

NOTICE OF INTRODUCTION OF BILL 17-2  
WORCESTER COUNTY COMMISSIONERS

Take Notice that Bill 17-2 (Zoning - Health Care Planned Unit Development District) was introduced by Commissioners Bertino, Bunting, Church, Elder, Lockfaw, Mitrecic and Purnell on February 21, 2017.

A fair summary of the bill is as follows:

§ ZS 1-348. (Creates this new Section of the Worcester County Zoning Ordinance with the purpose and intent of encouraging comprehensively planned health care facilities and uses under a unified plan of development, known as Health Care Planned Unit Developments - HCPUD, in order to ensure compatibility with and minimum impact upon development in the surrounding area; establishes location and area requirements for a HCPUD to be permitted in the C-1 Neighborhood Commercial District, C-2 General Commercial District and C-3 Highway Commercial District on lots at least ten acres in area; establishes the permitted uses and structures in the HCPUD including outpatient treatment facilities, hospitals, medical laboratories, doctors offices, drug stores and pharmacies, urgent care centers, nursing facilities, day care centers, and limited retail and service establishments to serve the needs of the employees, patients and patient families; establishes area limitations for uses requiring at least ten percent of the total gross lot area to be devoted to open space; establishes a permitted density whereby the total gross square footage limitation of building size for each parcel may be combined in a HCPUD to permit larger buildings, with a maximum increased area of twenty-five percent larger in the C-1 District; establishes that lot and road frontage requirements shall be as approved by the Planning Commission, with certain limitations; requires parking in accordance with Section ZS 1-320; requires landscaping, buffering and screening in accordance with Section ZS 1-322; establish a maximum height requirement for buildings in the HCPUD of four stories or forty-five feet; establishes a review and approval procedure by the Technical Review Committee and the Planning Commission; establishes minimum criteria for approval of the HCPUD by the Planning Commission with respect to size, location and design; provides that while the provisions of the HCPUD District shall first apply, other provisions of the Zoning Ordinance shall also apply; establishes site plan review criteria and required information to be submitted for the proposed development; and provides that no permits shall be issued in a HCPUD until the Planning Commission has reviewed and approved the HCPUD.)

**A Public Hearing**

will be held on Bill 17-2 at the Commissioners' Meeting Room, Room 1101 - Government Center, One West Market Street, Snow Hill, Maryland, on **Tuesday, March 21, 2017 at 11:00 a.m.**

This is only a fair summary of the bill. A full copy of the bill is posted on the Legislative Bulletin Board in the main hall of the Worcester County Government Center outside Room 1103, is available for public inspection in Room 1103 of the Worcester County Government Center and is available on the County Website at <http://www.co.worcester.md.us/commissioners/legsltn.aspx> .

THE WORCESTER COUNTY COMMISSIONERS