

COUNTY ORDINANCE NO. 98.03

A BILL ENTITLED

AN ACT concerning amendments to the Local Public Laws of Queen Anne’s County, Title 18 *LAND USE AND DEVELOPMENT*, particularly Subtitle 1, Part I, Definitions, to define new terms; Subtitle 1, Part IV, to specifically identify a sue not otherwise identified; Subtitle 1, Part V, Subpart 6 to establish additional detailed use regulations; and, Subtitle 1, Part VI, Subpart 7 to identify new parking standards.

FOR THE PURPOSE OF amending the Local Public Laws for Queen Anne’s County, Title 18, *LAND USE AND DEVELOPMENT*, so to provide definitions for “agricultural employment”, “migrant” and “migrant labor camp”; to identify migrant labor camps as a permitted use in specified zoning districts; and to provide detailed use regulations and parking standards for migrant labor camps.

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE’S COUNTY, MARYLAND, that the Local Public Laws of Queen Anne’s County, Title 18 *LAND USE AND DEVELOPMENT*, are hereby amended as specified on Exhibit A, attached hereto and made part hereof this Bill.

SECTION II

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

INTRODUCED BY: Commissioner O'Donnell
DATED: January 20, 1998
PUBLIC HEARING HELD: Feb. 17, 1998 - 10:30 a.m.
VOTE: 2 YEA 1 NAY
DATE: March 17, 1998
Effective Date: May 1, 1998

Italics indicates new language to be added.

Subtitle 1. Zoning and Subdivision Regulations.

Part I. Definitions and Word Usage

[ADD THE FOLLOWING DEFINITIONS TO SECTION 18-1-001]

“Agricultural Employment” means a service or activity performed in connection with the:

(a) cultivation of soil or the raising, harvesting, handling, planting, drying, packing, packaging, processing, freezing, grading, storing or delivering to storage or to market or to a carrier for transportation to market, an agricultural or horticultural commodity in its unmanufactured state;

(b) raising, sharing, feeding, caring for, training and management of livestock, bees and poultry; or

(c) operation and maintenance of ditches, canals, waterways, or reservoirs used exclusively for supplying or storing water for farming purposes.

“Migrant” means an individual who is employed in agricultural employment of a seasonal or other temporary nature, and whom is:

(a) required to be absent overnight from the migrant’s permanent place of residence, and includes any person who accompanies and resides with a migrant, such as immediate family members; or,

(b) housed at a migrant labor camp, but has no permanent place of residence.

A “farm employee” is not a migrant.

“Migrant Labor Camp” means a facility, including structures, buildings, barracks, trailers, mobile homes, converted buildings and unconventional enclosures of living spaces, used or intended for the use of housing migrants, or the real property on which is located a facility used or intended for use as housing for migrants. Migrant labor camps does not include “farm employee dwelling”.

Part IV. Use Regulations

[ADD THE FOLLOWING TERM TO SECTION 18-1-025 C., Table of Permitted Uses]

	AG	CS	E	SE	SR	UR	UC	VC	SI	LIHS
<i>9. Migrant Labor Camp</i>	<i>P</i>	<i>N</i>	<i>P</i>	<i>N</i>						

SC NC

N N

[ADD THE FOLLOWING USE TO SECTION 18-1-030, Institutional Uses]

(8) *Migrant labor camp.*

Part V. Zoning District Performance Standards

[ADD THE FOLLOWING STANDARDS TO SECTION 18-1-072, Detailed Use Regulations]

(g) *Migrant Labor Camp located in the Agricultural (AG) and Suburban Industrial (SI) Zoning Districts.*

(1) *Total migrants at any state-licensed camp or collection of state-licensed camps located on the same property shall not exceed One Hundred (100).*

(2) *Shall not be occupied for more than one hundred and sixty (160) days during any calendar year.*

(3) *Shall comply with all applicable regulations contained in C.O.M.A.R. Title 10, Subtitle 16, Chapter 01. Migratory Labor Camps.*

(4) *Shall not be used as permanent residences.*

(5) *Shall provide for usable recreational areas on site or within close proximity of the site.*

(6) *In the SI district site plan approval shall be required by the Planning Commission and all camp structures shall be considered nonresidential for the purpose of determining nonresidential site capacity and other applicable performance standards. In the AG district all camp structures shall be considered farm buildings on a farm and shall not require site plan approval from the Planning Commission.*

(7) *All camp structures shall be located at least 200 feet in the SI district and 300 feet in the AG district from any public road right-of-way or property line for an adjacent property that is not owned by the camp property owner. This provision shall not apply to property lines of adjacent properties used exclusively as utility or rail rights-of-way.*

(8) *Occupants of the migrant labor camp must receive their principal source of income from agricultural employment on the property containing the camp or on other properties within the County that are utilized for agricultural purposes by camp owner.*

(9) *Landscaping and buffering shall be provided so as to adequately screen*

neighboring uses from the migrant labor camp.

(10) Minimum lot size for any parcel containing a migrant labor camp shall be twenty (20) acres.

(11) A migrant labor camp shall not be located on deed restricted open space.

Part VI. Site Performance Standards

[ADD THE FOLLOWING PARKING PERFORMANCE STANDARDS TO SECTION 18-1-112, Off Street Parking Standards]

(q) Migrant Labor Camps

For migrant labor camps, the minimum number of parking spaces shall be one (1) space for every ten (10) migrants at maximum capacity.