

COUNTY ORDINANCE NO. 07-12

A BILL ENTITLED

AN ACT CONCERNING Screening Requirements for Noncontiguous Development under the Queen Anne's County Zoning Ordinance (Chapter 18 of the Code of Public Local Laws of Queen Anne's County, Maryland).

FOR THE PURPOSE of clarifying that an existing forest, if preserved, may be utilized to meet the planted tree buffer requirements for noncontiguous development and allowing existing mature forest on adjacent lands may be utilized to meet the screening provisions with respect to noncontiguous development.

BY AMENDING Section 18:1-98 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 18:1-98 E. of the Code of Public Local Laws be amended to read as follows:

**ARTICLE XIX
Noncontiguous Development**

. . .

§ 18:1-98. Application and standards.

. . .

E. Developed parcel screening requirements. [Added 8-2-2005 by Ord. No. 05-12]

(1) A planted tree buffer at least 50 feet in width shall be installed between the developed portion of the parcel and any adjacent farm operation or tillable and pasture land and any public road, unless an existing forest, 50' wide exists, and is to be preserved.

. . .

(3) The screening provisions of this section may be used to meet the provisions of the Forest Conservation Act and may not be required when there is an existing mature forest located between the proposed development and any farm operation, tillable or pasture land, and any public road provided that the mature forest is identified by a forest stand delineation and will be protected by a long-term protective

agreement in accordance with the provisions of Chapter 18:2, Forest Conservation, or where an existing mature forest at least 50' wide exists on the adjacent land.

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: 0 YEA 5 NAY

DATE OF ADOPTION: Failed

FISCAL IMPACT NOTE

Legislation No: O-07-12 **Hearing Date:** 5-29-07
Date Introduced: 5-8-07 **Note Date:** 5-23-07

Legislation Title: Screening Requirements for Noncontiguous Development Under the Zoning Ordinance.

Description:

The purpose of this legislation is to clarify that an existing forest, if preserved, may be utilized to meet the planted tree buffer requirements for noncontiguous development and allowing that existing mature forest on adjacent lands may be utilized to meet the screening provisions with respect to noncontiguous development.

Analysis of Fiscal Impact:

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