

COUNTY ORDINANCE NO. 08-11

A BILL ENTITLED

AN ACT CONCERNING the Implementation of Design Standards for Development in the Suburban Commercial (SC), Urban Commercial (UC) and Town Center (TC) Districts in Queen Anne's County;

FOR THE PURPOSE of implementing the recommendations of the Chester/Stevensville Community Plan with respect to design standards for development in the SC, UC and TC zoning districts in Queen Anne's County.

BY AMENDING Sections 18:1-21.F., 18:1-22.F., 18:1-28 and 18:1-37 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 18:1-21.F., 18:1-22.F., 18:1-28 and 18:1-37 of the Code of Public Local Laws be amended to read as follows:

**Article V. District Standards**

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**§ 18:1-21. Suburban Commercial (SC) District.**

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- F. *Design guidelines. Development in the SC District shall conform to the dDesign Standards guidelines in § 18:1-37 adopted by Resolution of the County Commissioners No. 08-05, Town Center (TC) District, Urban Commercial (UC) District, and Suburban Commercial (SC) District Design Standards: Commercial and Mixed-Use Development Design Standards, as amended, unless otherwise noted.*

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

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- F. *Design guidelines. Development in the UC District shall conform to the dDesign Standards guidelines in § 18:1-37 adopted by Resolution of the County Commissioners No. 08-05, Town Center (TC) District Urban Commercial (UC) District, and Suburban Commercial (SC) District Design Standards: Commercial and Mixed-Use Development Standards, as amended, unless otherwise noted and the following design guidelines:*

- (1) *All lighting proposed on properties near the Airport District must be directed away or shielded from the airport and designated flight path;*
- (2) *Properties developing near the existing airport should provide fencing, berming and a landscaping buffer to minimize impacts of noise and glare from the existing airport on the proposed development. Proposed developments should also provide berming, landscaping and fencing to minimize any adverse impacts to the airport property; and*
- (3) *Potential safety conflicts between the existing airport and new development shall be minimized. Site design including building height, building location, and landscaping should consider the on-site and off-site impacts of the existing airport. All new buildings should be constructed at a height that does not encroach into the transitional and approach surfaces established by the Federal Aviation Administration as of the adoption date of this Chapter 18:1.*

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**§ 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 ~~Main Street~~ the local roads as opposed to U.S. 50/301.*
- B. *Location. The TC District is intended to have specific application to the Planning Area identified by the Chester / Stevensville Community Plan. ~~Growth Area. As such, the TC District may only be applied to lands designated as "Town Center" within the Chester Community Plan.~~*

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- D. *Development standards.*

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- (2) *Residential development standards.*

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(b) Dimensional and bulk requirements.

. . .

[3] Minimum setbacks.

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[b] Large-lot subdivision.

[i] Front: 35 feet.

[ii] Side: ~~eight~~ 8 feet.

[iii] Rear: 40 feet.

. . .

(4) Access. All development and redevelopment in the TC District shall be required to limit and consolidate entrances and curb cuts, to the extent practical, through the use of shared entrances, off-site parking, internal circulation systems that connect parking areas and other means. All development and redevelopment shall be in accordance with the Vehicular and Pedestrian Access and Circulation Standards of the Design Standards adopted by Resolution of the County Commissioners No. 08-05, Town Center (TC) District, Urban Commercial (UC) District, and Suburban Commercial (SC) District Design Standards: Commercial and Mixed-Use Development Standards, as amended.

(5) Design guidelines. All new development, infill, and redevelopment and renovations in the TC District is strongly encouraged to incorporate the ~~following~~ design guidelines adopted by Resolution of the County Commissioners No. 08-05, Town Center (TC) District, Urban Commercial (UC) District, and Suburban Commercial (SC) District Design Standards: Commercial and Mixed-Use Development Standards, as amended. The Planning Commission shall consider these guidelines and the community design objectives of the Chester / Stevensville Community Plan in its review of all new development, infill, and redevelopment and renovations within the TC District. The Planning Commission may not approve development applications that have not made a practical and good faith effort to comply with the ~~adopted following~~ of Town Center (TC), Urban Commercial (UC), and Suburban Commercial (SC) Design Standards guidelines, as amended, and community design objectives of the Chester / Stevensville Community Plan, and the following provisions of this section.

- ~~(a) Buildings and structures should be oriented towards local streets as opposed to U.S. Routes 50/301 whenever practical.~~
- (b) (a) 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) (b) Side setbacks and yards between buildings should be reduced to foster a town-scale streetscape and encourage pedestrian activities.~~
- (d) (c) Roadside sidewalks should be required to be provided when sites are developed or redeveloped. Sidewalks linking structures to roadside sidewalks should be provided wherever practical in accordance with the Town Center (TC), Urban Commercial (UC), and Suburban Commercial (SC) Design Standards on Pedestrian Access and Circulation.
- ~~(e) (d) Parking location and layout shall be in accordance with the Town Center (TC), Urban Commercial (UC), and Suburban Commercial (SC) Design Standards. 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) (e) 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.~~

- ~~(f)~~ (f) Exterior lighting shall be designed in accordance with the Town Center (TC), Urban Commercial (UC), and Suburban Commercial (SC) Design Standards. 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.
- ~~(g)~~ (g) Buildings design, location, style, architectural details, materials and colors shall adhere to the Town Center (TC), Urban Commercial (UC), and Suburban Commercial (SC) Design Standards. should be in good scale and harmonious conformance with neighboring development.
- ~~(h)~~ (h) Mechanical equipment or other utility equipment and hardware shall be screened in accordance with the Town Center (TC), Urban Commercial (UC), and Suburban Commercial (SC) Design Standards. 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. Screening of outside storage areas and service equipment should shall also be screened from public view with materials harmonious to the building. accomplished in accordance with the Town Center (TC), Urban Commercial (UC), and Suburban Commercial (SC) Design Standards.
- ~~(i)~~ 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 pedestrian ways.
- ~~(n)~~ Flat roofs and false mansard roofs should be discouraged, and gabled roofs should be encouraged.
- ~~(o)~~ (i) Pedestrian-oriented open spaces should shall be created in accordance with the Town Center (TC), Urban Commercial (UC), and Suburban Commercial (SC) Design Standards by groupings of small-scale buildings in clusters and utilizing spaces between the buildings.
- ~~(p)~~ (j) Multiple-story buildings with commercial uses on the ground floor and mixed office or residential uses on upper floors should be are encouraged.

~~(q) Full facade treatment, foundation landscaping and lighting should be required on all building elevations that are visible from a public way.~~

~~(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.~~

E. Development review process. Notwithstanding the provisions of Chapter 18:1, Part 7, the following items shall apply to the development review process for TC projects.

(1) A preapplication conference between the applicant and Department of Planning and Zoning staff is required for all TC District development.

(2) The applicant shall submit any additional information plans, specifications, documents, drawings, etc., as necessary to determine compliance with the requirements of the this Chapter 18:1 and the Town Center (TC), Urban Commercial (UC), and Suburban Commercial (SC) Design Standards: Commercial and Mixed-Use Development Standards, as amended.

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

G. Landscaping requirements. [Added 9-7-2004 by Ord. No. 04-18]

(1) The number of plantings required in the TC District shall be consistent with the number of plantings required in the UC District.

(2) The location of required plantings can be adjusted to accomplish the ~~TC~~Town Center (TC), Urban Commercial (UC), and Suburban Commercial (SC) Design Standards guidelines adopted by Resolution of the County Commissioners No.08-05, Town Center (TC), Urban Commercial (UC), and Suburban Commercial (SC) Design Standards: Commercial and Mixed-Use Development Guidelines, as amended.

(3) To accomplish the Town Center (TC), Urban Commercial (UC), and Suburban Commercial (SC) Design Standards guidelines: Commercial and Mixed-Use Development Standards, as amended, additional landscaping may be necessary.

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**§18:1-37. Design guidelines for the ~~UC, LIHS, and VC, and SC~~ Districts.**

*All new development and redevelopment in the ~~UC, LIHS, and VC and SC~~ Districts is strongly encouraged to incorporate the following design guidelines, which are intended to protect property values of adjacent properties and to promote new development that harmonizes with existing land use patterns in the County. The Planning Director and/or Planning Commission shall consider these guidelines in their review of all new development and redevelopment within the UC, LIHS, VC and SC Districts. The Planning Director and/or Planning Commission may not approve development applications that have not made a practical and good faith effort to comply with the following design guidelines.*

A. *The following guidelines apply to development in the ~~UC and~~ LIHS Districts.*

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B. *The following guidelines apply to development in the ~~SC and~~ VC Districts.*

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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 Wargotz

**DATE:** May 27, 2008

**PUBLIC HEARING HELD:** June 10, 2008 @ 6:30 p.m.

**VOTE:** 5 Yea 0 Nay

**DATE OF ADOPTION:** August 19, 2008

**EFFECTIVE DATE:** October 4, 2008

**Please refer to the amendments.  
This Ordinance was Adopted as Amended.**

FISCAL IMPACT NOTE

**Legislation No:** 0-08-11                      **Hearing Date:** 6-10-08  
**Date Introduced:** 5-27-08                      **Note Date:** 6-10-08

**Legislation Title:** Implementation of Design Standards for Development in the Suburban Commercial (SC), Urban Commercial (UC) and Town Center (TC) Districts in Queen Anne's County.

**Description:**

The purpose of this legislation is to implement the recommendations of the Chester/Stevensville Community Plan with respect to the design standards for development in the SC, UC, and TC zoning districts.

**Analysis of Fiscal Impact:**

There is no fiscal impact produced by this legislation, as it is simply a text amendment.