

**COUNTY ORDINANCE NO. 07-07**

**A BILL ENTITLED**

**AN ACT CONCERNING Open Space Ratios Associated with Planned Residential Development in the Neighborhood Conservation (NC) Zoning District in Queen Anne's County and Adding Public Sewer and/or Water Requirements for Certain NC Districts.**

**FOR THE PURPOSE of reducing the minimum open space ratio to .10 in the NC-8, NC-15 and NC-20 Zoning Districts if less than ten dwelling units are proposed and adding requirements for public water and/or sewer in certain NC Districts.**

**BY AMENDING Section 18:1-19 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 Section 18:1-19 of the Code of Public Local Laws be amended as follows:**

***ARTICLE V***  
***District Standards***

*§18:1-19. Neighborhood Conservation (NC) District.*

*. . .*

*E. Dimensional and bulk requirements.*

*(1) Residential uses.*

*(a) Planned residential development.*

*[1] Minimum open space ratio.*

*[a] NC-1: .40.*

*[b] NC- 2: .40.*

*[c] NC-5: .40.*

*[d] NC-8: .30. (.10 if less than 10 dwelling units)*

*[e] NC-15: .30. (.10 if less than 10 dwelling units)*

*[f] NC-20: .30. (.10 if less than 10 dwelling units)*

*[2] Minimum site area.*

*[a] NC-1: two acres.*

*[b] NC- 2: four acres.*

[c] NC-5: 10 acres.

[d] NC-8: one acre.

[e] NC-15: one acre.

[f] NC-20: one acre.

[3] *Minimum lot area.*

[a] NC-1: 20,000 square feet.

[b] NC-2: one acre.

[c] NC-5: two acres.

[d] NC-8: 6,000 square feet. Public sewer and water required.

[e] NC-15: 7,500 square feet. Public sewer and water required.

[f] NC-20: 10,000 square feet. Public sewer required.

(b) *Large-lot subdivision.*

[1] NC-1: one acre.

[2] NC-2: two acres.

[3] NC-5: five acres.

[4] NC-8: 8,000 square feet. Public sewer and water required

[5] NC-15: 15,000 square feet. Public sewer required.

[6] NC-20: 20,000 square feet.

...

**SECTION II**

**BE IT FURTHER ENACTED** that this Ordinance shall take effect on the forty-sixth (46<sup>th</sup>) day following its enactment.

**CITIZEN SPONSORED**

**INTRODUCED BY: Commissioner Wargotz**

**DATE INTRODUCED: May 8, 2007**

**PUBLIC HEARING HELD: May 29, 2007 @ 6:45 p.m.**

**VOTE: 0 YEA 5 NAY**

**DATE OF ADOPTION: Failed**

## FISCAL IMPACT NOTE

**Legislation No:** O-07-07                      **Hearing Date:** 5-29-07  
**Date Introduced:** 5-8-07                      **Note Date:** 5-23-07

**Legislation Title:** Open Space Ratios Associated with Planned Residential Development in the Neighborhood Conservation (NC) Zoning District and Adding Public Sewer and/or Water Requirements

### **Description:**

The purpose of this legislation is to reduce the minimum open space ratio to .10 in the NC-8, NC-15 AND NC-20 Zoning Districts is less than ten dwelling units are proposed, and add a requirement for public water and/or sewer for these zones.

### **Analysis of Fiscal Impact:**

This legislation produces no significant fiscal impact in terms of open space ratio, as it simply reduces the amount of required open space for certain zones.

However, there could be significant fiscal impact produced by the water/sewer portion of this legislation, as the it is not clear in the legislation who (the County or the Developer) would bear the financial burden of extending the utilities to the properties affected.