COUNTY ORDINANCE NO. 21-06

A BILL ENTITLED

AN ACT CONCERNING Accessory Structures in Side Yards of Property Abutting Two Streets;

FOR THE PURPOSE of allowing residential accessory structures in the portion of the side yard not within the front yard setback on properties abutting two streets; and generally revising the provision on residential accessory structures in Chapter 18:1 of the Code of Public Local Laws of Queen Anne’s County;

BY AMENDING Section 18:1-45 B 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 18:1-45 B of the Code of Public Local Laws be and is hereby AMENDED to read as follows:

[CAPITAL and bold faced text for new wording and strikethrough for deleting.]

§ 18:1-45 Residential accessory structures.

B. Location restrictions.

(1) A residential accessory structure:

(a) May not be attached or connected in any manner to any other structure; and

(b) Shall be located:

[1] At least three feet from any property line;

[2] Except as provided in Subsection B(2) of this
section, at least six feet from the closest point of the principal building; and

[3] Except as provided in Subsection B(3) of this section, in a side or rear yard.

(2) Pools may be exempt from the setback from principal structure requirement under Subsection B(1)(b)[2] of this section, provided that the pool has a perimeter walkway of at least four feet.

(3) When the rear lot line abuts tidal wetlands, a residential accessory structure may be located in that portion of a front yard that is not within the front setback required by this article.

(4) WHEN A PROPERTY ABUTS TWO STREETS A RESIDENTIAL ACCESSORY STRUCTURE MAY BE LOCATED IN THAT PORTION OF THE SIDE YARD THAT IS NOT WITHIN THE FRONT YARD SETBACK REQUIRED BY THIS ARTICLE.

SECTION II

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

INTRODUCED BY: Commissioner Corchiarino

DATE: July 27, 2021

PUBLIC HEARING HELD: August 24, 2021 @ 6 pm

VOTE: __ Yea  __ Nay

DATE OF ADOPTION:

EFFECTIVE DATE: