

**COUNTY ORDINANCE NO. 11-11**

**A BILL ENTITLED**

**AN ACT CONCERNING a Citizen Sponsored Text Amendment to Increase the Density for Multifamily Development in the Town Center (TC) Zoning District in Queen Anne’s County;**

**FOR THE PURPOSE of revising residential development standards to increase the allowable number of multifamily units in the Town Center (TC) Zoning District and reducing the required open space in connection with multifamily development in such Zone;**

**BY AMENDING Sections 18:1-28.D.2.(a)[1][b] and (b)[1][b] 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 Sections 18:1-28.D.1.(a)[1][b] and (b) [1][b] be amended to read as follows:**

**Chapter 18  
LAND USE AND DEVELOPMENT**

**§18:1-28 Town Center (TC) District.**

**A. Purpose. This district is intended to provider 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. [Amended 8-19-2008 Ord. No. 08-11]**

**...**

**D.2. Residential Development Standard.**

- (a) Density/intensity requirements.  
[1] Maximum Residential Density.**

**[a] Single-family cluster: 3.2**

- [b] Multifamily: 4.5 10.00
  - [c] Apartment 10.00
  - [d] ...
  - [e] ...
- (b) Dimensional and bulk requirements.
- [1] Minimum open space ratio.
    - [a] Single-family cluster: .20
    - [b] Multifamily: ~~.30~~ .10
    - [c] Apartment development: not applicable

## 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 Simmons

**DATE:** June 14, 2011

**PUBLIC HEARING HELD:** July 26, 2011 @ 7:00 p.m.

**VOTE:** 5 Yea 0 Nay

**DATE OF ADOPTION:** August 9, 2011

**EFFECTIVE DATE:** September 24, 2011