

COUNTY ORDINANCE NO. 99-06

A BILL ENTITLED

AN ACT Concerning the Repeal and Readoption with Amendments of Sections 18-804(i), 18-1-112(b) and (c), 18-1-013, 18-1-020, 18-1-146, 18-1-047 and 18-1-049 and Adding New Subtitles 9, 10 and 11 to Title 18 of the Code of Public Local Laws of Queen Anne's County (1996 Ed.) and the Repeal and Readoption of Official Queen Anne's County Zoning Maps for the Grasonville and Stevensville Growth Areas.

FOR THE PURPOSE of correcting a typographical error in Section 18-804 of the Code; adding provisions for satellite parking in the County; establishing standards for the Stevensville Historic Village District, Grasonville Village Commercial District and Grasonville Neighborhood Commercial District; establishing design standards for the Urban Commercial District; establishing standards for the Airport Development District; and generally adopting amendments to Title 18 of the Code of Public Local Laws of Queen Anne's County (1996 Ed.) to effect Phase II of the Comprehensive Rezoning for the Grasonville and Stevensville growth sub-areas.

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND that Sections 18-804(i), 18-1-112(b) and (c), 18-1-013, 18-1-020, 18-1-146, 18-1-047 and 18-1-049 of the Code of Public Local Laws of Queen Anne's County (1996 Ed.) be repealed and reenacted to read as set forth on the attached.

SECTION II

BE IT FURTHER ENACTED that new Subtitles 9,10 and 11 to Title 18 of the Code of Public Local Laws of Queen Anne's County (1996 Ed.) be adopted to read as set forth on the attached.

SECTION III

BE IT FURTHER ENACTED that the zoning changes shown on the attached "Grasonville Community Plan, Proposed Zoning District Amendments, Phase II" and the attached "Stevensville Community Plan, Proposed Zoning District Amendments (Phase II) be and are hereby adopted and the official zoning maps of Queen Anne's

County be and are repealed and reenacted in conformity therewith.

SECTION IV

BE IT FURTHER ENACTED that the Act shall take effect on the forty-sixth day following its passage.

INTRODUCED BY: Marlene Davis

DATE: 4-20-99

PUBLIC HEARING HELD: 9:30 am May 25<sup>th</sup> 1999

VOTE: 3 YEA 6-1 NAY

DATE: 6-1-99 adopted

EFFECTIVE: JULY 10, 1999

**Proposed Title 18 Amendments Related to Phase II Comprehensive Rezoning for Grasonville and Stevensville.**

ADD TEXT

~~DELETE TEXT~~

1. Correct typographical error in Section 18-804(i). This section was recently created and adopted as part of the Phase I comprehensive rezoning for Grasonville. The section should read as follows:

(i) *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 section with sidewalks and adequate drainage/storm water management. Streets shall generally loop or interconnect -- dead ends and cul-de-sacs shall not be discouraged unless other preferred street design options are not practical.

2. Addition of provisions for joint use of required parking spaces and provisions for satellite parking. These provisions would apply county-wide and would benefit commercial development within the Grasonville and Stevensville growth areas. The amendment adds two new subsections to Section 18-1-112(b) and affects a cross reference in 18-1-112(c).

(b) *Application of section.*

(4) In some cases one parking area may contain required spaces for several different uses, but except as otherwise provided in this section, the required space assigned to one use may not be credited to any other use.

(i) To the extent that developments that wish to make joint use of the same parking spaces operate at different times, the Planning Commission may allow for the same spaces to be credited to both uses, thereby reducing the overall parking space requirement. For example, if a parking lot is used in connection with an office building on Monday through Friday but is generally 90 percent vacant on weekends, another development that operates only on weekends could be credited with 90 percent of the spaces on that lot. Or, if a church parking lot is generally occupied only 50 percent of capacity on days other than Sunday, another development could make use of 50 percent of the church lot's spaces on those other days.

(ii) If the joint use of the same parking spaces by two or more principal uses involves satellite parking spaces, then the provisions of Section 18-1-112(b)(5) are also applicable.

(5) If the number of off-street parking spaces required by this title cannot reasonably be provided on the same lot where the principal use associated with these parking spaces is located, then the Planning Commission may allow spaces to be provided on adjacent or nearby lots in accordance with the provisions of this section. These off-site spaces are referred to in this section as satellite parking spaces.

(i) All such satellite parking spaces, except spaces intended for employee use, must be located within 400 feet of a public entrance of a principal building housing the use associated with such parking, or within 400 feet of the lot on which the use associated with such parking is located if the use is not housed within any principal building. Satellite parking spaces intended for employee use may be located within any reasonable distance.

(ii) The developer wishing to take advantage of the provisions of this section must present satisfactory written evidence that he has the permission of the property owner of the satellite parking spaces to use such spaces. The developer must also sign an acknowledgment that the continuing validity of his certificate of occupancy or zoning permit depends upon his continuing ability to provide the requisite number of parking spaces.

(iii) Existing parking spaces used for satellite parking shall satisfy the paving, maintenance, design and landscaping requirements of this title, insofar as practical.

(c) *In general - required number of parking spaces to be provided.*

Unless modified by the Planning Commission as described in Section 18-1-112, the following minimum number of parking spaces shall be required for the uses specified in subsections (d) through (n) of this section.

3. Establish standards for the Stevensville Historic Village Center (SHVC) District. Amend Sections 18-1-013 (Zoning districts), 18-1-020 (Purpose of Zoning District) and 18-1-146 (Right of transfer) and create a new Subtitle 9. Stevensville Historic Village Center (SHVC) District.

#### **18-1-013. Zoning districts.**

(18) Stevensville Historic Village Center (SHVC) District.

**18-1-020. Purpose of Zoning district.**

(s) *Stevensville Historic Village Center (SHVC) District.*

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.

**18-1-146. Right of transfer.**

(b) *Limitations.*

~~(9)~~ (8) Transferrable development rights (TDRs) used on receiving parcels within the Stevensville Master Planned Development (SMPD) District Stevensville Growth Area must be derived from eligible transferor parcels located within the Fourth Election District of Queen Anne's County.

**Subtitle 9. Stevensville Historic Village Center (SHVC) District.**

**18-901. Definitions.**

Unless otherwise defined in this subtitle, the definitions provided in section 18-1-001 and other sections of this title shall apply.

**18-902. Location.**

The SHVC District is intended to have specific application to the Stevensville Growth Area for the purposes described in the Stevensville Community Plan and 18-1-020 of this title. As such the SHVC District may only be applied to lands in the Stevensville Growth Area.

**18-903. Uses.**

(a) *Permitted Uses.*

The following uses are permitted within the SHVC District:

- (1) Non-commercial forestry
- (2) Private stables
- (3) Single-family residential
- (4) Minor cluster subdivision
- (5) Minor planned residential development
- (6) Commercial apartments
- (7) First floor commercial apartments

- (8) Institutional, outdoor recreation
- (9) Institutional, non-profit
- (10) Institutional, residential serving 5 or less residents
- (11) Public service
- (12) Day care, family
- (13) Retail sales or stores
- (14) General/convenience store, no gas sales
- (15) Garden center, garden supplies and greenhouses
- (16) Restaurants, no drive through
- (17) Business or professional offices
- (18) Medical offices and clinics
- (19) Veterinary offices
- (20) All other office uses
- (21) Barbershops and hairdressers
- (22) Ice cream stores and stands
- (23) Dry cleaners
- (24) Light mechanical repair store (watches, cameras, bikes, electronics)
- (25) Photography
- (26) Shoe repair
- (27) Tailoring
- (28) Upholstering and Upholstery store
- (29) Blueprint and photostat services
- (30) Drafting supplies
- (31) Banks and other financial facilities
- (32) Service businesses
- (33) Travel agencies
- (34) Hotel
- (35) Country Inn
- (36) Bed and breakfast
- (37) Antique, craft and art studios and shops
- (38) Home occupations
- (39) Funeral home
- (40) All temporary uses as permitted in 18-1-030 of this title
- (41) All accessory uses as permitted in Subtitle 1, Part V, Subpart 5 of this title

(b) *Conditional uses.*

The following uses are allowed as conditional uses:

- (1) Commercial forestry
- (2) Nurseries
- (3) Commercial stables
- (4) Major cluster subdivision

- (5) Major planned residential development
- (6) Institutional, for profit
- (7) Public utilities
- (8) Day care, group
- (9) Institutional, residential serving 6 or more residents
- (10) Package stores (sealed containers not for consumption on premises)
- (11) Taverns, bars and night clubs
- (12) Commercial or trade schools
- (13) Grocery stores and supermarkets
- (14) Theaters and auditoriums
- (15) Boat sales and repairs
- (16) Furniture sales
- (17) Lawn mower and garden equipment sales
- (18) Auto repair with no exterior storage or repair areas
- (19) Warehouses with no exterior storage
- (20) Fraternal organizations

#### **18-904. Development standards**

(a) ***In general.***

Applications for development in the SHVC District shall meet the following standards in addition to all other applicable requirements for this title which 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.

(b) ***Residential development standards.***

Residential development in the SHVC District shall comply with all standards of this title that apply to residential development in the Village Center (VC) District, except that the minimum site area requirements for the VC District contained in Section 18-1-043 shall not apply to the SHVC District. The Planning Commission may establish modified building restriction lines, parking, landscaping and bufferyard requirements on a case-by-case basis to ensure consistency with SHVC District design guidelines.

(c) ***Non-residential development standards.***

Non-residential development in the SHVC District shall comply with all standards of this title that apply to non-residential development in the Village Center (VC) District except that the minimum landscape surface area ratio is decreased to .20 and the maximum floor area ratio is increased to .40. The Planning Commission may establish modified building restriction lines, parking, landscaping and bufferyard requirements on a case-by-case basis to ensure consistency with SHVC District design guidelines.

(d) *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.

(1) 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.

(2) 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.

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

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

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

(6) 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.

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

(8) 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.

- (9) Parking areas and streetscape sidewalks should be enhanced with landscaping.
- (10) Exterior lighting should be restrained and compatible with the historic character of the area. Excessive brightness and glare to surrounding properties should be avoided.
- (11) Hedges, decorative fences and other forms of landscaping should be used to close gaps between buildings and better define the streetscape.
- (12) Pedestrian oriented open spaces should be created by groupings of buildings in relation to the street.
- (13) Multiple story buildings with commercial uses on ground floors and office or residential uses on upper floors should be encouraged.
- (14) Full architectural treatment should be provided on all facade elevations visible from a public way.

#### **18-905. Development review process.**

(a) ***General procedures.***

In reviewing development proposals in the SHVC district the procedures prescribed in Subtitle 1, Part IX of this title shall apply except as modified by subsection (b).

(b) ***Specific procedures for the SHVC district.***

- (1) A pre-application conference between the applicant and the Department of Planning and Zoning is required for all SHVC district development requiring site plan and subdivision approval.
- (2) The applicant shall submit any additional information, plans, specifications, documents, drawings, etc. as necessary to determine compliance with the requirements of this subtitle.

4. Establish standards for the Grasonville Neighborhood Commercial (GNC) District. Amend Sections 18-1-013 (Zoning districts) and 18-020 (Purpose of zoning district) and create a new Subtitle 10. Grasonville Neighborhood Commercial (GNC) district.

**18-1-013. Zoning districts.**

- (19) Grasonville Neighborhood Commercial (GNC) District.

**18-1-020. Purpose of Zoning district.**

- (t) *Grasonville Neighborhood Commercial (GNC) District.*

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

**Subtitle 10. Grasonville Neighborhood Commercial (GNC) District.**

**18-1001. Definitions.**

Unless otherwise defined in this subtitle, the definitions provided in section 18-1-001 and other sections of this title shall apply.

**18-1002. Location.**

The GNC District is intended to have specific application to the Grasonville Growth Area for the purposes described in the Grasonville Community Plan and 18-1-020 of this title. As such the GNC District may only be applied to lands in the Grasonville Growth Area.

**18-1003. Uses.**

- (a) *Permitted uses.*

The following uses are permitted within the GNC District:

- (1) Non-commercial forestry.
- (2) Nurseries.
- (3) Private stables.
- (3) Single-family residential
- (4) Minor cluster subdivision
- (5) Minor planned residential development, excluding town houses, weak-link townhouses, multiplexes, and apartments
- (6) Commercial apartments
- (7) Institutional, outdoor recreation
- (8) Institutional, non-profit
- (9) Institutional residential serving 5 or less residents

- (10) Public service
- (11) Day care, family
- (12) Bed and breakfast
- (13) Antique, craft and art studios and shops
- (14) Home occupations
- (15) All temporary uses as permitted in 18-1-030 of this title
- (16) All accessory uses as permitted in Subtitle 1, Part V, Subpart 5 of this title

(b) *Conditional uses.*

The following uses are allowed as conditional uses:

- (1) Commercial forestry
- (2) Commercial stables
- (3) Major cluster subdivision
- (4) Major planned residential development, excluding town houses, weak-link townhouses, multiplexes, and apartments
- (5) Institutional, for profit
- (6) Public utilities
- (7) Day care, group
- (8) Institutional residential serving 6 or more residents
- (9) Commercial or trade schools
- (10) Garden centers, garden supplies and greenhouses
- (11) Business or professional offices
- (12) Medical offices and clinics
- (13) Veterinary offices
- (14) All other office use
- (15) Barbershops and hairdressers
- (16) Ice cream stores and stands
- (17) Light mechanical repair stores (watch, camera, bike, tv)
- (18) Photography
- (19) Shoe repair
- (20) Tailoring
- (21) Upholstering and upholstery store
- (22) Blueprint and photostat services
- (23) Drafting supplies
- (24) Banks and other financial facilities
- (25) Service businesses
- (26) Travel agencies
- (27) Funeral homes

## **18-1004. Development standards**

(a) *In general.*

Applications for development in the GNC District shall meet the following standards in addition to all other applicable requirements for this title which 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.

(b) *Residential development standards.*

Residential development in the GNC District shall comply with all standards of this title that apply to residential development in the Village Center (VC) District, except that the minimum site area requirements for the VC District contained in Section 18-1-043 shall not apply to the GNC District. The Planning Commission may establish modified building restriction lines, parking, landscaping and bufferyard requirements for planned residential development on a case-by-case basis to ensure consistency with GNC District design guidelines.

(c) *Non-residential development standards.*

Non-residential development in the GNC District shall comply with all standards of this title that apply to non-residential development in the Village Center (VC) District. The Planning Commission may establish modified building restriction lines, parking, landscaping and bufferyard requirements on a case-by-case basis to ensure consistency with GNC District design guidelines.

(d) *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.

(1) 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.

(2) A nonresidential or planned residential use which is located adjacent to a single-family residential use shall provide adequate landscape bufferyards and/or screening to minimize impacts on the adjacent single-family residential use.

**18-1005. Development review process.**

(a) ***General procedures.***

In reviewing development proposals in the GNC district the procedures prescribed in Subtitle 1, Part IX of this title shall apply except as modified by subsection (b).

(b) ***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) The applicant shall submit any additional information, plans, specifications, documents, drawings, etc. as necessary to determine compliance with the requirements of this subtitle.

5. Establish standards for the Grasonville Village Commercial (GVC) District. Amend Sections 18-1-013 (Zoning districts) and 18-020 (Purpose of zoning district) and create a new Subtitle 11. Grasonville Village Commercial (GVC) district.

**18-1-013. Zoning districts.**

(20) ***Grasonville Village Commercial (GVC) District.***

**18-1-020. Purpose of Zoning district.**

(u) ***Grasonville Village Commercial (GVC) District.***

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.

**Subtitle 11. Grasonville Village Commercial (GVC) District**

**18-1101. Definitions.**

Unless otherwise defined in this subtitle, the definitions provided in section 18-1-001 and other sections of this title shall apply.

**18-1102. Location.**

The GVC District is intended to have specific application to the Grasonville Growth Area for the purposes described in the Grasonville Community Plan and 18-1-020 of this title. As such the GVC District may only be applied to lands in the Grasonville Growth Area.

**18-1103. Uses.**

(a) *Permitted Uses.*

The following uses are permitted within the GVC District:

- (1) Non-commercial forestry
- (2) Nurseries
- (3) Private stables
- (4) Single-family residential
- (5) Minor cluster subdivision
- (6) Minor planned residential development
- (7) Commercial apartments
- (8) First floor commercial apartments
- (9) Institutional, outdoor recreation
- (10) Institutional, non-profit
- (11) Institutional residential serving 5 or less residents
- (12) Public service
- (13) Day care, family
- (14) Retail sales or stores
- (15) General/convenience store, no gas sales
- (16) Garden center, garden supplies and greenhouses
- (17) Restaurants, no drive through
- (18) Business or professional offices
- (19) Medical offices and clinics
- (20) Veterinary offices
- (21) All other office uses
- (22) Barbershops and hairdressers
- (23) Ice cream stores and stands
- (24) Dry cleaners
- (25) Light mechanical repair store (watches, cameras, bikes, electronics)
- (26) Photography
- (27) Shoe repair
- (28) Tailoring
- (29) Upholstering and Upholstery store
- (30) Blueprint and photostat services
- (31) Drafting supplies

- (32) Banks and other financial facilities
- (33) Service businesses
- (34) Travel agencies
- (35) Hotel
- (36) Country Inn
- (37) Bed and breakfast
- (38) Antique, craft and art studios and shops
- (39) Home occupations
- (40) Funeral home
- (41) All temporary uses as permitted in 18-1-030 of this title
- (42) All accessory uses as permitted in Subtitle 1, Part V, Subpart 5 of this title

(b) *Conditional uses.*

The following uses are allowed as conditional uses:

- (1) Commercial forestry
- (2) Commercial stables
- (3) Major cluster subdivision
- (4) Major planned residential development
- (5) Institutional, for profit
- (6) Public utilities
- (7) Day care, group
- (8) Institutional residential serving 6 or more residents
- (9) Package stores (sealed containers not for consumption on premises)
- (10) Taverns, bars and night clubs
- (11) Auto accessory stores
- (12) Commercial or trade schools
- (13) Grocery stores and supermarkets
- (14) Laundries
- (15) Theaters and auditoriums
- (16) Boat sales and repairs
- (17) Furniture sales
- (18) Lawn mower and garden equipment sales
- (19) Auto repair with no exterior storage or repair areas
- (20) Warehouses with no exterior storage
- (21) Fraternal organizations
- (22) Light Industry

## 18-1104. Development standards

(a) *In general.*

Applications for development in the GVC District shall meet the following standards in addition to all other applicable requirements for this title which 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.

(b) *Residential development standards.*

Residential development in the GVC District shall comply with all standards of this title that apply to residential development in the Village Center (VC) District, except that the minimum site area requirements for the VC District contained in Section 18-1-043 shall not apply to the GVC District. The Planning Commission may establish modified building restriction lines, parking, landscaping and bufferyard requirements on a case-by-case basis to ensure consistency with GVC District design guidelines.

(c) *Non-residential development standards.*

Non-residential development in the GVC District shall comply with all standards of this title that apply to non-residential development in the Village Center (VC) District except that the minimum landscape surface area ratio is decreased to .20 and the maximum floor area ratio is increased to .50. The Planning Commission may establish modified building restriction lines, parking, landscaping and bufferyard requirements on a case-by-case basis to ensure consistency with GVC District design guidelines.

(d) *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.

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

(2) 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.

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

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

(5) 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.

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

(7) 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.

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

(9) 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.

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

(11) 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.

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

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

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

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

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

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

(18) 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.

**18-1105. Development review process.**

(a) *General procedures.*

In reviewing development proposals in the GVC district the procedures prescribed in Subtitle 1, Part IX of this title shall apply except as modified by subsection (b).

(b) *Specific procedures for the GVC district.*

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

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

6. Establish design standards for the Urban Commercial (UC) District. Amend Subpart 3. (Nonresidential Standards), Sections 18-1-047 (Nonresidential performance standards table) and 18-1-049 (Reserved).

**18-1-047. Nonresidential performance standards.**

Table of Nonresidential Performance Standards		
District and Use	Minimum LSR	Maximum FAR
AGRICULTURAL (AG)		
agriculture		
agricultural support	.20	.35
all other	.60	.12
rural country clubs	.85	.05
COUNTRYSIDE (CS)		
agriculture		
all other (Critical Area)	.85	.10
all other	.70	.10
rural country clubs	.85	.05
ESTATE (E)	.70	.10
SUBURBAN ESTATE (SE)	.70	.10
SUBURBAN RESIDENTIAL (SR)		
institutional	.60	.13
all other	.65	.11
SUBURBAN COMMERCIAL (SC)		
office	.55	.17
commercial	.55	.20
all other	.55	.17
URBAN RESIDENTIAL (UR)		
institutional	.50	.15
all other	.50	.15
URBAN COMMERCIAL (UC)		
office	<del>.40</del> .20	<del>.25</del> .40
commercial	<del>.40</del> .20	<del>.25</del> .40
other	<del>.40</del> .20	<del>.25</del> .40
VILLAGE CENTER (VC)		
office	.30	.30
commercial	.30	.30
all other	.30	.30
SUBURBAN INDUSTRIAL (SI)		
office	.35	.27
industrial	.35	.40
all other	.35	.27
LIGHT INDUSTRIAL HIGHWAY SERVICES	.35	.40
NEIGHBORHOOD CONSERVATION (NC)		
institutional/residential	.50	.30
all other	.60	.13

**18-1-049. Reserved Urban Commercial District Design Standards.**

(a) *Design guidelines.*

All new development and redevelopment in the UC District is strongly encouraged to incorporate the following design guidelines. The Planning Director and/or Planning Commission shall consider these guidelines in their review of all new development and redevelopment within the UC District. The Planning Director and/or Planning Commission may not approve development applications that have not made a practical and good faith effort to comply with the following design guidelines.

(1) The appearance of typical, monolithic strip commercial and "big box" retail centers should be discouraged. Instead, more modestly-scaled commercial structures grouped in clustered settings with pedestrian-oriented open spaces and plazas should be encouraged. Where the physical separation of structures is not practical or is cost prohibitive, variable facades and storefront setbacks can achieve a similar appearance.

(2) Pitched roofs and gables are encouraged. Where pitched roofs are not practical from an engineering basis or are not cost effective, false gables and mansards can achieve a similar appearance. Flat roofs with exposed mechanical fixtures should be avoided. For larger structures variations in roof lines should be required to reduce scale and add visual interest. Roofs for larger structures should have at least two of the following features; overhanging eaves, sloped roofs and three or more roof planes.

(3) Structures should have finished architectural facade treatment and detail on all elevations that are visible from public ways or adjoining properties. Facades greater than 100 feet in length should incorporate recesses and projections along at least 20 percent of the length of the facade. For larger buildings, windows, awnings and arcades should total at least 60 percent of the facade length visible from a public street. Greater architectural interest should be encouraged for larger structures by directing the use of a repeating pattern of change in color, texture and material modules at intervals of no more than 30 feet.

(4) UC developments should have primary access to major roadways or service roads and streets with immediate access to major roadways. Wherever practical, businesses should have customer entrances facing local streets and service roads rather than US 50/301. Where commercial development may be patronized by community residents, secondary traffic access and pedestrian connections to local streets may be desirable. Structures should have clearly defined and highly visible customer entrances with features such as canopies, porticos, arcades, arches, wingwalls and architecturally integrated planters.

(5) Parking areas should be located to the rear and sides of structures and should contain perimeter landscaping and landscape islands.

(6) Foundation landscaping and shade trees should be used to soften the appearance of buildings and add visual appeal to pedestrian plazas and sidewalks.

(7) Storm water management areas should be incorporated into the landscaping of the site and should have the appearance of a landscape amenity rather than a fenced utility area.

(8) Adequate landscape buffering and screening along site perimeters should be used to protect adjacent residential neighborhoods and residential and mixed use zoned properties. Landscape buffers between incompatible uses should be wide and dense enough to completely screen proposed development from adjoining properties. Landscape buffers should also be planted along the frontage of the US 50/301 corridor.

(9) Exterior lighting should be restrained in design in order to avoid excessive brightness and glare onto adjacent properties.

(10) Commercial signage should comply with current County regulations. Specifically, any existing billboards should be removed as a condition of development approval and all freestanding signs should have an architectural and/or landscaped base.

(11) Exterior mechanical, storage or service areas should be completely screened from view of any public way or adjoining property.

(12) Predominant exterior building materials should be of high quality. These include brick, wood or vinyl siding, stone and tinted/textured concrete masonry units. Smooth faced concrete block, tilt-up concrete panels, or prefabricated steel panels should not be used.

(13) Facade colors should be of low reflectance, subtle or neutral earth tone colors. The use of high intensity colors, metallic colors, black or florescent colors should be prohibited. Building trim may feature brighter colors but neon tubing should not be permitted.

7. Establish standards for the Airport Development (AD) District. Amend Sections 18-1-013 (Zoning districts), 18-1-020 (Purpose of Zoning District) and create a new Subtitle 12. Airport Development (AD) District.

#### **18-1-013. Zoning districts.**

(21) Airport Development (AD) District.

**18-1-020. Purpose of Zoning district.**

(v) *Airport Development (AD) District.*

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

**Subtitle 12. Airport Development (AD) District.**

**18-1201. All Title 18 regulations pertaining to the Suburban Industrial (SI) District shall apply in the Airport Development (AD) District.**