

COUNTY ORDINANCE NO. 20-13

A BILL ENTITLED

AN ACT CONCERNING Cottage Home Planned Residential Development;

FOR THE PURPOSE of modifying the Planned Residential Developments standards in Chapter 18:1 of the Code of Public Local Laws of Queen Anne’s County to establish standards for cottage home planned residential development in the sixteen zoning districts in Queen Anne’s County that permit major or minor multifamily uses; amending the definition of “multifamily” in Chapter 18 App of the Code of Public Local Laws and providing a definition of “cottage home” therein; and generally providing for and addressing cottage home residential development in Queen Anne’s County;

BY AMENDING Section 18:1-36 of the Code of Public Local Laws and revising the definition of “Multifamily” and providing a definition of “Cottage Home” in Chapter 18 App of the Code of Public Local Laws.  
(NOTE: New language is shown **CAPITALIZED AND BOLD FACED** and deletions are shown by ~~strikethrough~~.)

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND that Section 18:1-36 H. of the Code of Public Local Laws of Queen Anne’s County, Maryland be and is AMENDED to read as follows:

Article V  
District Standards

§ 18:1-36 Planned residential development standards.

A. In general. All residential lots in a single-family cluster subdivision, or a planned residential development shall comply with the following standards for each dwelling type.

...

**H. COTTAGE HOME PLANNED RESIDENTIAL DEVELOPMENT. THE COTTAGE HOME PLANNED RESIDENTIAL DEVELOPMENT TECHNIQUE PROPOSES FULLY DETACHED SINGLE-FAMILY DWELLINGS IN A CONDOMINIUM REGIME FOR RESIDENTIAL USE. THE FOLLOWING TABLE SPECIFIES THE MINIMUM STANDARDS FOR A COTTAGE HOME PLANNED RESIDENTIAL DEVELOPMENT.**

**(1) MINIMUM LANDSCAPE SURFACE AREA PER COTTAGE UNIT: 450 SQUARE FEET.**

**(2) RESIDENTIAL DENSITY:**

**(a) MAXIMUM RESIDENTIAL DENSITY SHALL BE CALCULATED AT THE MULTIFAMILY RATE ESTABLISHED BY THE ZONING DISTRICT STANDARDS IN WHICH THE DEVELOPMENT IS PROPOSED.**

**(b) IN NO CASE SHALL THERE FEWER THAN FOUR (4) OR MORE THAN TEN (10) UNITS PERMITTED ON A SINGLE SITE.**

**(3) FLOOR AREA:**

**(a) MINIMUM 800 SQUARE FEET.**

**(b) MAXIMUM OF 1,200 SQUARE FEET.**

**(4) SETBACKS:**

**(a) FRONT: 25 FEET.**

**(b) SIDE: 5/10 FEET.**

**(c) REAR: 25 FEET.**

**(5) SPACING BETWEEN UNITS:**

**(a) MINIMUM 10 FEET.**

**(b) MAXIMUM OF 15 FEET.**

**(6) OFF-STREET PARKING REQUIREMENTS:**

**(a) 1.5 SPACES FOR ONE-BEDROOM UNITS.**

**(b) 2 SPACES FOR TWO-OR-MORE-BEDROOM UNITS.**

**(c) UNITS SHALL FRONT A CENTRAL PARKING AREA OR COURTYARD.**

**[1] MINIMUM DISTANCE FROM THE PAVED PARKING AREA: 5 FEET.**

**[2]MAXIMUM DISTANCE FROM THE PAVED PARKING AREA: 15 FEET.**

**(d)PAVED PARKING AREAS SHALL PROVIDE LANDSCAPE SCREENING FROM ADJACENT ROADWAYS AND RESIDENTIAL PROPERTIES.**

**(7)MAXIMUM BUILDING HEIGHT: 28 FEET**

## SECTION II

BE IT FURTHER ENACTED that Chapter 18 App of the Code of Public Local Laws be AMENDED as follows:

Chapter 18 App  
Appendix A: Glossary

...

§ 18App-1. Definitions

In Chapter 18, the following words have the meanings indicated:

Multifamily:

A planned residential development consisting of more than one dwelling unit (such as duplexes, townhouses, **COTTAGE HOMES**, apartments or multiplex) that involves the identification and protection of required open space and is accomplished pursuant to design and improvement standards set forth in Article V of Part 3 of Chapter 18:1 ~~this Chapter 18.~~

**COTTAGE HOME:**

**A TYPE OF MULTIFAMILY UNIT IN A CONDOMINIUM REGIME WHERE THE DETACHED SINGLE-FAMILY DWELLING IS INDIVIDUALLY OWNED, AND THE COMMON AREAS ARE COMMONLY OWNED BY THE UNIT OWNERS.**

## SECTION III

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

INTRODUCED BY: Commissioner Moran

DATE: December 8, 2020

PUBLIC HEARING HELD: January 26, 2021 @ 6 pm

VOTE: 5 Yea 0 Nay

DATE OF ADOPTION: February 9, 2021

EFFECTIVE DATE: March 27, 2021