

**COUNTY ORDINANCE NO. 07-08**

**A BILL ENTITLED**

**AN ACT CONCERNING Shared Access and Minimum Lot Frontage for Large-Lot Subdivisions in the Neighborhood Conservation (NC) Zoning Districts in Queen Anne’s County, Maryland.**

**FOR THE PURPOSE of allowing for a reduction in the minimum lot frontage for up to three (3) lots in a large-lot subdivision in the NC District when an unusual lot configuration exists and a shared entrance is proposed; providing said lots shall share a single point of ingress and egress; and requiring a recorded joint use easement and maintenance agreement.**

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

***ARTICLE V  
District Standards***

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

*...*

*E. Dimensional and bulk requirements.*

*(1) Residential uses.*

*...*

*(f) Minimum lot frontage.*

*[1] Single-family cluster: See § 18:1-36.*

*[2] Multifamily: See § 18:1-36.*

*[3] Manufactured home community: See § 18:1-36.*

*[4] Large-lot subdivision: 35 feet, except where an unusual lot configuration exists, and a shared entrance is proposed, lot frontage may be reduced to 20’ for up to three lots. All said lots shall share a single point of ingress and egress and a joint use easement and maintenance agreement must be recorded in the Land Records.*

*...*

**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 on behalf of the Board of County Commissioners**

**DATE INTRODUCED: May 8, 2007**

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

**VOTE: 1 YEA 4 NAY**

**DATE OF ADOPTION: Failed**

FISCAL IMPACT NOTE

**Legislation No:** O-07-08                      **Hearing Date:** 5-29-07  
**Date Introduced:** 5-8-07                      **Note Date:** 5-23-07

**Legislation Title:** Shared Access and Minimum Lot Frontage for Large-Lot Subdivisions in the Neighborhood Conservation (NC) Zoning Districts.

**Description:**

The purpose of this legislation is to allow for a reduction in the minimum lot frontage for up to three lots in a large-lot subdivision in the NC District when an unusual lot configuration exists and a shared entrance is proposed.

**Analysis of Fiscal Impact:**

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