

COUNTY ORDINANCE NO. 07-10

A BILL ENTITLED

AN ACT CONCERNING Minimum Lot Width and Minimum Side Yard Requirements of the Duplex Planned Residential Development Standards;

FOR THE PURPOSE of reducing the minimum lot width requirements and increasing the minimum side yard requirements of the duplex planned residential development standards in the Code of Public Local Laws of Queen Anne’s County, Maryland.

BY AMENDING Section 18:1-36 C. of the Code of Public Local Laws.

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE’S COUNTY, MARYLAND that Section 18:1-36 C. of the Code of Public Local Laws be amended to read as follows:

ARTICLE V
District Standards

...

§ 18:1-36. *Planned residential development standards.*

...

C. Duplex planned residential development. The duplex planned residential development technique proposes semidetached dwellings for single-family residential use. It has only one dwelling unit from ground to roof and only one wall in common with another dwelling unit. The following table specifies the minimum standards for a duplex planned residential development.

- (1) Minimum site/lot area: 4,000 square feet per dwelling.*
- (2) Minimum lot width: ~~50 feet.~~ 30’ as measured from the party wall.*
- (3) Minimum front yard: 20 feet.*
- (4) Minimum side yard: ~~40 feet.~~ 12 feet.*
- (5) Minimum rear yard: 15 feet.*
- (6) Off-street parking spaces: two spaces per unit.*
- (7) Building height: 35 feet.*

SECTION II

BE IT FURTHER ENACTED that this Ordinance shall take effect on the forty-sixth (46th) 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: 3 YEA 2 NAY

DATE OF ADOPTION: June 12, 2007

EFFECTIVE DATE: July 28, 2007

FISCAL IMPACT NOTE

Legislation No: O-07-10 **Hearing Date:** 5-29-07
Date Introduced: 5-8-07 **Note Date:** 5-23-07

Legislation Title: Minimum Lot Width and Minimum Side Yard Requirements of the Duplex Planned Residential Development Standards.

Description:

The purpose of this legislation is to modify lot width and side yard requirements of the duplex planned residential development standards.

Analysis of Fiscal Impact:

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