

COUNTY ORDINANCE NO. 22-07

A BILL ENTITLED

AN ACT CONCERNING Residential Density Bonus in the Waterfront Village Center (WVC) Zoning District;

FOR THE PURPOSE of allowing increased mixed use residential density in the Waterfront Village Center (WVC) Zoning District when redeveloping properties with dilapidated or abandoned structures and sites; revising the "Bonus" provisions of Section 18:1-26 of the Code of Public Local Laws; and generally dealing with and revising the maximum potential residential density in the WVC Zoning District.

BY AMENDING Section 18:1-26 N. 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 18:1-26 N. of the Code of Public Local Laws be and is hereby AMENDED to read as follows:

**Bold** indicates language proposed to be added to the County Code. ~~Strike through~~ indicates language proposed to be deleted from the County Code. *Italic* indicates the term is defined in APPENDIX - a Glossary.

18:1-26 Waterfront Village Center (WVC) District

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N. Bonus.

(1) In general.

(a) When approving a *site plan* within the WVC District, the *Planning Commission* at the time of *site plan* review may consider a modification to: **Subsection F(1) to permit a maximum density of up to 25 dwellings per acre for redevelopment of properties with dilapidated or abandoned structures and sites; and**

Subsection F(2)(a)[2] and (4) to permit a maximum nonresidential *floor area ratio* of 0.40 and height of 55 feet (for any nonresidential or *multifamily residential building* with no other bonus provision requirements specified in Subsection N(2) below, provided at least 50% of the first floor area is elevated to allow for *parking* under the *building*.)

(b) When approving a *site plan* within the WVC District, the *Planning Commission* at the time of *site plan review*, may grant a bonus to the normally allowed *floor area* and *building height* standards as provided in Subsection F above.

(c) Subject to Subsection N(2) below, the *Planning Commission* may grant a specified bonus:

[1] Up to 0.50 *FAR*; and

[2] Up to 60 feet in allowable *building height*;

and/or

[3] Up to 25 dwellings per acre allowable maximum

density.

(d) The resulting bonus may not exceed the maximum bonus allowed by the bonus schedule.

## **SECTION II**

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

**INTRODUCED BY: Jim Moran**

**DATE: July 12, 2022**

**PUBLIC HEARING HELD:**

**VOTE: \_\_\_\_\_ Yea \_\_\_\_\_ Nay**

**DATE OF ADOPTION: \_\_\_\_\_**