

COUNTY ORDINANCE NO. 12-11

A BILL ENTITLED

AN ACT CONCERNING Elimination of the Existing Gross Floor Area Limitations in the Urban Commercial (UC) and Town Center (TC) Zoning Districts in Queen Anne’s County;

FOR THE PURPOSE of removing the existing gross floor area limitation of 65,000 square feet on certain uses in the Urban Commercial (UC) and Town Center (TC) zoning districts in Queen Anne’s County;

BY REPEALING Subsections 18:1-22 D. (3) and 18:1-28 D. (3)[2] of Chapter 18 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COMMISSIONERS OF QUEEN ANNE’S COUNTY, MARYLAND that Subsections 18:1-22 D. (3) and 18:1-28(d)(3)[2] be and are hereby REPEALED, as shown below:

***Chapter 18:1
ZONING AND SUBDIVISION REGULATIONS***

...

§ 18:1-22. *Urban Commercial (UC) District.*

A. Purpose. The Urban Commercial (UC) District is intended to provide primarily for a variety of commercial and limited light industrial uses in predominately urban areas along major highways. Stringent design and landscaping standards within the UC District are intended to minimize the impacts of highway commercial uses.

...

D. Density/intensity requirements.

...

~~*(3) No individual use and/or tenant space in a structure shall occupy more than 65,000 square feet of gross floor area, except for the following uses:*~~

- ~~*(a) Auctions;*~~
- ~~*(b) Auto repair with repair areas;*~~
- ~~*(c) Banks and other financial facilities;*~~
- ~~*(d) Boat sales and repair;*~~
- ~~*(e) Bowling alleys;*~~
- ~~*(f) Commercial apartments;*~~

- ~~(g) Commercial or trade schools;~~
- ~~(h) Hotels;~~
- ~~(i) Light industrial, where incidental retail stores do not exceed 25,000 square feet of gross floor area;~~
- ~~(j) New and used vehicle sales/service and repair with exterior storage and/or repair areas;~~
- ~~(k) Nonprofit and for-profit institutional;~~
- ~~(l) Offices: business or professional; medical offices and clinics; veterinary offices; and all other offices;~~
- ~~(m) Public uses;~~
- ~~(n) Recreational vehicle sales;~~
- ~~(o) Theaters and auditoriums (indoor); and~~
- ~~(p) Where approved by conditional use granted from the Board of Appeals:~~
 - ~~{1} Marinas.~~
 - ~~{2} Private airports.~~

...

§ 18:1-28. Town Center (TC) District.

A. Purpose. This district is intended to provide higher-density, mixed-use development and redevelopment along the Chester Main Street corridor as identified in the Chester/Stevensville Community Plan (MD Route 18, Main Street, Postal Road and Piney Creek Service Road). Design standards and guidelines are incorporated within this district to foster an attractive, pedestrian-oriented pattern of mixed-use residential and nonresidential development that focuses on the local roads as opposed to U.S. 50/301.

...

D. Development standards.

...

(3) Nonresidential development standards.

...

- ~~{2} No individual use and/or tenant space in a structure shall occupy more than 65,000 square feet of gross floor area, except for the following uses:~~
 - ~~{a} Agricultural support;~~
 - ~~{b} Apartment development;~~
 - ~~{c} Auto repair with repair areas;~~
 - ~~{d} Banks and other financial facilities;~~
 - ~~{e} Boat sales and repairs;~~
 - ~~{f} Bowling alleys;~~
 - ~~{g} Commercial apartments;~~
 - ~~{h} Commercial or trade schools;~~
 - ~~{i} Country inn;~~
 - ~~{j} Hotels;~~

- ~~[k] Nonprofit and for-profit institutional;~~
- ~~[l] Light industrial as permitted in § 18:1-28C(1)(oo) where incidental retail stores do not exceed 25,000 square feet of gross floor area;~~
- ~~[m] Marinas;~~
- ~~[n] Major multifamily;~~
- ~~[o] New and used vehicle sales/service and repair with exterior storage and/or repair areas;~~
- ~~[p] Offices: business or professional; medical offices and clinics; veterinary offices; and all other offices;~~
- ~~[q] Recreational vehicle sales;~~
- ~~[r] Public uses; and~~
- ~~[s] Theaters and auditoriums (indoor).~~

SECTION II

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

INTRODUCED BY: Commissioner Dumenil

DATE: May 8, 2012

PUBLIC HEARING HELD: June 26, 2012 @ 6:30 p.m.

VOTE: 5 Yea 0 Nay – to vote down Ordinance

January 8, 2013, on a motion made by Commissioner Dunmyer, seconded by Commissioner Dumenil, the Board unanimously agreed to vote down Ordinance 12-11.