

COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND

BILL 24-08

BY: Commissioner Fiori

INTRODUCED: August 6, 2024

AMENDED: SEPTEMBER 3, 2024

A BILL ENTITLED

AN ACT Concerning

Zoning – Detached Accessory Buildings ~~and Off Street Parking~~ in Campground Subdivisions

For the purpose of amending the Zoning and Subdivision Control Article to allow two detached accessory buildings on each campsite ~~and modifying the off street parking requirements to only require one space per campsite~~ in a campground subdivision.

Section 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-318(d)(1)E. of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- E. One enclosed and one unenclosed detached accessory building may be located on each campsite in a campground subdivision.
1. An enclosed building shall not exceed eight feet by ten feet in size.
 2. An unenclosed building shall not exceed twelve feet by twelve feet in size. Such structures may be covered with a roof but not enclosed with any material.
 3. Minimum lot requirements shall be: front yard setback, ten feet. No side or rear yard setbacks shall apply. There shall be ~~no~~ A minimum separation distance OF THREE FEET required from buildings or structures on the same lot or any other lot.
 4. No accessory building may be used for human habitation or sleeping quarters, nor contain plumbing or plumbing fixtures.

~~Section 2. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-318(d)(1)G. of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:~~

- ~~G. There shall be at least one off street parking space but no more than two parking spaces for each campsite. At least one parking space must be provided on the campsite. Any~~

additional parking may be provided in common parking areas located within six hundred feet of the campsite.

Section 3. ~~BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that the off-street parking requirements contained in Subsection § ZS 1-320(a) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland for “campground subdivisions or cooperative campground subdivisions” as prescribed under the “Recreational uses” Use Category be repealed and reenacted to read as follows:~~

Use Category	Minimum Motor Vehicle Spaces Required	Maximum Motor Vehicle Spaces Required	Bicycle Spaces Required
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Recreational uses:

Campground subdivisions or cooperative campground subdivisions	1 per campsite, each on the campsite	2 per campsite, with at least 1 on the campsite	N/A for campground subdivisions; 1 rack and each amenity area, bathhouse, store or other facility which is commercial in nature in cooperative campground subdivisions
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Section 4 2. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that this Bill shall take effect forty-five (45) days from the date of its passage.

PASSED this 17th day of December, 2024.

Attest:

Worcester County Commissioners



Weston S. Young
Chief Administrative Officer



Theodore J. Elder
President



Eric J. Fiori
Vice President

Caryn G. Abbott
Commissioner

Anthony W. Bertino, Jr.
Commissioner

Madison J. Bunting, Jr.
Commissioner



Joseph M. Mitrecic
Commissioner



Diana Purnell
Commissioner

