

COUNTY ORDINANCE NO. 19-17

A BILL ENTITLED

AN ACT CONCERNING the expansion of a use and/or tenant space in a structure which occupies more than 65,000 square feet of gross floor area in the Urban Commercial Zoning District Density and Intensity Requirements in Queen Anne's County.

FOR THE PURPOSE of establishing specific standards of applicability and supplemental regulations for the expansion of a use and/or tenant space in a structure which occupies more than 65,000 square feet of gross floor area in Chapter 18:1-22.D (3) [Urban Commercial Density/intensity requirements] and Chapter 18:1-58 [Supplemental Uses/Additional uses and regulations] in Queen Anne's County.

BY ADDING an additional exception to Chapter 18:1-22.D (3) and additional standards to Chapter 18:1-58 of the Code of Public Local Laws of Queen Anne's County, Maryland.

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND that the following provisions be ADDED to Chapter 18:1-22.D (3) and additional standards to Chapter 18:1-58 of the Code of Public Local Laws:

"Chapter 18:1-22.D (3) Urban Commercial Density/intensity requirements

. . .

Q. Expansion of a use and/or tenant space that occupies more than 65,000 square feet of gross floor area in a structure that existed on or before January 6, 2004; such expansion is limited to 50% of the gross floor area of the use and is subject to supplemental use standards outlined in Chapter 18:1-58.O.

"Chapter 18:1-58 Supplemental Uses/Additional uses and regulations

. . .

O. Expansion of a use and/or tenant space that occupies more than 65,000 square feet of gross floor area in a structure (within the Urban Commercial District).

(1) Expansion of use and/or tenant space which occupies more than 65,000 square feet of gross floor area in a structure shall be

permitted only for uses that were operating on or before January 6, 2004.

(2) The expansion shall not exceed 50% of the gross floor area of the space that existing on January 6, 2004 and is subject to the Town Center and Urban Commercial Design Standards: Commercial and Mixed-Use Development Standards which must be implemented insofar as possible.

## SECTION II

BE IT FURTHER ENACTED that this Ordinance shall take effect on the forty-sixth (46<sup>th</sup>) day following its adoption.

INTRODUCED BY: Commissioner Moran

DATE: November 26, 2019

PUBLIC HEARING HELD: January 14, 2020 @ 6:15 pm

VOTE: Yea Nay

DATE OF ADOPTION:

EFFECTIVE DATE: