

COUNTY ORDINANCE NO. 96-12

A BILL ENTITLED

AN ACT concerning the repeal and readoption with amendments of Section 2300 of the Queen Anne's County Zoning Ordinance and Subdivision Regulations, 1994 update.

FOR THE PURPOSE of amending the definition of "Lot" under the Queen Anne's County Zoning Ordinance and permitting two or more parcels of land divided by a private road to be treated as a single lot for purposes of the Queen Anne's County Zoning Ordinance subject to certain conditions.

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND, that the definition of "Lot" as contained in Section 2300 of the Queen Anne's County Zoning Ordinance and Subdivision Regulations, 1994 update be repealed and the following definition be and is hereby adopted:

SECTION 2300. DEFINITIONS

...

"Lot - A parcel of land undivided by any public or private road. Notwithstanding the foregoing, two or more areas of land divided by a private road which would otherwise qualify as separate "Lots" under the foregoing definition may be treated as a single lot if an appropriate plat and any private road covenants required by this Ordinance include a legend and provisions declaring that the divided parcel (i) shall be treated as a single "Lot" for purposes of this Ordinance, (ii) shall remain in common ownership unless and until the same be further subdivided, and (iii) shall not be further subdivided without approval of the Queen Anne's County Planning Commission."

...

SECTION II

BE IT FURTHER ENACTED that this Act will take effect on the forty-sixth day following its passage.

Introduced By: Commissioner O'Donnell

Date: October 15, 1996

Public Hearing Held: Nov. 12, 1996

Vote: 5 Yea 0 Nay

Date: November 12, 1996

Effective date January 4, 1997