

COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND

EMERGENCY BILL 20-1

BY: Commissioners Bertino, Bunting, Church, Elder, Mitrecic, Nordstrom and Purnell
INTRODUCED: February 18, 2020

AN EMERGENCY BILL ENTITLED

AN ACT Concerning

Zoning - Off-Premises Parking

For the purpose of amending the provisions for off-premises parking in the CM Commercial Marine District to increase the allowable percentage of off-premises parking permitted.


Section 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection ZS 1-320(h) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows.

- (h) Off-premises parking. In a C or I District and in a unified development located in any District, up to fifty percent of the parking required by Subsection (a) hereof may be provided off-premises, or where the use or structure is located in a CM District, up to ninety percent of the parking required by Subsection (a) hereof may be provided off-premises, provided that:
- (1) It is not located greater than five hundred feet from the building or use served by any off-premises parking. Distances shall be measured by the shortest walking path, using sidewalks and crosswalks, from the farthest point of the off-premises parking area.
 - (2) The off-premises parking area is not separated from the buildings or uses by an arterial or collector highway as listed in § ZS 1-326 hereof.
 - (3) Prior to the issuance of any building or zoning permit for any use or structure utilizing off-premises parking the owners shall execute a written contract, easement or agreement, acceptable to the County Attorney, providing for the continued use of any off-premises parking and all terms and conditions as originally approved by the Planning Commission which shall be recorded in the land records of Worcester County. Any certificate of occupancy issued for any use or structure utilizing off-premises parking shall be conditioned upon the continued availability of the required parking spaces. Any applicant and their successors shall annually provide the Department with certification that the required parking spaces are still available.

Section 2. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that this Bill, having been declared an Emergency Bill, shall take effect immediately upon its passage.

PASSED this 3rd day of March, 2020.


ATTEST:


Harold L. Higgins
Chief Administrative Officer


COUNTY COMMISSIONERS OF
WORCESTER COUNTY, MARYLAND


Joseph M. Mitrecic, President



Theodore J. Elder, Vice President


Anthony W. Bertino, Jr.


Madison J. Bunting, Jr.


James C. Church


Joshua C. Nordstrom


Diana Purnell