

AMENDMENT NO. 1 TO
COUNTY ORDINANCE NO. 07-16

AN AMENDMENT TO
A BILL ENTITLED

AN ACT CONCERNING Sliding-Scale Subdivision As Part of
Development Applications Utilizing Noncontiguous Development or
Cluster Subdivision;

FOR THE PURPOSE of amending pending County Ordinance 07-16
to provide that an application for Cluster development may not be
submitted within twenty-four (24) months of recordation of an
approved sliding-scale subdivision plat for the same land and
clarifying the applicability of this Ordinance to pending
applications;

BY AMENDING pending County Ordinance 07-16.

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S
COUNTY, MARYLAND that pending County Ordinance 07-16 be amended
so that the proposed amendment to Section 18:1-13 K. of the
Public Local Laws of Queen Anne's County read as follows:

ARTICLE V
District Standards

§ 18:1-13. General district regulations.

. . .

K. Special restrictions on large-lot, sliding-scale, and single-family cluster subdivisions.

- (1) *A lot or parcel, or a part thereof, created by single-family large-lot or large-lot agricultural subdivision meeting the minimum lot size requirements set forth in this section may not be further subdivided as a single-family cluster or multifamily development; or be used as a transferor parcel for the transfer of development rights.*
- (2) *Existing lots of record in the AG or CS Zoning District that were not created by the cluster, large-lot, or sliding-scale subdivision techniques may be reduced in size below 20 acres but not to less than 20,000 square feet in size.*
- (3) *Properties created through the large-lot subdivision technique may not be reduced in size below 20 acres.*
- (4) *The number of sliding-scale lots allowed will be based only on the original*

parcel size, and any future sliding-scale potential will be the right of the original parcel's owner. Applicants for newly proposed sliding-scale subdivisions must provide to the Planning Director a cover letter outlining the history of the original parcel and any future subdivision potential.

(5) An application proposing a sliding-scale subdivision may not be submitted in combination with or as part of a subdivision application proposing cluster subdivision or noncontiguous development in accordance with Article XIX of this Chapter 18. Applications for either a sliding-scale subdivision or cluster development (including noncontiguous development) for the same tract of land or parcel may not be submitted within twenty-four (24) months of recordation of an approved subdivision plat for either sliding-scale or cluster development (including noncontiguous development).

(~~5~~ 6) Lots created through the cluster subdivision technique may not be further subdivided, except as provided for in §18:1-174.B.(6) of this Chapter 18.

SECTION II

BE IT FURTHER ENACTED that County Ordinance 07-16, as amended shall not be construed or interpreted to prohibit, effect or otherwise apply to any subdivision application which has been filed and is pending on the effective date of such Ordinance.

SECTION III

BE IT FURTHER ENACTED that this Amendment to County Ordinance 07-16 shall take effect immediately upon its adoption and that this Amendment shall thereupon be referred to the Queen Anne's County Planning Commission for its further recommendations within thirty (30) days pursuant to Section 18:1-221 of the Code of Public Local Laws.

AMENDMENT INTRODUCED BY: Commissioner Wargotz

DATE: June 12, 2007

VOTE ON AMENDMENT: 0 Yea 5 Nay

DATE OF VOTE: Failed - 6/12/07