

COUNTY ORDINANCE NO. 11-18

A BILL ENTITLED

AN ACT CONCERNING Revisions to the Grasonville Village Commercial (GVC) Zoning District in Queen Anne’s County;

FOR THE PURPOSE of revising certain provisions concerning the Grasonville Village Commercial (GVC) Zoning District; correcting references to “Growth Areas” to “Planning Areas”; revising density and set-back standards in the GVC zone; and generally revising the provisions regarding the GVC zone to further the visions of the Grasonville Community Plan;

BY AMENDING Section 18:1-33 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 18:1-33 of the Code of Public Local Laws be amended to read as follows:

§ 18:1-33. Grasonville Village Commercial (GVC) District.

- A. Purpose.** This district is intended to foster development of a mixed-use village core along the Main Street corridor in Grasonville. Most types of residential development are allowed along with institutional uses and certain low- to medium-scale commercial uses. Development within the district should be pedestrian-oriented and should build upon the existing character of the community.
- B. Location.** The GVC District is intended to have specific application to the Grasonville **Growth Planning** Area. As such, the GVC District may only be applied to lands in the Grasonville **Growth Planning** Area.
- C. Uses.**
 - (1) Permitted uses.** The following uses are permitted within the GVC District:¹EN
 - (a) All accessory uses as permitted in Chapter 18:1, Part 3, Article VI, of this Chapter 18.**
 - (b) All other office uses.**
 - (c) All temporary uses as permitted in § 18:1-53 of this Chapter 18.**
 - (d) Antique, craft and art studios and shops.**
 - (e) Banks and other financial facilities.**
 - (f) Barbershops and hairdressers.**

- (g) Bed-and-breakfast.**
- (h) Business or professional offices.**
- (i) Commercial apartments.**
- (j) Country inn.**
- (k) Day care, family.**
- (l) Dry cleaners.**
- (m) First-floor commercial apartments.**
- (n) Funeral home.**
- (o) Garden center, garden supplies and greenhouses.**
- (p) General/convenience store, no gas sales.**
- (q) Home occupations.**
- (r) Hotel.**
- (s) Ice cream stores and stands.**
- (t) Institutional, residential serving five or fewer residents.**
- (u) Institutional, nonprofit.**
- (v) Institutional, outdoor recreation.**
- (w) Large-lot subdivision. [Added 9-7-2004 by Ord. No. 04-13]**
- (x) Light mechanical repair store (watches, cameras, bikes, electronics).**
- (y) Medical offices and clinics.**
- (z) Minor multifamily development.**
- (aa) Minor single-family cluster subdivision.**
- (bb) Noncommercial forestry.**
- (cc) Nurseries.**
- (dd) Photography.**
- (ee) Print/copy shop.**
- (ff) Private stables.**
- (gg) Public service.**
- (hh) Restaurants, no drive-through.**
- (ii) Retail sales or stores.**
- (jj) Service businesses.**
- (kk) Single-family residential.**
- (ll) Tailoring.**
- (mm) Travel agencies.**
- (nn) Upholstering and upholstery store.**
- (oo) Veterinary offices.**
- (2) Conditional uses. The following uses are allowed as conditional uses:**
 - (a) Auto accessory stores.**
 - (b) Auto repair with no exterior storage or repair areas.**
 - (c) Boat sales and repairs.**
 - (d) Commercial forestry.**
 - (e) Commercial or trade schools.**
 - (f) Commercial stables.**
 - (g) Day care, group.**
 - (h) Fraternal organizations.**

- (i) Furniture sales.**
- (j) Grocery stores and supermarkets.**
- (k) Institutional, residential serving six or more residents.**
- (l) Institutional, for-profit.**
- (m) Laundries.**
- (n) Lawn mower and garden equipment sales.**
- (o) Light industry.**
- (p) Major multifamily development.**
- (q) Major single-family cluster subdivision.**
- (r) Package stores (sealed containers not for consumption on-premises).**

- (s) Public utilities.**
- (t) Taverns and bars.**
- (u) Telecommunications facilities.**
- (v) Theaters and auditoriums.**
- (w) Warehouses with no exterior storage.**

D. Development standards.

(1) In general.

- (a) Applications for development in the GVC District shall meet the following standards in addition to all other applicable requirements for this Chapter 18 that do not conflict with the standards contained in this section. In cases where other standards in this Chapter 18:1 may conflict with standards contained in this section, only the standards in this section shall apply.**
- (b) The Planning Commission may establish modified building restriction lines, parking, landscaping and buffer yard requirements on a case-by-case basis to ensure consistency with GVC District design guidelines.**
- (c) 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:**
 - [1] Banks and other financial facilities;**
 - [2] Commercial apartments;**
 - [3] Medical offices and clinics;**
 - [4] Hotel;**
 - [5] Institutional; nonprofit;**
 - [6] Offices: business or professional; medical offices and clinics; veterinary offices; and all other offices;**
 - [7] Public uses; and**
 - [8] Where approved by conditional use granted from the Board of Appeals:**
 - [a] Boat sales and repairs;**
 - [b] Commercial or trade schools;**

- [c] Institutional, for-profit;
 - [d] Light industry, where incidental retail stores do not exceed 25,000 square feet of gross floor area;
 - [e] Major multifamily development;
 - [f] Theaters and auditoriums; and
 - [g] Warehouses with no exterior storage.
- (2) Residential development standards.
- (a) Density/intensity requirements.
- [1] Maximum residential density.
 - [a] Single-family cluster: 3.2.
 - [b] Multifamily: 4.5. 10.
 - [c] Large-lot subdivision: equal to total site area divided by minimum large-lot area. [Amended 9-7-2004 by Ord. No. 04-12]
 - [d] In the growth areas, density can be increased by a maximum of 25% using TDRs in accordance with Chapter 18:1, Part 6, Article XX.
- (b) Dimensional and bulk requirements.
- [1] Minimum open space ratio.
 - [a] Single-family cluster: .20.
 - [b] Multifamily: .30.
 - [2] Minimum lot area.
 - [a] Single-family cluster: 8,000 square feet.
 - [b] Large-lot subdivision: 10,000 square feet.
 - [3] Minimum setbacks.
 - [a] Single- and multifamily cluster.
 - [i] Front: 25 feet.
 - [ii] Side: 5/10 feet.
 - [iii] Rear: 25 feet.
 - [b] Large-lot subdivision.
 - [i] Front: 35 feet.
 - [ii] Side: eight feet.
 - [iii] Rear: 40 feet.
 - [4] Maximum building height: 40 feet.
 - [5] Minimum lot width.
 - [a] Single-family cluster: 50 feet.
 - [b] Multifamily: 50 feet.
 - [c] Large-lot subdivision: 60 feet.
 - [6] Minimum lot frontage: 35 feet.
- (3) Nonresidential development standards.
- (a) Maximum impervious surface ratio: .80.
- [1] In the **growth areas planning areas**, impervious surface ratio allowed can be increased by a maximum of 25% using TDRs in accordance with Chapter 18:1, Part 6, Article XX.
- (b) Maximum floor area ratio: .50.

- [1] In **the growth planning areas**, floor area allowed can be increased by a maximum of 25% using TDRs in accordance with Chapter 18:1, Part 6, Article XX.
- (c) Minimum lot frontage: 35 feet.
- (d) Minimum setbacks.
 - [1] Front: **35** 15 feet.
 - [2] U.S. Routes 50/301: 50 feet.
 - [3] Arterial: 25 feet.
 - [4] Side and rear: 10 feet.
- (e) Maximum building height.
 - [1] Telecommunications facilities: 55 feet.
 - [2] All other: 45 feet.
- (4) **GVC District design guidelines. All new development and redevelopment in the GVC District is strongly encouraged to incorporate the following design guidelines. The Planning Director and/or Planning Commission shall consider these guidelines and the applicable design objectives of the Grasonville Community Plan when reviewing and approving development and redevelopment within the GVC District. The Planning Director and/or Planning Commission may not approve applications that have not made a practical and good faith effort to comply with the following design guidelines:**
 - (a) Buildings and structures should be oriented towards Main Street as opposed to U.S. 50/301 whenever practical;
 - (b) Front setbacks should be reduced to bring buildings and structures closer to the street and sidewalks in order to foster town-scale streetscape and encourage pedestrian activity;
 - (c) Side setbacks and yards between buildings should be reduced to foster a village-scale streetscape and encourage pedestrian activities
 - (d) Roadside sidewalks should be provided when sites are developed or redeveloped. Sidewalks linking structures to roadside sidewalks should be provided wherever practical;
 - (e) Parking should be to the side and rear of buildings with allowances for shared and off-site parking to the rear of buildings. Connecting rear parking lots should be encouraged to allow customers and residents to drive to shops within the corridor without entering public roads and interrupting traffic and pedestrian flows. Individual curb cuts should be reduced. To the extent possible, parking should be screened from public ways and should not be placed directly in front of the building facade containing the primary entrance to the structure;
 - (f) Newly installed utility and service connections should be placed underground wherever possible;
 - (g) An attractive landscape transition to adjoining properties should be provided, and existing mature landscaping/trees on sites should be preserved. Landscape and screening treatments between potentially

- incompatible uses should be enhanced when necessary to lessen any negative impacts;
- (h) Parking areas and sidewalk areas should be enhanced with landscaping;
 - (i) Exterior lighting should be of a design and size compatible with the building and adjacent areas. Lighting should be restrained in design, and excessive brightness or glare should be avoided. Lighting for pedestrian areas and walkways should be aesthetically pleasing and adequate for public safety;
 - (j) Buildings should be in good scale and harmonious conformance with neighboring development;
 - (k) Mechanical equipment or other utility hardware on roof, ground or buildings should be screened from public view with materials harmonious with the building, or they should be located so as not to be visible from public ways. Outside storage areas and service equipment should also be screened from public view with materials harmonious to the building;
 - (l) Hedges, decorative fences and other forms of landscaping should be used to close gaps between buildings and define the streetscape;
 - (m) Street trees should be planted to help enclose and shade the street and pedestrianways;
 - (n) Flat roofs and false mansard roofs should be discouraged and gabled roofs should be encouraged;
 - (o) Pedestrian-oriented open spaces should be created by groupings of small-scale buildings in clusters and utilizing spaces between the buildings;
 - (p) Multiple-story buildings with commercial uses on the ground floor and mixed office or residential uses on upper floors should be encouraged;
 - (q) Full facade treatment, foundation landscaping and lighting should be required on all building elevations that are visible from the public way; and
 - (r) New construction should be designed and built to blend with historical Eastern Shore architectural forms (interpretations of colonial and Victorian) in terms of formal characteristics, such as shape, height, massing, roof shapes and door and window proportions.
- (5) Development phasing.
- (a) Development phasing for development for the GVC District shall comply with § 18:1-38 of this Chapter 18:1.
 - (b) Development review process.
 - [1] General procedures. In reviewing development proposals in the GVC District the procedures prescribed in Chapter 18:1, Part 7, of this Chapter 18:1 shall apply, except as modified by Subsection D(5)(b)[2] below.

[2] Specific procedures for the GVC District.

[a] A preapplication conference between the applicant and the Department of Planning and Zoning is required for all GVC District development requiring site plan and subdivision approval.

[b] The applicant shall submit any additional information, plans, specifications, documents, drawings, etc., as necessary to determine compliance with the requirements of this Chapter 18:1.

E. Forest conservation standards. Forest conservation standards for development in the GVC District outside of the Chesapeake Bay Critical Area are contained in Chapter 18:2 of this Chapter 18.

SECTION II

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

INTRODUCED BY: Commissioner Olds

DATE: November 22, 2011

PUBLIC HEARING HELD: January 24, 2012 @ 6:00 PM

VOTE: _____ Yea _____ Nay

DATE OF ADOPTION: _____