

Pertaining to the Amendments of the Calvert County Zoning Ordinance  
(Calvert County Zoning Ordinance Sections 3-2.04 and 3-2.04.A )  
**RE: Amendments to the Village District of Prince Frederick Town Center for Land  
Uses and revisions to Land Use Conditions.**  
(Text Amendment Case No. 15-08b)

WHEREAS, Title 4 of the *Land Use Article* of the Maryland Annotated Code, as amended, empowers the Board of County Commissioners to enact a Zoning Ordinance to promote the health, safety and welfare of the citizens of Calvert County, and to provide for its administration, enforcement and amendment;

WHEREAS, the Board of County Commissioners of Calvert County, Maryland has heretofore adopted the Calvert County Zoning Ordinance by Ordinance 35-06;

WHEREAS, after study and evaluation, the Calvert County Department of Community Planning & Building has recommended text amendments to the Calvert County Zoning Ordinance Sections 3-2.04 and 3-2.04.A;

WHEREAS, after due notice was published, the Board of County Commissioners conducted a public hearing on June 14, 2016, at which time the proposed amendments were discussed, staff's recommendations were considered, and public comment was solicited; and

WHEREAS, after considering the evidence which had been presented at the public hearing regarding the proposed text amendments, the recommendations of the Planning Commission, and in furtherance of the public health, safety and welfare, the Board of County Commissioners has determined that the text amendments adopted hereby are consistent with the Calvert County Comprehensive Plan and, further, finds that it is in the best interest of the citizens of the County to enact the text amendments to the Calvert County Zoning Ordinance, as set forth in Exhibit A, attached hereto and made a part hereof.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Calvert County, Maryland, that the Calvert County Zoning Ordinance Sections 3-2.04 and 3-2.04.A **BE**, and hereby **ARE**, amended by adopting the text amendments as shown in attached Exhibit A hereto and made a part hereof (Exhibit B depicts the amendments as they will actually appear in the Zoning Ordinances) without invoking the procedures set forth in Resolution 18-16.

**BE IT FURTHER ORDAINED** by the Board of County Commissioners of Calvert County, Maryland that, in the event any portion of this Ordinance or the Calvert County Zoning Ordinance are found to be unconstitutional, illegal, null or void, it is the intent of the Board of County Commissioners to sever only the invalid portion or provision, and that the remainder of the Ordinances shall be enforceable and valid.

**BE IT FURTHER ORDAINED** by the Board of County Commissioners of Calvert County, Maryland that the foregoing recitals are adopted as if fully rewritten herein.

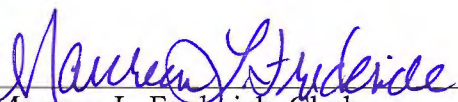
**BE IT FURTHER ORDAINED** by the Board of County Commissioners of Calvert County, Maryland that this amendatory Ordinance shall be effective upon recordation and without publication of a fair summary, but not sooner than 10 days after the public hearing.

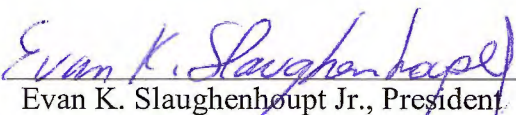
**DONE**, this 26<sup>th</sup> day of July 2016 by the Board of County Commissioners of Calvert County, Maryland.

Aye:	<u>Commissioners Hart, Hejl, Nutter, Slaughenhaupt, and Weems</u>
Nay:	<u>None</u>
Absent/Abstain:	<u>None</u>


**ATTEST:**

**BOARD OF COUNTY COMMISSIONERS  
OF CALVERT COUNTY, MARYLAND**

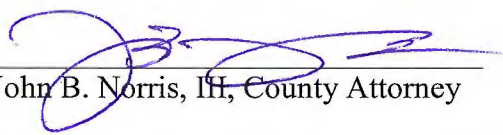
  
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 Maureen L. Frederick, Clerk

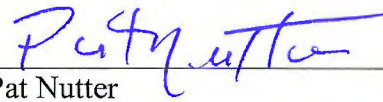
  
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 Evan K. Slaughenhaupt Jr., President


Approved for form and legal  
sufficiency by:

  
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 Tom Hejl, Vice-President

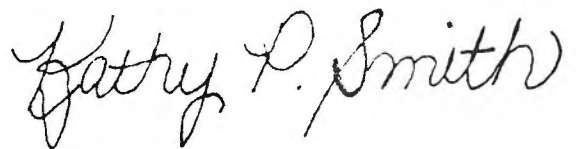
  
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 Mike Hart

  
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 John B. Norris, III, County Attorney

  
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 Pat Nutter

  
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 Steven R. Weems

Received for Record.....7/27....., 2016  
 at.....9:32.....o'clock.....A.....M. Same day  
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 Folio.....43.....COUNTY COMMISSIONERS  
 ORDINANCES AND RESOLUTION.





3-2.04.A Prince Frederick Town Center Conditional Uses

The following are conditions imposed upon land uses indicated in Section 3-2.04, Table of Land Uses. If a use is listed as conditional in the Land Use Tables (indicated by a 'C' or an 'SC'), and no conditions are listed below, the conditions listed in Section 3-1 of the Calvert County Zoning Ordinance (CCZO) apply. The conditions listed below are unique to the Prince Frederick Town Center. Note: This section of the Prince Frederick Town Center Zoning Ordinance has been renumbered for consistency with the Calvert County Zoning Ordinance.

- Agricultural Use #15     Farm Stand – See CCZO for conditions.
- Agricultural Use #27     Veterinary Hospital or Clinic, Small Animals or Household Pets – See CCZO for conditions
- Residential Use #1        Apartment, Accessory – See CCZO for conditions.
- Residential Use #5        Bed & Breakfast Facility with up to 2 Bedrooms in Use – See CCZO for conditions.
- Residential Use #6        Bed & Breakfast Facility with 3 to 5 Bedrooms in Use – See CCZO for conditions.
- Residential Use #7        Boarding House, provided that the following conditions are met:
1. An owner lives on the premises,
  2. The facility is a part of the dwelling unit with the exception that existing non-conforming guest houses may be used,
  3. No separate kitchens are provided,
  4. Adequate off-street parking is provided,
  5. Fire Marshall and Health Department approvals are obtained, and
  6. An Occupancy Permit for such use is obtained.
- Residential Use #8        Dwelling, Attached (Duplex, Triplex, Fourplex and Townhouse):
1. In Fairgrounds District, provided that at least 40 percent of the units on the site are single family detached dwellings.
  2. In Entry District and ~~Village District~~ and New Town District provided that at least 50 percent of the site is reserved for commercial, office or industrial use.<sup>1</sup>
  3. In Forest District provided that dwelling units are part of a comprehensively designed community where 30 percent of the dwelling units are single family detached, 30 percent are single-family attached and 30 percent are multifamily. The remaining 10 percent may be any of the above. The Planning Commission may waive this requirement if it can be demonstrated that the proposed development will contribute to a housing mix within the Town Center as a whole that is roughly equal to the required housing mix on the site.
- Residential Use #9        Dwelling, Attached: Multi-Family:
1. In Entry District, ~~Village District~~ and New Town District provided that at least 50 percent of the site is reserved for commercial, office or industrial use.
  2. In Old Town Transition District provided that:
    - a. at least 50 percent of the site is reserved for commercial or office use (see footnote 1), and
    - b. the site is immediately adjacent to Route 2/4 or Dares Beach Road.
  3. In Fairgrounds District provided that no more than 20 percent of the dwelling units on the site are multi-family dwellings.
  4. In Forest District, provided that dwelling units are part of a comprehensively designed community where 30 percent of the dwelling units are single family detached, 30 percent are single-family attached and 30 percent are multifamily. The remaining 10 percent may be any of the above. The Planning Commission may waive this requirement if it can be demonstrated that the proposed development will contribute to a housing mix within the Town Center as a whole that is roughly equal to the required housing mix on the site.
- Residential Use #10      Dwelling, Single-family Detached:
1. In Old Town District, Old Town Residential District, Fairgrounds District, **Village District** and Old Town Transition District provided that at least 50 percent of the length of the building is 20 feet wide, excluding porches.

2. In Entry District, ~~Village District~~ and New Town District provided that:
  - a. At least 50 percent of the site is reserved for commercial, office or industrial use<sup>1</sup> and
  - b. At least 50 percent of the length of the building is 20 feet wide, excluding porches.
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<sup>1</sup> The requirement that at least 50 percent of the site be reserved for commercial office or industrial use may be waived if the Planning Commission determines that the site is not suitable for commercial use as measured in terms of generally recognized marketing standards. These standards include visibility, accessibility, potential site development costs, and neighboring uses.

PRINCE FREDERICK TOWN CENTER									
USE #	3-2.04 PRINCE FREDERICK TABLE OF LAND USES - RESIDENTIAL	OLD TOWN	OLD TOWN RESIDENTIAL	OLD TOWN TRANSITIONAL	FAIR-GROUND	ENTRY	VILLAGE	NEW TOWN	FOREST
1.	Apartment, Accessory	C	C	C	C	C	C	C	C
2.	Apartment, Accessory for Resident Watchman/Caretaker								
3.	Apartment, Attached to a Business (3/25/08)								
4.	Assisted Living Facility	P	P	P	P	P	P	P	P
5.	Bed & Breakfast Facility with up to 2 Bedrooms in Use	C	C	C	C	C	C	C	C
6.	Bed & Breakfast Facility with 3 to 5 Bedrooms in Use	C	C	C	C	C	C	C	C
7.	Boarding House	C	C	C	C	C	C	C	C
8.	Dwelling, Attached (Duplex, Triplex, Fourplex and Townhouse)	P		P	C	C	<del>CP</del>	C	C
9.	Dwelling, Attached: Multi-family			C	C	C	<del>CP</del>	C	C
10.	Dwelling, Single Family Detached	C	C	C	C	C	C	C	C
11.	Group Home	P	P	P	P	P	P	P	P
12.	Liveboards								
13.	Lodgers in Residence (no more than 3)	P	P	P	P	P	P	P	P
14.	Manufactured Home Community								C
15.	Manufactured Home for Resident Watchman/Caretaker								
16.	Manufactured Home on Individual Lot								
17.	Manufactured Home or Recreational Vehicle (Emergency)	C	C	C	C	C	C	C	C
18.	Manufactured Home Subdivision								C
19.	Manufactured Home, Farm			C	C	C	C	C	C
20.	Tenant House		C	C	C	C	C	C	C
21.	Tenant Houses, Additional (no more than 2 additional)			SC	SC	SC	SC	SC	SC



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