COUNTY ORDINANCE NO. <u>14-11</u>

A BILL ENTITLED

AN ACT CONCERNING Impervious Surface and Transferable Development Rights in the Suburban Industrial District;

FOR THE PURPOSE of increasing the impervious surface ratio in the Suburban Industrial (SI) zoning district in designated growth areas outside of the Chesapeake Bay Critical Area and repealing the provisions for increasing impervious surface ratio in growth areas in the SI district through the use of transferable development rights;

BY AMENDING Section 18:1-23 E. (2)(a)[1] and REPEALING Section 18:1-23 E.(2)(a)[2] of the Code of Public Local Laws of Queen Anne's County, Maryland.

<u>SECTION I</u>

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND that Section 18:1-23 E. of the Code of Public Local Laws be and is hereby amended to read as follows:

Chapter 18:1 ZONING AND SUBDIVISION REGULATIONS
Part 3: Zoning Districts
Article V: District Standards

. . .

§18:1:23 Suburban Industrial (SI) District

    A.   Purpose. The Suburban Industrial (SI) District is intended to provide primarily for the development of office, regional commercial, warehouse, and light industrial uses that are compatible with surrounding development. New development within the SI District should provide adequate screening and buffer yards in order to minimize adverse impacts to surrounding areas.

. . .

    E.   Dimensional and bulk requirements.
    (1)   Residential uses: not applicable.
    (2)   Nonresidential uses.
        (a) Maximum impervious surface ratio.
            [1] All uses = .65; <u>except uses located in Growth Areas outside the Chesapeake Bay Critical Area = .80</u>

[2] In the growth areas, impervious surface ratio allowed can be increased by a maximum of 25% using TDRs in accordance with Chapter 18:1, Part 6, Article XX.

. . .

SECTION II

BE IT FURTHER ENACTED that this Ordinance shall take effect on the forty-sixth (46th) day following its enactment.

INTRODUCED BY: Commissioner Moran

DATE: June 24, 2014

PUBLIC HEARING HELD: July 22, 2014 @ 6 pm

VOTE: 5 Yea   0 Nay

DATE OF ADOPTION: August 12, 2014

EFFECTIVE DATE: September 27, 2014