

COUNTY ORDINANCE NO. 24-02

A BILL ENTITLED

AN ACT CONCERNING the Camping Cooperative use in the Suburban Residential (SR) Zoning District in Queen Anne's County;

FOR THE PURPOSE of amending the permitted uses in the Suburban Residential (SR) Zoning District to include camping cooperatives; to establish a minimum site area; to establish minimum setbacks; and to define a camping cooperative;

BY ADDING Sections § 18:1-18.B(1), § 18:1-18.E[4], § 18:1-18.E[5], and a definition to 18App-1 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 §§ 18:1-18.B(1), § 18:1-18.E[4], § 18:1-18.E[5], and 18App-1 of the Code of Public Local Laws be and are hereby AMENDED to read as follows.

§ 18App-1 Definitions.

In Chapter 18, the following words have the meanings indicated:

CAMPING COOPERATIVE

A SEASONAL, NON-PROFIT CAMPGROUND ORGANIZED AS A COOPERATIVE HOUSING CORPORATION THAT DOES NOT OFFER SHORT-TERM CAMPSITES FOR RENT TO MEMBERS OF THE PUBLIC, WHOSE MEMBERS HOLD LONG-TERM LEASES FOR CAMPSITES, THAT DOES NOT ALLOW YEAR-ROUND RESIDENCY, AND THAT INCLUDES RECREATIONAL AMENITIES AND ADMINISTRATIVE STRUCTURES AVAILABLE ONLY FOR USE WHERE ONLY RECREATIONAL VEHICLES AS DEFINED IN SECTION 14:3-12(B) AND TENTS ARE ALLOWED AND ONLY BY MEMBERS OF THE COOPERATIVE HOUSING CORPORATION.

§ 18:1-18 Suburban Residential (SR) District.

- A. Purpose. The Suburban Residential (SR) District is intended to provide for a variety of housing types at moderate densities. Permitted densities are slightly higher than allowed in the SE District. Open space requirements are slightly lower than in the SE District. The SR District shall be characterized by multifamily, or single-family cluster housing served by public sewer, with a moderate amount of open space.
- B. Permitted uses.

(1) CAMPING COOPERATIVE

E. Dimensional and bulk requirements.

(1) Residential uses.

(b) Minimum *site* area.

- [1] *Single-family cluster*: two acres.
- [2] *Multifamily*: two acres.
- [3] *Manufactured home community*: five acres.
- [4] **CAMPING COOPERATIVE: FORTY ACRES.**

(d) Minimum setbacks.

- [1] *Single-family cluster*: See § 18:1-36.
- [2] *Multifamily*: See § 18:1-36.
- [3] *Manufactured home community*: See § 18:1-36.
- [4] *Large-lot subdivision*.
 - [a] Front: 40 feet.
 - [b] Side (minimum/total): 15 feet/35 feet.
 - [c] Rear: 50 feet.

[5] **CAMPING COOPERATIVE**

[A] **ALL TRAILERS AND RECREATIONAL VEHICLES SHALL BE AT LEAST 6 FEET FROM LOT LINES.**

[B] **ALL ADMINISTRATIVE AND RECREATIONAL STRUCTURES SHALL BE 40 FEET FROM THE FRONT LOT LINE, 15 FEET FROM SIDE LOT LINES, AND 50 FEET FROM THE REAR LOT LINE.**

SECTION II

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

INTRODUCED BY: Commissioner Jack Wilson

DATE: February 13, 2024

PUBLIC HEARING HELD: March 12, 2024

VOTE: 5 Yea 0 Nay

DATE OF ADOPTION: March 26, 2024