

First Reading _____
Second Reading _____

ORDINANCE 2010-

AN ORDINANCE TO AMEND CHAPTER 110, ENTITLED ZONING,
OF THE CODE OF THE TOWN OF OCEAN CITY, MARYLAND

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE MAYOR AND CITY COUNCIL OF OCEAN CITY THAT CHAPTER 110, ENTITLED ZONING, OF THE CODE OF THE TOWN OF OCEAN CITY, MARYLAND BE, AND IT IS HEREBY AMENDED BY ADDING A DEFINITION TO SECTION 110-2, BY REPEALING AND REENACTING WITH AMENDMENT SECTION 110-454, BY REPEALING AND REENACTING WITH AMENDMENT SUBSECTION 110-456(1), BY ADDING SUBSECTION 110-514(24), BY REPEALING AND REENACTING WITH AMENDMENT SUBSECTIONS 110-516(1) AND 110-546(1) AND ADDING SUBSECTION 110-933(1), AS FOLLOWS:

Sec. 110-2. Definitions.

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Mixed-use development. A development project in which a gross floor area equal to a minimum of 20 percent of the lot area is devoted to commercial uses accessible to the general public that are permitted in the district, exclusive of residential uses including single family, multiple family, two family, hotel and motel units.

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Sec. 110-454. Uses permitted by conditional use.

The following uses are permitted by conditional use in accordance with article II, division 5:

(1) Residential uses, including multiple-family, hotel/motel units, and roominghouses that are not part of a mixed-use development project. Lot area requirements (density) as follows:

- a. Lot area per multiple-family dwelling unit: 2,000 square feet.
- b. Lot area per hotel/motel guest room or suite: 1,000 square feet.
- c. Lot area per roominghouse, boardinghouse, lodginghouse guest room: 1,000 square feet.

Sec. 110-456. Bulk regulations.

Bulk regulations are as follows except as otherwise provided in article V, division 2:

LAW OFFICES

AYRES, JENKINS,
GORDY & ALMAND, P.A.

SUITE 200
6200 COASTAL HIGHWAY
OCEAN CITY, MD 21842

(1) Minimum lot area requirements.

a. Lot area: 5,000 square feet, except subdivided two-family dwellings and townhouses shall be in accordance with section 110-906.

- b. i. Lot area per multiple-family dwelling unit in a mixed-use development project: 1,450 square feet.
- ii. Lot area per hotel/motel guest room or suite: 1,000 square feet.
- iii. Lot area per roominghouse, boardinghouse, lodginghouse guest room: 1,000 square feet.

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Sec. 110-514. Uses permitted by conditional use.

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(24) Residential uses, including multiple-family, hotel/motel units, and roominghouses that are not part of a mixed-use development project. Lot area requirements (density) as follows:

a. East of Philadelphia Avenue or Coastal Highway.

- i. Lot area per multiple-family dwelling unit: 1,450 square feet.
- ii. Lot area per hotel/motel guest room or suite: 1,000 square feet.
- iii. Lot area per roominghouse, boardinghouse or lodginghouse guest room: 1,000 square feet.

b. West of Philadelphia Avenue or Coastal Highway.

- i. Lot area per multiple-family dwelling unit: 2,000 square feet.
- ii. Lot area per hotel/motel guest room or suite: 1,000 square feet.
- iii. Lot area per roominghouse, boardinghouse or lodginghouse guest room: 1,000 square feet.

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Sec. 110-516. Bulk regulations. (LC-1 district)

Bulk regulations are as follows except as otherwise provided in article V, division 2:

(1) Minimum lot area requirement.

a. Lot area: 5,000 square feet, except subdivided two-family dwellings and townhouses shall be in accordance with section 110-906.

b. Lot area per multiple-family dwelling unit in a mixed-use development project.

i. East of Philadelphia Avenue or Coastal Highway

- A. Lot area per multiple-family dwelling unit: 1,000 square feet.
- B. Lot area per hotel/motel guest room or suite: 500 square feet.
- C. Lot area per roominghouse, boardinghouse or lodginghouse guest room: 500 square feet.

ii. West of Philadelphia Avenue or Coastal Highway.

- A. Lot area per multiple-family dwelling unit: 1,450 square feet.
- B. Lot area per hotel/motel guest room or suite: 1,000 square feet.
- C. Lot area per roominghouse, boardinghouse or lodginghouse guest room: 1,000 square feet.

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Sec. 110-546. Bulk regulations.

Bulk regulations are as follows except as otherwise provided in article V, division 2:

(1) Minimum lot requirements.

a. Lot area: 5,000 square feet, except subdivided two-family dwellings and townhouses shall be in accordance with section 110-906.

b. Lot area per multiple-family unit in a mixed-use development project.

i. East of Philadelphia Avenue or Coastal Highway.

- A. Lot area per multiple-family dwelling unit: 1,000 square feet.
- B. Lot area per hotel/motel guest room or suite: 500 square feet.
- C. Lot area per roominghouse, boardinghouse or lodginghouse guest room: 500 square feet.

ii. West of Philadelphia Avenue or Coastal Highway.

- A. Lot area per multiple-family dwelling unit: 1,450 square feet.

- B. Lot area per hotel/motel guest room or suite: 1,000 square feet.
- C. Lot area per roominghouse, boardinghouse or lodginghouse guest room: 1,000 square feet.

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Sec. 110-933. Interpretation of minimum requirements.

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(1) In the case of mixed-use development projects as defined in Sect. 110-2, the off-street parking requirement for commercial uses shall be reduced by 20 percent, and up to 20 percent of the remaining spaces may be compact in size, but no smaller than eight and one-half feet in width by 18 feet in length. No special exceptions or variances may be granted to this provision that would allow more or smaller compact spaces.

INTRODUCED at a meeting of the City Council of Ocean City, Maryland held on March 15, 2010.

ADOPTED AND PASSED by the required vote of the elected membership of the City Council and approved by the Mayor at its meeting held on April 5, 2010.

ATTEST:

CAROL JACOBS, Clerk

RICHARD W. MEEHAN, Mayor

Approved as to Form:

JOSEPH M. MITRECIC, President

GUY R. AYRES III, City Solicitor

LLOYD MARTIN, Secretary