

**COUNTY ORDINANCE NO. 13-09**

**A BILL ENTITLED**

**AN ACT CONCERNING Residential Densities in the Waterfront Village Center (WVC) Zoning District in Queen Anne’s County, Maryland.**

**FOR THE PURPOSE of increasing the maximum residential density permitted in a mixed use development in the Waterfront Village Center (WVC) Zoning District from eight to ten dwellings per acre;**

**BY AMENDING Section 18:1-26.F. of the Queen Anne’s County Zoning Ordinance (Chapter 18 of the Code of Public Local Laws of Queen Anne’s County).**

**SECTION I**

**BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE’S COUNTY, MARYLAND that Section 18:1-26.F. of the Code of Public Local Laws be amended to read as follows:**

*Chapter 18:1  
ZONING AND SUBDIVISION REGULATIONS*

. . .

**§ 18:1-26. Waterfront Village Center (WVC) District. [Amended 9-7-2004 by Ord. No. 04-16; 5-13-2008 by Ord. No. 08-04; 2-24-2009 by Ord. No. 08-19]**

**A. Purpose.**

- (1) *The Waterfront Village Center (WVC) District is intended to facilitate orderly mixed-use commercial, light industrial, marine-oriented, and seafood-industry-oriented uses at the Kent Narrows in accordance with the Kent Narrows Community Plan.*
- (2) *The WVC District is intended to preserve the character of the working waterfront in the Kent Narrows area and allow greater freedom, imagination, and flexibility in the development of land surrounding the waterfront while insuring excellence in urban design and district appearance. The WVC District allows flexibility in the relationship of uses, structures, open spaces, water views and vistas, and heights of structures.*
- (3) *This section is further intended to encourage more rational and economic development, and to encourage consistency with the objectives of the Kent Narrows Development Foundation, and the Community Plan for the Kent Narrows to accomplish the following objectives:*
  - (a) *To establish the Kent Narrows as a year-round destination by encouraging a mixture of uses that will attract visitors to the area.*
  - (b) *To link the quadrants of Kent Narrows for pedestrian access, centralize parking and provide for pedestrian circulation throughout the area, preferably along the waterfront, to alleviate the need for vehicular traffic throughout the community.*

- (c) *To ensure that all new development and redevelopment will have architectural design sensitive to the character of Kent Narrows through establishing architectural design standards.*
- (d) *To establish County incentives for developers and property owners to create public improvements on or off their sites that will enhance pedestrian access by creating public access boardwalks along the water and creating public plaza areas with pedestrian features such as ornamental lighting, illuminated bollards, benches, trash receptacles, information kiosks, wayfinding signage and other pedestrian furniture.*
- (e) *To allow flexibility in development standards in order to encourage innovation and creativity in development and redevelopment and to discourage underutilization of valuable parcels of land.*

...

F. *Development standards.*

- (1) Residential densities. *Mixed-use development shall be allowed at a density of ~~eight~~ **ten** dwellings per acre.*

## SECTION II

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

**INTRODUCED BY: Commissioner Dumenil**

**DATE: April 23, 2013**

**PUBLIC HEARING HELD: May 28, 2013 @ 6:25 p.m.**

**VOTE: 5 Yea 0 Nay**

**DATE OF ADOPTION: June 11, 2013**

**EFFECTIVE DATE: July 27, 2013**