

**PERTAINING TO THE AMENDMENT OF THE PRINCE FREDERICK TOWN
CENTER ZONING ORDINANCE (PRINCE FREDERICK TOWN CENTER
ZONING ORDINANCE, CHAPTER III – SITE DESIGN, E. PERMITTED NUMBER
OF DWELLING UNITS)**

RE: Proposed Change to the Prince Frederick Town Center Density

(Text Amendment Case No.21-01a)

WHEREAS, Title 4 of the *Land Use Article* of the Maryland Annotated Code, as amended, empowers the Board of County Commissioners of Calvert County, Maryland (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, by Ordinance 35-06, the Board of County Commissioners of Calvert County, Maryland has heretofore adopted the Calvert County Zoning Ordinance;

WHEREAS, after study and evaluation, the Calvert County Department of Planning & Zoning recommended to the Planning Commission and the Board of County Commissioners text amendments to the Prince Frederick Town Center Zoning Ordinance, Chapter III – Site Design, E. Permitted Number of Dwelling Units;

WHEREAS, after due notice was published, the Board of County Commissioners and the Planning Commission of Calvert County, Maryland (hereinafter, the “Planning Commission”) conducted a joint public hearing on April 28, 2022, at which time the proposed amendments were discussed, staff’s recommendations were considered, and public comment was solicited;

WHEREAS, at the conclusion of said public hearing the Planning Commission closed its record and passed a motion regarding the adoption of the amendments and conveyed its recommendation to the Board of County Commissioners by resolution; and

WHEREAS, after considering the staff report, testimony presented at the public hearing regarding the proposed text amendments, and the recommendation of the Planning Commission, and in furtherance of the public health, safety and welfare, the Board of County Commissioners of Calvert County, Maryland determined it is in the best interest of the citizens of the County to enact the text amendment to the Prince Frederick Town Center 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, the Prince Frederick Town Center Zoning Ordinance, Chapter III – Site Design, E. Permitted Number of Dwelling Units **BE**, and hereby **IS**, amended by adopting the

BK 0068PG0117

Ordinance No. 16-22

RE: Text Amendment Case No. 21-01a

Amendments to the Prince Frederick Town Center Zoning Ordinance

RE: Proposed Change to Prince Frederick Town Center Density

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 Ordinance).

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 Prince Frederick Town Center Zoning Ordinance, is 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 Ordinance 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 for all new applications and projects that have not been submitted for site plan or subdivision review, following recordation, without publication of a fair summary, but not sooner than ten (10) days following adoption.

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that any development grandfathered under the prior regulations by the foregoing shall remain vested for so long as such development application(s) shall remain valid, and not expired, pursuant to the applicable provisions of the Calvert County Zoning Ordinance as currently in effect.

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that any development grandfathered under the prior regulations by the foregoing, but for which application expires shall be subject to the amendment adopted hereby.

DONE, this 28th day of April, 2022, by the Board of County Commissioners of Calvert County, Maryland.

Aye:	<u>5</u>
Nay:	<u>0</u>
Absent/Abstain:	<u>0</u>

SIGNATURES ON FOLLOWING PAGE

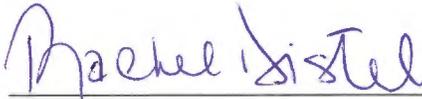
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Ordinance No. 16-22

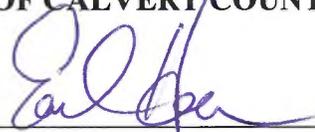
RE: Text Amendment Case No. 21-01a
Amendments to the Prince Frederick Town Center Zoning Ordinance
RE: Proposed Change to Prince Frederick Town Center Density

ATTEST:

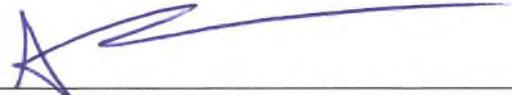
**BOARD OF COUNTY COMMISSIONERS
OF CALVERT COUNTY, MARYLAND**



Rachel Distel, Clerk

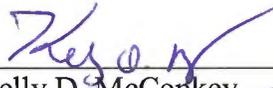


Earl F. Hance, President

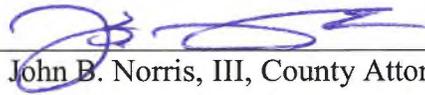


Steven R. Weems, Vice-President

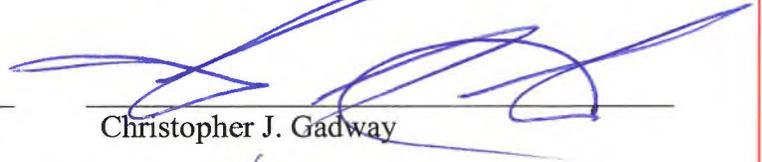
Approved for form and legal
sufficiency by:



Kelly D. McConkey



John B. Norris, III, County Attorney



Christopher J. Gadway

Received for Record... MAY 9 2022
at... 11:58 AM o'clock... A M. Same
recorded in Liber KPS No. 68
Folio... 116-122 COUNTY COMMISSIONERS
ORDINANCES AND RESOLUTION.



Mike Hart



Text Amendment Case #21-01a

Amendments to Prince Frederick Town Center for Density

Black font – existing ordinance language

Red font – proposed ordinance language

~~Black Strikethrough~~ – existing ordinance language to be removed

Prince Frederick Zoning Ordinance

CHAPTER III – SITE DESIGN

E. PERMITTED NUMBER OF DWELLING UNITS

1. Determining Number of Dwelling Units

The number of residential dwelling units that can be placed on any given site within the Town Center will be determined on the basis of regulations governing protection of natural features (Chapter I), road requirements (Chapter II), site Design standards (Chapter II) height requirements by District (Chapter IV) and Permitted Uses (Chapter VII). In no case may the number of dwelling units per gross acre exceed fourteen, ~~except in the New Town District where the maximum number of dwelling units per gross acre shall not exceed twenty-four.~~

Text Amendment Case #21-01a

Amendments to Prince Frederick Town Center
for Density

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