

COUNTY ORDINANCE NO. 08-27

A BILL ENTITLED

AN ACT CONCERNING Permitted Uses and Requirements in the Suburban Estate (SE) District;

FOR THE PURPOSE of modifying the permitted uses in the Suburban Estate (SE) District in Queen Anne's County, modifying density/intensity and dimensional and bulk requirements in such District and providing a new definition for "Medical Campus" in Chapter 18 of the Code of Public Local Laws of Queen Anne's County, Maryland.

BY AMENDING Sections 18:1-17 B., D. and E. of the Code of Public Local Laws and BY ADDING a definition for "Medical Campus" to §18 App-1. Definitions of the Code of Public Local Laws.

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND that Sections 18:1-17 B., D. and E. of the Code of Public Local laws be amended to read as follows:

Article V District Standards

§ 18:1-17 *Suburban Estate (SE) District*

. . .

B. Permitted uses.

. . .

(12) ~~Outdoor recreation.~~ — For-profit institutional

(13) ~~Private stables.~~ Outdoor recreation.

(14) ~~Outdoor recreation.~~ Private stables.

(15) ~~Single-family residential.~~ — Public service.

(16) Single-family residential

. . .

D. Density/intensity requirements.

. . .

(2) Maximum nonresidential floor area ratio.

(a) ~~All uses: .10~~ Institutional Uses: .30.

~~(b) In the growth area, density can be increased by a maximum of 25% using TDRs in accordance with Chapter 18:1, Part 6, Article XX. Other: .10~~

(c) In the growth area, density can be increased by a maximum of 25% using TDRs in accordance with Chapter 18:1, Part 6, Article XX.

E. Dimensional and bulk requirements.

. . .

(2) Nonresidential uses.

(a) Maximum impervious surface ratio.

[1] ~~All uses: .30.~~ Institutional uses: .65.

~~[2] In the growth area, impervious surface ratio allowed can be increased by a maximum of 25% using TDRs in accordance with Chapter 18:1, Part 6, Article XX.~~

Other: .30

[3] In the growth area, impervious surface ration allowed can be increased by a maximum of 25% using TDR's in accordance with Chapter 18:1, Part 6, Article XX.

. . .

(d) Maximum building height.

. . .

[2] All other: ~~30 feet.~~ 45 feet.

SECTION II

BE IT FURTHER ENACTED that the definition of Institutional

Uses in '18 App-1. Definitions of the Code of Public Local Laws be amended by adding Paragraph H. thereto to read as follows:

Chapter 18 App
Appendix A: Glossary

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

§ 18App-1. Definitions

. . .

INSTITUTIONAL USES- Uses approved by the County or a municipal corporation including:

. . .

H. Medical Campus - A parcel or group of parcels with a minimum combined area of 10 acres with a group of 2 or more buildings designed to concentrate medical care and services in a single location and offer a variety of medical services to promote the practice, teaching, and progress of medicine and care of residents. Uses could include diagnostic centers, research facilities, medical labs, assisted living facilities, rehabilitation centers, medical training facilities, medical specialties and medical support services

SECTION III

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

INTRODUCED BY: Commissioner Ransom

CO-SPONSORED BY: Commissioner Wargotz

DATE: December 23, 2008

PUBLIC HEARING HELD: February 24, 2009 @ 7:00 p.m.

VOTE: 5 Yea 0 Nay

DATE OF ADOPTION: February 24, 2009

DATE EFFECTIVE: April 11, 2009

FISCAL IMPACT NOTE

Legislation No: 0-08-27 **Hearing Date:** 02-24-09
Date Introduced: 12-23-08 **Note Date:** 02-24-09

Legislation Title: Permitted Uses and Requirements in the
Suburban Estate (SE) District

Analysis of Fiscal Impact:

This ordinance will provide an exemption from water/sewer ready to serve fees for qualified applicants. As shown below, and base on input from the Public Housing Authority, the annual amount anticipated is expected to be less than \$9000. The exemption amount will be paid from the General Fund to the Sanitary District Fund(s) so that those enterprise funds will be kept 'whole.'