

COUNTY ORDINANCE NO. 98-14

**A BILL ENTITLED**

AN ACT CONCERNING the Repeal and Re-Adoption with Amendments of Section 18-406 of the Code of Public Local Laws of Queen Anne's County, 1996 Edition.

FOR THE PURPOSE of removing "sliding scale subdivisions" from the list of permitted uses in the Waterfront Village Center District and adding "planned development" as a permitted use in such district.

**SECTION I**

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY that Section 18-406 of the Code of Public Local Laws of Queen Anne's County, 1996 Edition, be and is hereby repealed and reenacted to read as set forth on Exhibit A attached hereto.

**SECTION II**

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

Introduced By: MZJ  
Date: 10/20/98  
Public Hearing Held: 11/10/98 10:45 AM 11:00  
Vote: 3 Yea - Nay  
Date: 11/17/98  
Effective Date: January 1, 1999

**Final Draft Format**

**Title 18, Land Use and Development  
Subtitle 4, Waterfront Village Center District**

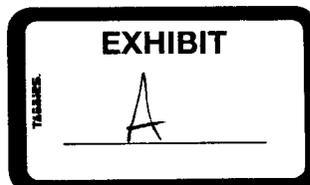
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**18-406. Waterfront Village Center District - Uses.**

The following uses shall be allowed in the Waterfront Village Center (WVC) District:

- (1) single-family residences only on land classified as a Resource Conservation Area by the Queen Anne's County Critical Area Ordinance;
- (2) planned development, as defined in 18-1-001(139).
- (3) the following institutional uses: aquariums, conference centers associated with nonprofit institutions, community or recreational centers, gymnasiums, libraries, museums, indoor skating rinks, indoor swimming pools, indoor tennis courts, indoor racquetball courts, and indoor handball courts;
- (4) public services;
- (5) the following outdoor recreation uses: jogging, cycling, tot lots, play fields, outdoor swimming pools, tennis courts, putt-putt golf, and all passive recreational uses such as nature areas, picnic areas, and wildlife sanctuaries;
- (6) the following commercial uses: offices, barbershops, ice cream stores and stands, light mechanical repair, liquor stores, retail sales, specialty retail sales, photo shops, tailor shops, shoe repair, boat repair and sales, repair shops, furniture sales, garden centers, banks and other financial institutions, service business, travel agencies, restaurants, bars, taverns, convenience stores, provided the convenience stores are part of a larger development, hotels, motels, convention centers, bed and breakfast/country inns, fraternal organizations, yacht clubs, commercial apartments, and regional shopping centers;
- (7) light industrial uses as defined in Subtitle 1 of this title, unless specifically listed therein as a conditional use;
- (8) dredge disposal that disturbs less than ten acres of land; and
- (9) aquaculture.

*Drafter's Note: This section is derived from the Queen Anne's County Waterfront Center District Subarea Ordinance, §*



3000.

*In item (2) of this section, the words "sliding scale subdivisions" are substituted for the former words "as defined in Section 4006© [sic] the Queen Anne's County Zoning Ordinance" in light of the text in former § 4006C, which referred to sliding scale subdivisions and cited former § 5103 (revised § 18-1-041), and in light of the broader definition for planned residential development provided in § 18-401 of this subtitle.*

*In item (4) of this section, the former words "as defined in Section 4007 of the Queen Anne's County Zoning Ordinance" are eliminated as unnecessary in light of the definition for public service provided in § 18-1-001 of this title.*

*The only other changes are stylistic.*

*Defined terms: See §§ 2-101 and 18-401*