

COUNTY ORDINANCE NO. 99-17

**A BILL ENTITLED**

AN ACT Concerning the Repeal and Readoption of Section 14-139 of the Code of Public Local Laws of Queen Anne's County.

FOR THE PURPOSE of removing conditions limiting the use of private wetlands in residential density calculations for the subdivision of land in the Resource Conservation Area.

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND that Section 14-139 of the Code of Public Local Laws of Queen Anne's County be repealed and reenacted to read as set forth on the attached.

SECTION II

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

Introduced By: Marlene Davis 8-17-99

Date: Sept 7, 1999 11:45 am

Vote: 3 Yea \_\_\_\_\_ Nay on Oct 5th 1999

Hearing

FILED: NOV 17 1999

## **Strike and Delete Format**

### **Please note:**

~~Strikeout~~ indicates language to be removed.

Highlight indicates language to be added.

Plain text indicates language to remain the same.

## **Title 14, Environmental Protection**

### **Part VI. Use and Development Regulations in the Critical Area District**

#### **Subpart 4. Use and Development Regulations in Development Areas**

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#### **14-139. Development Standards in Resource Conservation Areas**

##### *(c) Density*

(1) Land within RCA development areas may be developed for residential uses at a density not to exceed one dwelling unit per 20 acres. For purposes of computing site capacity the underlying zoning classification shall apply, however, no more than one unit per 20 acres may be located in a RCA development area unless critical area transfer of development rights (TDRs) or intrafamily transfers are used.

(2) In calculating the one dwelling unit per 20 acre density, the area of private tidal wetlands located in the property may be included, provided the density of development on the upland portion of the parcel does not exceed one dwelling unit per eight acres. The area of tidal wetlands must be based on State Wetland Maps.

(3) When TDRs are used, private tidal wetlands on either the Transferor or the Transferee Parcel may be included in the density calculations. The acreage of upland on the Transferor Parcel shall not affect the density of development on the Transferee Parcel.