

AMENDMENT NO. 3 TO
COUNTY ORDINANCE NO. 08-11

AN AMENDMENT TO
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 amending pending County Ordinance 08-11 to provide that the same shall only apply to the Urban Commercial (UC) and Town Center (TC) Districts in Queen Anne's County.

BY AMENDING Section I of pending County Ordinance 08-11 to remove Section 18:1-21.F. from the pending ordinance, to delete the Suburban Commercial (SC) District from these Design Standards, and that the provisions of Section 18:1-37 not be amended with respect to the SC District.

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND that Section I of pending County Ordinance 08-11 be amended to read as follows:

Article V. District Standards

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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 ~~d~~Design Standards guidelines in § 18:1-37 adopted by Resolution of the County Commissioners No. 08-05, Town Center (TC) District and Urban Commercial (UC) 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.

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- [3] Minimum setbacks.

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[b] Large-lot subdivision.

[i] Front: 35 feet.

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

[iii] Rear: 40 feet.

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(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) and Urban Commercial (UC) Design Standards: Commercial and Mixed-Use Development Guidelines, 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 and Urban Commercial (UC) 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 ~~the~~ Town Center (TC) District and Urban Commercial (UC) District ~~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.

~~(e)~~ (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~~ are required to be provided when sites are developed or redeveloped. Sidewalks linking structures to roadside sidewalks ~~should~~ are to be provided wherever practical in accordance with the Town Center (TC) and Urban Commercial (UC) Design Standards on Pedestrian Access and Circulation.

~~(e)~~ (d) Parking location and layout shall be in accordance with the Town Center (TC) and Urban Commercial (UC) 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~~ are to 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)~~ (f) Exterior lighting shall be designed in accordance with the Town Center (TC) and Urban Commercial (UC) 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.~~

- ~~(f) (g) Buildings design, location, style, architectural details, materials and colors shall adhere to the Town Center (TC) and Urban Commercial (UC) Design Standards. should be in good scale and harmonious conformance with neighboring development.~~
- ~~(k) (h) Mechanical equipment or other utility equipment and hardware shall be screened in accordance with the Town Center (TC) and Urban Commercial (UC) 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) and Urban Commercial (UC) Design Standards.~~
- ~~(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 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) and Urban Commercial (UC) 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) and Urban Commercial (UC) 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) and Urban Commercial (UC) Design Standards guidelines adopted by Resolution of the County Commissioners No.08-05, Town Center (TC) and Urban Commercial (UC) Design Standards: Commercial and Mixed-Use Development Guidelines, as amended.

(3) To accomplish the Town Center (TC) and Urban Commercial (UC) 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, VC, and SC Districts.

All new development and redevelopment in the ~~UC~~, LIHS, 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 Amendment shall take effect upon its adoption.

AMENDMENT INTRODUCED BY: Commissioner Gunther

DATE: July 22, 2008

VOTE ON AMENDMENT: 3 Yea 2 Nay Commissioners Ransom and Fordonski

DATE OF VOTE: July 22, 2008