

COUNTY ORDINANCE NO. 11-12

A BILL ENTITLED

AN ACT CONCERNING Residential Density and Noncontiguous Development in the Agricultural (AG) and Countryside (CS) Zoning Districts;

FOR THE PURPOSE implementing one of the recommendations of the 2010 Comprehensive Plan by changing residential density from 1 dwelling unit per five acres to 1 dwelling unit per 8 acres in the Countryside (CS) Zoning District; and permitting the use of both Agricultural (AG) and Countryside (CS) Zoning Districts interchangeably for purposes of non-contiguous development;

BY AMENDING Sections 18:1-15.D.(1) and 18:1-98.A. 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 Sections 18:1-15.D.(1) and 18:1-98.A. of the Code of Public Local Laws be AMENDED to read as follows:

**Chapter 18
Noncontiguous Development**

§18:1-15. Countryside (CS) District.

...

D. Density/intensity requirements.

(1) Single-family cluster: ~~20~~ 125

(2) ...

**Article XIX
Noncontiguous Development**

§18:1-97. Scope.

A. This article applies only within the AG District, the noncritical area CS District and to subdivisions utilizing the noncontiguous development technique after the adoption of this Chapter 18.

B. For approved subdivisions utilizing noncontiguous development prior to July 25, 1999, refer to § 18:1-7H.

§18:1-98. Application and standards.

A. Development plan. A landowner or group of landowners whose lots are in the same zoning district Agricultural (AG) and/or Countryside (CS) zoning districts, but are not contiguous, may file a development plan under Part 7 of this Chapter 18:1 in the same manner as the owner of a single lot. The decision to use the noncontiguous development technique must be made at the time of the initial major subdivision application. [Amended 9-7-2004 by Ord. No. 04-28]

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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: June 14, 2011

PUBLIC HEARING HELD: July 26, 2011 @ 7:05 p.m.

VOTE: 5 Yea 0 Nay

DATE OF ADOPTION: August 9, 2011

EFFECTIVE DATE: September 24, 2011