

COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND

BILL 23-05

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BY: Commissioners Mitrecic and Purnell

INTRODUCED: May 16, 2023

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A BILL ENTITLED

AN ACT Concerning

Zoning – Multi-family dwelling units in the C-3 Highway Commercial District

For the purpose of amending the Zoning and Subdivision Control Article to allow as a permitted use multi-family dwelling units accessory to an established commercial structure or use of land.

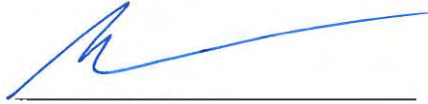
Section 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that a new Subsection § ZS 1-211(b)(26) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be enacted to read as follows:

- (26) Multi-family dwelling units as an accessory use to an established commercial structure or use of land if sixty-five percent or more of the net lot area of the parcel is improved with uses permitted in the C-3 Highway Commercial District. Minimum lot requirements for the multi-family dwelling units shall be: lot area, twelve thousand square feet [see § ZS 1-305(l) hereof]; maximum density, ten units per net acre; lot width, eighty feet; front yard setback, twenty-five feet [see § ZS 1-305(b) hereof]; each side yard setback, six feet; and rear yard setback, twenty feet; minimum open space provided, fifteen percent of the net lot area; and subject to the provisions of § ZS 1-325 hereof.

Section 2. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that this Bill shall take effect forty-five (45) days from the date of its passage.

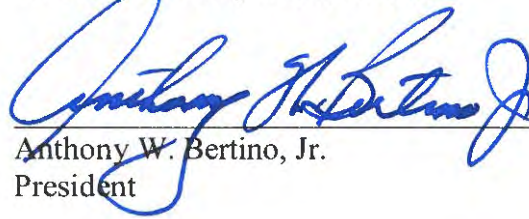
PASSED this 20th day of June, 2023.

Attest:

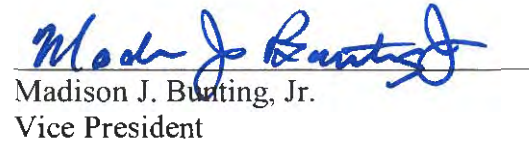


Weston S. Young  
Chief Administrative Officer

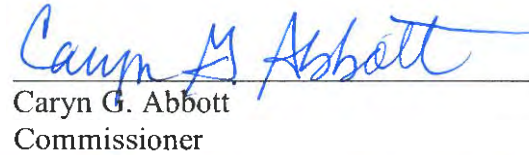
Worcester County Commissioners



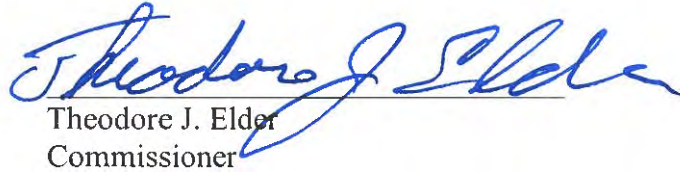
Anthony W. Bertino, Jr.  
President



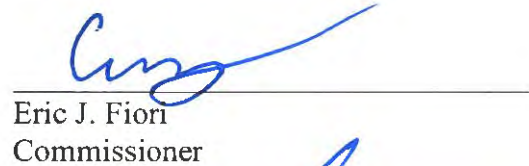
Madison J. Bunting, Jr.  
Vice President



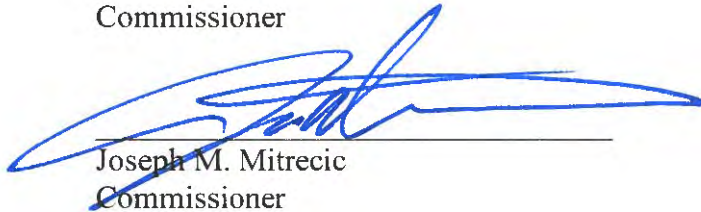
Caryn G. Abbott  
Commissioner



Theodore J. Elder  
Commissioner



Eric J. Fiori  
Commissioner



Joseph M. Mitrecic  
Commissioner



Diana Purnell  
Commissioner