

Appendix B: Proposed Amendments to Annapolis County Municipal Planning Strategy

Section	Delete	Replace with	Rationale
4.2	<p>MIXED USE DESIGNATION</p> <p>The purpose of the Mixed Use Designation is to identify on the FLUM those areas within the Planning Area that are presently characterized by mixed use development or are considered appropriate for future mixed-use development. The mixed-use term refers to present allotment or the potential availability of land to support a mixing of residential with compatible, low-level density, non-obnoxious commercial or light industrial uses</p>	<p>MIXED USE DESIGNATION</p> <p>The purpose of the Mixed Use Designation is to identify on the FLUM those areas within the Planning Area that are presently characterized by mixed use development or are considered appropriate for future mixed-use development. The mixed-use term refers to present allotment or the potential availability of land to support a mixing of residential with compatible, low-level density residential including single units, duplexes and townhouses/row houses, non-obnoxious commercial or light industrial uses</p>	Consistency
Policy 4.2.2	<p>Accessory Dwelling Units</p> <p>It is the policy of Council to permit a secondary structure containing no more than one dwelling unit on the same lot as an existing residential use where the added structure can be accommodated on the available property by site plan approval in accordance with the evaluative criteria set out in Policy 7.3.4.1</p>	<p>Accessory Dwelling Units</p> <p>It is the policy of Council to permit a secondary structure containing no more than one dwelling unit on the same lot as an existing residential use where the added structure can be accommodated on the available property. by site plan approval in accordance with the evaluative criteria set out in Policy 7.3.4.1</p>	Consistency
4.5.3	<p>Residential Uses in Commercial Zones</p> <p>It is the policy of Council that all existing residential uses shall be considered permitted uses in the Commercial zones, but the development of new residential uses shall not be permitted, except where the entire ground floor area of the structure is</p>	<p>Residential Uses in Commercial Zones</p> <p>It is the policy of Council that all existing residential uses shall be considered permitted uses in the Commercial zones, but the development of new residential uses shall not be permitted, except where there is an established commercial use and in the case of mixed use</p>	Clarity & Consistency

	devoted exclusively to commercial or office use, in which case the upper stories may contain dwelling units.	residential and commercial building, part of or the entire ground floor area of the structure is devoted exclusively to commercial or office use, in which case part of the ground floor not exceeding 35% of the ground floor and the upper stories may contain dwelling units.	
Policy 6.2.1.7	<p>Multiple Main Buildings on a Lot</p> <p>It is the policy of Council to permit no more than one main building on a lot except by site plan approval in accordance with the evaluative criteria set out in Policy 7.3.4.1 where development on the lot shall comply with the land use, yard, height, setback, and coverage requirements of the applicable zone and where provisions for separation of all additional structures are sufficient to accommodate convenient pedestrian and vehicle access, provide for onsite water and wastewater servicing where applicable, and ensure the safety of occupants and the public.</p>	<p>Multiple Main Buildings on a Lot</p> <p>It is the policy of Council to permit no more than one two main buildings on a lot except by site plan approval in accordance with the evaluative criteria set out in Policy 7.3.4.1 where development on the lot shall comply with the land use, yard, height, setback, and coverage requirements of the applicable zone and where provisions for separation of all additional structures are sufficient to accommodate convenient pedestrian and vehicle access, provide for onsite water and wastewater servicing where applicable, and ensure the safety of occupants and the public.</p>	Consistency
Policy 7.3.3.3		<p>Policy 7.3.3.3 Special situation: Rezoning</p> <p>It is the policy of Council to consider rezoning a property that is split between multiple residential zones in the same Residential Designation or split between the Agricultural and Mixed Use Zone, to the predominant zone. In considering such application Council shall have regards to the criteria set out in Policy 7.3.3.1.</p>	Clarity & Consistency

<p>Policy 7.4.1</p>	<p>Public Participation Program</p> <p>It is the policy of Council that a public participation program for development agreements, LUB text or rezoning amendments, and amendments to this MPS shall consist of the following:</p> <ol style="list-style-type: none"> 1. Referral of the application to the Planning Advisory Committee 2. Setting the date of the Planning Advisory Committee Public Meeting 3. Advertising the Planning Advisory Committee Public Meeting on the Municipal website as well as in a local newspaper (with the advertisement specifying in both cases the date, time and place of the public meeting, the matter to be discussed, the specific property affected, where applicable, and the place where application information is available) 4. Where an agreement or amendment pertains to a specific site, the applicant shall post a sign on the site in a location visible to the public in text readable from the property boundary stating the nature of the application and the date, time and place of the public meeting 5. At the Planning Advisory Committee Public Meeting, prior to any discussion among Planning Advisory Committee members, members of the public are to be afforded an opportunity to speak, ask questions or obtain further information about the application 	<p>Public Participation Program</p> <p>It is the policy of Council that a public participation program after staff review for development agreements, LUB text or rezoning amendments, and amendments to this MPS shall consist of the following:</p> <ol style="list-style-type: none"> 1. Setting the date of the Public Information Meeting 2. Advertising the Public Information Meeting on the Municipal website (with the advertisement specifying in both cases the date, time and place of the public meeting, the matter to be discussed, the specific property affected, where applicable, and the place where application information is available) 3. Where a development agreement or amendment pertains to a specific site, the applicant shall post a sign on the site in a location visible to the public in text readable from the property boundary stating the nature of the application and the date, time and place of the Public Information Meeting 4. At the Public Information Meeting, prior to any meeting of the Planning Advisory Committee members, members of the public are to be afforded an opportunity to speak, ask questions or obtain further information about the application 5. At the Public Information Meeting, written submissions from members of the public may be received prior to the Planning Advisory Committee meeting. 	<p>Clarity & Consistency</p>
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	6. At the Planning Advisory Committee Public Meeting, prior to any discussion among Planning Advisory Committee members, written submissions from members of the public are to be heard.	6. Referral of the application to the Planning Advisory Committee	
Appendix A Future Land Use Map	PID 05125406 – Parks and Recreation Designation PID 05125588 – Parks and Recreation Designation PID 05019765 – Parks and Recreation Designation PID 05013107 – Parks and Recreation Designation PID 05102389 – Parks and Recreation Designation PID 05102421 – Parks and Recreation Designation PID 05182894 – Parks and Recreation Designation	PID 05125406 – Commercial Designation PID 05125588 – Residential Designation PID 05019765 – Residential Designation PID 05013107 – Residential Designation PID 05102389 – Residential Designation PID 05102421 – Residential Designation PID 05182894 – Residential Designation	Oversight