

NOTICE OF PASSAGE OF BILL 18-2
WORCESTER COUNTY COMMISSIONERS

Take Notice that Bill 18-2 (Zoning - Seasonal Resort Developments) was passed by the County Commissioners on April 17, 2018.

A fair summary of the bill is as follows:

§ ZS 1-208(c)(17). (Renumbers the existing subsection 17 to subsection 18 and adds a new subsection 17 to add Seasonal Resort Developments, subject to the provisions of section ZS 1-350, to the list of principal uses and structures permitted by special exception in the R-4 General Residential District.)

§ ZS 1-350. (Adds this new section to the Worcester County Zoning Ordinance regarding Seasonal Resort Developments for the purpose of encouraging comprehensively planned seasonal resort developments and associated uses under a unified plan of development that allows for flexibility while also requiring unified design and ensuring compatibility with and minimum impact upon existing and future development in the surrounding area and in accordance with plans to ensure adequate open space, safe internal traffic circulation, sufficient parking, appropriate access to public roadways, and adequate buffering and landscaping as the lands are developed; requires a minimum lot area of five acres for a seasonal resort development; establishes permitted uses and structures, including cabins, cottages and similar structures, recreational areas and facilities, and associated office and maintenance facilities; establishes limitations on operations to prevent their use as a primary residence and to specifically prevent occupancy during the months of November through February; establishes area limitations for uses and requires a minimum of 30% of the land area to be devoted to common use open space; establishes a permitted density not to exceed eight units per acres; establishes minimum lot and road frontage requirements; establishes minimum parking requirements; provides for landscaping, buffering and screening requirements; establishes maximum height requirements for buildings and structures; provides review and approval procedures for site plans; establishes Planning Commission criteria for approval requiring a finding that the proposed development will consist of structures of an integrated and harmonious design, provided with adequate vehicular, pedestrian and bicycle circulation, parking, service, utility services, open space, and landscaping; specifies that other regulations of the Zoning Ordinance shall also apply to such developments; and provides that no permit shall be issued for any work in connection with a seasonal resort development until the Planning Commission shall have reviewed and approved the seasonal resort development.)

This bill becomes effective forty-five (45) days from the date of its passage.

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 www.co.worcester.md.us.

THE WORCESTER COUNTY COMMISSIONERS