale retail and service businesses sized to accommodate the convenience commercial needs of the Queenstown community;

(iii) Commercial uses are permitted only in association with a residential and/or institutional mixed-use development. The Planning Commission, with consultation from the Queenstown Planning Commission shall approve the type and size of any commercial use(s) proposed as a component of an overall mixed-use development plan. In order to approve any specific commercial use and its appropriate size, the Planning Commission must find that the proposed commercial uses:

1. Compatible in size, scale and design with anticipated development in the area consistent with the QMPD; and,

2. Are sized to generally, but not exclusively, accommodate the service and retail needs of the Queenstown community.

(iv) Effluent disposal uses.

(v) Family day care centers;

(vi) Group day care centers;

(vii) Home occupations;

(viii) Institutional residential uses, which include convents or monasteries, group care facilities, nursing homes, protective living facilities, and sheltered care homes;

(ix) Institutional uses, which include aquariums, youth camps, cemeteries, churches, conference centers associated with nonprofit institutions, community or recreational centers, gymnasiums, privately owned libraries or museums, indoor recreational centers, public or private schools, indoor skating rinks (ice or roller), indoor swimming pools, tennis, racquetball, handball courts, and all other indoor recreational uses;

(x) Institutional uses as follows:

1. Outdoor recreational uses, which include:

i. Areas for active recreational activities including, but not limited to, jogging, cycling, tot lots, playfields, playgrounds, outdoor swimming pools, tennis courts, and golf courses;

ii. Passive recreational uses including, but not limited to, arboretums, areas for hiking, nature areas, and wildlife sanctuaries; and

iii. Picnic areas, public and private parks, and garden plots;

(xi) Kennels

(xii) Multi-family.

(xiii) Nurseries

(xiv) Public services;

(xv) Public utilities;

(xvi) Resort country club.

(xvii) Single-family.

(2) Conditional uses.

Telecommunications facilities.

(d) Development standards.

(1) In general.

Applications for development in the QMPD district shall meet the following standards in addition to all other applicable requirements of this Title that do not conflict with the standards contained in this Section. In cases where other standards within this Title may be found to conflict with the standards contained in this Section, only the standards contained in this Section shall apply.

(2) Use mix.

In a mixed-use development which includes commercial uses, generally no more than six percent (6%) of the developed portion (total site area less the required twenty five percent (25%) open space area) of unified development plan may be utilized for commercial use unless the Planning Commission determines that allowance for a greater percentage is desirable given review of the overall development plan.

(3) Maximum density.

The maximum gross residential density for a QMPD district development shall be 3.5 dwelling units per acre for that portion of the development used for residential purposes. The maximum gross density may be increased to a total of 4.375 dwelling units per acre if transferable development rights are used. If the unified development plan consists of more than one parcel or lot, the acreage of the parcels or lots may be combined to compute the allowable density and/or floor area, however the lots or parcels may not thereafter be considered separately in any subdivisions or site plans.

(4) Maximum floor area ratio.

Maximum floor area ratio for the nonresidential portion of a QMPD district development is 0.25. The maximum permitted amount of nonresidential floor area may be increased by 25% if TDRs are utilized.

(e) Planning Commission final determination on density and FAR.

(1) The Planning Commission, after consultation with the Queenstown Planning Commission, may require a lower residential density and/or floor area ratio if it finds that the maximum permitted density or floor area ratio would result in development that would not be compatible with anticipated development in the surrounding area or would create an unacceptable adverse environmental impact on or adjacent to the site.

(2) The Planning Commission, after consultation with the Queenstown Planning Commission, may also find that a proposed residential density and/or floor area ratio is too low and would not be an efficient use of limited lands zoned for master-planned development within a designated growth sub-area, and thereby require an increase in residential density or floor area.

(f) Open Space.

Common or public open space shall comprise at least 25% of the total site area. At least 10% of the required common or public open space shall be utilized for outdoor recreational uses as defined in Section 18-1-12 of this Subtitle. Priority should be given to dedication of public open space consistent with the County's Park, Recreation, and Open Space Plan such as dedication for the Cross County Trail. If the open space is to be commonly owned, legal documentation ensuring its continuance and maintenance must be submitted to and approved by the Planning Commission, after consultation with the Queenstown Planning Commission.

(g) Design standards.

Building setbacks, lot sizes, impervious coverage, height (except that telecommunications facilities shall not exceed 55 feet), landscaping, buffer yard, lighting, pedestrian, walkways, development density, and road standards shall be determined by the Planning Commission, after consultation with the Queenstown Planning Commission, for each individual development in the QMPD district. In determining these requirements the Planning Commission shall consider such factors as the proposed intensity of the development, use mix, design 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 develops property and constructs buildings in accordance with a unified and coherent plan of development.

All new development in the QMPD district is strongly encouraged to incorporate the following design guidelines. The Planning Director and/or Planning Commission shall consider these guidelines and the applicable design objectives of the Queenstown Community Plan when reviewing and approving development and redevelopment within the QMPD district. The Planning Director and/or Planning Commission may not approve applications that have not made a practical and good faith effort to comply with the following design guidelines which are intended to protect property values of adjacent properties and to promote new development that harmonizes with existing land use patterns in the County.

(1) Neighborhoods should be compact and identifiable, and their boundaries visually discernible.

(2) The design of the development should consider the existing terrain and local visual assets in and around the development site.

(3) Neighborhoods should provide for consistent architectural themes and styles with attention to the details of the development.

(4) Pedestrian linkages should encourage residents to interact and should be designed as community amenities providing for easy access to community focal points and open spaces.

(5) Street corridors should be visually bounded, and “layered,” through the use of street trees, sidewalks, and front yard design elements.

(6) Developments should be designed to accommodate a mix of uses as well as a variety of housing styles and types.

(7) Parking should be accommodated with a mix of on-street and unobtrusive off-street locations. Large-scale parking lots should be avoided.

(8) When locating designated open space priority should be given to protection of shorelines, wetlands, stream buffers, environmentally sensitive areas, rural view corridors and roadway street buffers.

(9) No new lots should be permitted to obtain access on existing public roads. All new access points should be taken from new internal roads.

(10) To minimize impacts from Route 50 and 301 on new residential development, landscape buffers and berming should be provided along Route 50 and 301.

(h) Traffic circulation and pedestrian linkages.

On-site and off-site streets, traffic circulation patterns, and pedestrian linkages shall be adequate to accommodate the demands generated by the proposed development. Streets systems shall be pedestrian friendly, connecting various neighbors with open space and parks. Looping and continuous roadways are encouraged in community design and dead end cul-de-sacs are discouraged. Where practical, streets and pedestrian linkages shall be designed to link with those of adjacent existing or future developments. Private internal streets/roads are permitted if the Planning Commission finds that such streets/roads will be adequate to carry projected traffic, will be properly maintained, and are more appropriate to the overall development design than public streets built with existing road standards.

(i) Development phasing.

Development phasing for development for the QMPD district shall comply with Section 18-1-40 of this Subtitle and with the following. Construction on the commercial component of a mixed-use project involving residential development shall not commence until at least 50% of the required sewer and water allocation for the residential development has been purchased and on-site sewer, water, and road improvements and recreational amenities necessary to service 50% of the residential component have been completed as provided for in the developer’s agreement and approved by the Planning Commission.

(j) Sign standards.

Sign standards for nonresidential development in the QMPD district shall be the same as those applying to the SC district.

(k) Forest conservation standards.

Forest conservation standards for development in the QMPD district outside of the Chesapeake Bay Critical Area are contained in Subtitle 2 of this Title.

(l) Development review process.

(1) Procedures in general.

In reviewing development proposals in the QMPD district, the procedures prescribed in Subtitle 1, Part VII, Subpart 4, of this Title shall generally apply.

(2) Specific procedures for the QMPD district.

Notwithstanding Subsection (1), the following items shall apply to the development review process for QMPD projects.

(i) A pre-application conference between the applicant, the Department of Planning and Zoning staff and the Queenstown Planning Commission or Staff is required for all QMPD district development.

(ii) A comprehensive array of supporting information and analysis regarding the impacts of the proposed development on the community is required to be submitted by the applicant as part of the sketch and/or concept plan application. Required information and studies shall include an Adequate Public Facilities Study, historic features and cultural resources inventory and an environmental impact assessment. These studies shall be reviewed by appropriate County agencies and the Queenstown Planning Commission with comments submitted to Planning Department staff and the Planning Commission. Each study should clearly identify any significant adverse impacts resulting from the proposed development, as well as means employed to minimize and mitigate such impacts.

(iii) The Planning Director may require the applicant to submit any additional information, plans, specifications, documents, drawings, etc., reasonably necessary to determine compliance with the QMPD development standards contained in Section 18-1-36(d) of this Subtitle and the Planning Commission findings contained in Section 18-1-36(m) of this Subtitle.

(iv) The County shall consult with the Queenstown Planning Commission when a project is proposed in the QMPD district. This consultation at a minimum shall include but not be limited to the following:

1. During the development review process the County and/or the applicant will supply the Town of Queenstown copies of the above listed information to fully inform the Town of any development proposal;

2. The County will request that the Town of Queenstown review the project for consistency with the Queenstown Community Plan during the development review process;

3. The County staff will make the Town aware of formal development review meetings such as STAC; and

4. The Town will be notified of all County Planning Commission meetings relating to a project.

(m) Planning Commission findings.

The Planning Commission, after consultation with the Queenstown Planning Commission, must make the following findings in order to grant approval of development proposals in the QMPD district:

(1) The proposed development conforms to all applicable regulations contained in this Title and Title 14, Subtitle 1, Chesapeake Bay Critical Area Act;

(2) The proposed development generally conforms to the Queenstown Community Plan;

(3) The proposed development, in conjunction with reasonably anticipated development in the surrounding neighborhood, will not adversely impact the adequate and orderly provision of The proposed development is planned in such a manner as to minimize adverse impacts to environmentally sensitive areas and important historic or cultural features on the site; and

(4) The proposed development is designed to be compatible with existing development in the surrounding neighborhood and/or the proposed development contains adequate screening, landscaping and buffer yards to protect the surrounding neighborhood.

18-1-37 Suburban Industrial Business Employment (SIBE) District.

(a) Purpose.

The suburban industrial Business/Employment (SIBE) district is to provide for the development of moderate intensity office, regional commercial, warehouse, and light industrial uses to generate employment and business opportunities creating a major employment center in the County. New development within the SIBE district should provide for quality design and architecture.

(b) Permitted uses.

(i) Business and professional office complexes.

(ii) Group day-care center.

(iii) Light industry uses including:

1. Blacksmith shops;

2. Boat building;