

**THE COUNTY COMMISSIONERS OF KENT COUNTY, MARYLAND**

**February 5, 2019  
Legislative Session Day**

**Legislative Session Day  
February 5, 2019**

**CODE HOME RULE  
BILL NO. 1-2019**

INTRODUCED BY: P. Thomas Mason, President of the Board of County Commissioners for Kent County, Maryland.

**AN ACT to amend Article VII, Section 7.16.f (Country Inn Special Exception Use)**, of the Kent County Land Use Ordinance by amending the provision that sets forth the limitation on extension or enlargement of the Country Inn Special Exception Use in the Agricultural Zoning (AZD), Resource Conservation (RCD), Rural Character (RC), Rural Residential (RR), Critical Area Residential (CAR), Community Residential (CR) and Marine (M) Districts.

THE COUNTY COMMISSIONERS OF KENT COUNTY

\_\_\_\_\_  
P. Thomas Mason, President

INTRODUCED, read first time, February 5, 2019, ordered posted and public hearing scheduled March 5, 2019, at 6:00 p.m. in the County Commissioners Hearing Room, R. Clayton Mitchell, Jr., Kent County Government Center, 400 High Street, Chestertown, Maryland.

By Order of:

\_\_\_\_\_  
Sondra M. Blackiston, Clerk

**PUBLIC HEARING**

HAVING been posted and notice of time and place of hearing and copies having been made available to the public and the press, a public hearing was held on March 5, 2019. Reported favorably [with] [without] amendments; read a second time and ordered to be considered on March 19, 2019, a legislative session day.

**A BILL ENTITLED**

**AN ACT to amend Article VII, Section 7.16.f (Country Inn Special Exception Use)** of the Kent County Land Use Ordinance by amending the provision that sets forth the limitation on extension or enlargement of the Country Inn Special Exception Use in the Agricultural Zoning (AZD), Resource Conservation (RCD), Rural Character (RC), Rural Residential (RR), Critical Area Residential (CAR), Community Residential (CR) and Marine (M) Districts.

Article VII, Section 7.16.f (Country Inn Special Exception Use)

16. Country inn in AZD, RCD, RC, RR, CAR, CR, and M provided:
- a. Such structures have existed prior to August 1, 1989, except on properties with more than 25 acres in the Marine District\*
  - b. The number of rooming units provided on the site is limited to fifteen excluding resident management quarters.
  - c. Boarding and dining facilities in AZD, RC, RR, and CAR, may be permitted only when attendant to rooming units and further provided that such facilities are limited to a maximum seating capacity of forty persons. Such dining facilities may be provided to patrons other than boarders. No dining facility shall be permitted in RCD.
  - d. The site has access to a public road. This access must be capable of supporting the passage of emergency vehicles. The Board may require improvements to existing access roads.
  - e. There shall be sufficient acreage for the proposed use and activities.
  - f. ~~Exterior changes to the site structure are minimized. Extension or enlargement of principal and accessory structures may not exceed 50% of the gross floor area of each individual building above that which existed as of August 1, 1989.~~
  - f. **EXTENSION OR ENLARGEMENTS OF PRINCIPAL AND ACCESSORY STRUCTURES SHOULD MAINTAIN FEATURES AND CHARACTER THAT ARE CONSISTENT WITH THE STRUCTURES THAT EXISTED AS OF AUGUST 1,1989.**
  - g. Adequate landscaping shall be provided to screen all parking areas from adjoining residential properties. Landscaping or screening proposed shall be shown on a site plan as required by this Ordinance.

**BE IT FURTHER ENACTED** by the County Commissioners of Kent County that this Act shall take effect on the \_\_\_\_ day of March 2019.

Read Third Time March 5, 2019

PASSED this \_\_\_\_ day of March 2019

Failed of Passage \_\_\_\_\_

By Order of:

\_\_\_\_\_  
Sondra M. Blackiston, Clerk

\_\_\_\_\_  
THE COUNTY COMMISSIONERS OF KENT COUNTY

(SEAL)

\_\_\_\_\_  
P. Thomas Mason, President

\_\_\_\_\_  
Robert N. Jacobs, Jr., Member

\_\_\_\_\_  
Ronald H. Fithian, Member

ORDERED a fair summary thereof of the entire bill shall be published in at least one newspaper of general circulation in the County, not less than three times at weekly intervals within a four-week period.