



Calvert County Zoning Ordinance Update: Zoning Districts & Map

Public Forum

June 22, 2023

Introduction



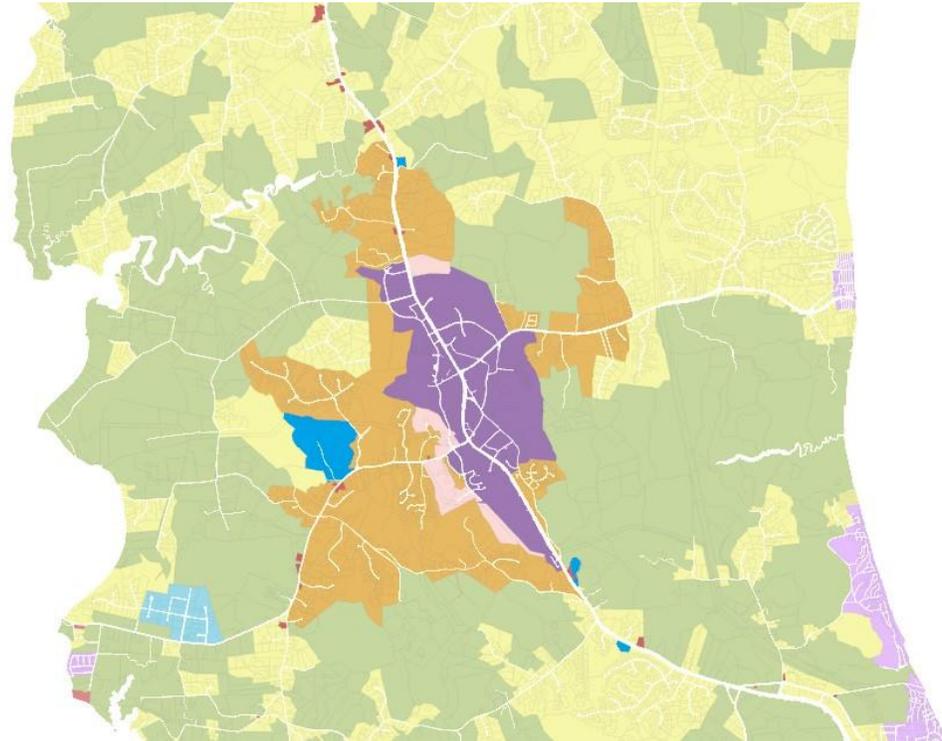
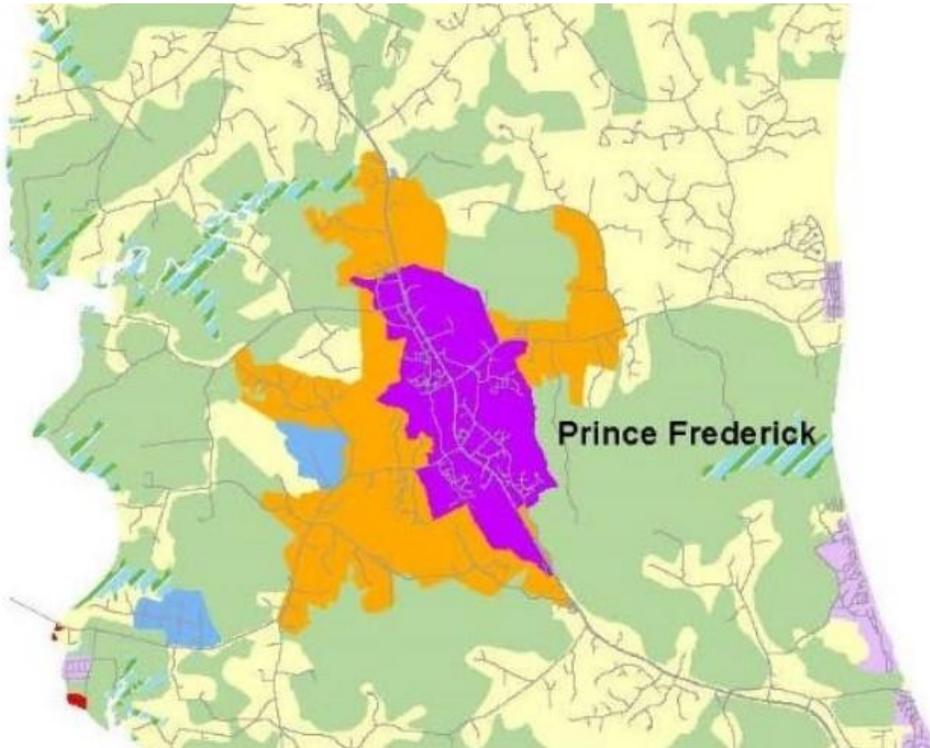
- Public comment period will be open for Articles 3 through 9 until Friday, June 30th
- Schedule for work sessions, public forums, and public comment periods will be revised and public comment periods will remain open following the public forums
- Planning & Zoning will be reaching out and meeting with interested county boards and commissions in the coming weeks and months
- Any organization that is interested in meeting with staff to discuss the draft Zoning Ordinance Update can contact the Department of Planning & Zoning to arrange a meeting

Background

- The Comprehensive Plan, adopted in 2019 and amended in 2022, included the Future Land Use Map which has informed the creation and delineation of zoning districts in the draft Zoning Ordinance
 - The 2022 amendments included reductions in the proposed Town Center expansion areas
 - They designated certain areas currently zoned as Employment Center District west of Prince Frederick and south of Lusby as Residential or Industrial



Future Land Use vs. Zoning Districts



Future Land Use

Draft Zoning

Farm and Forest District (FFD)

- Base Density: 1DU/20 Acres
- Transfer Zone Density: None
 - Under current Ordinance, permitted density in FFD with purchase of TDRs is 1DU/10 acres
- Single-Family Detached Residential
 - Clustering: Required on parcels 30 acres or larger*
 - Min Open Space: 80%
 - Min Lot Area: 1 Acre
 - Max Lot Area: 3 Acre
 - *Min Lot Area 25 Acres if subdivision is not clustered

Rural Residential Districts

- The Comprehensive Plan retains the policy of permitting a higher residential density with the use of TDRs within a one-mile radius of a defined central point for the Town Centers of Dunkirk, Owings, Huntingtown, and St. Leonard.
 - The Comprehensive Plan states, “the policy will be reviewed during the update of the zoning ordinance regulations.”
 - A new zoning district has been proposed to replace the one-mile radius policy

Rural Community District (RCD)



- Base Density: 1DU/20 Acres
- Transfer Zone Density: 1DU/5 Acres
 - Currently, permitted density in RCD outside one-mile radius of Town Centers is 1DU/4 acres with purchase of TDRs
- Single-Family Detached Residential
 - Clustering: Required on parcels 30 acres or larger*
 - Min Open Space: 60%
 - Min Lot Area: 1 Acre
 - Max Lot Area: 3 Acre
 - *Min Lot Area 3 Acres if subdivision is not clustered

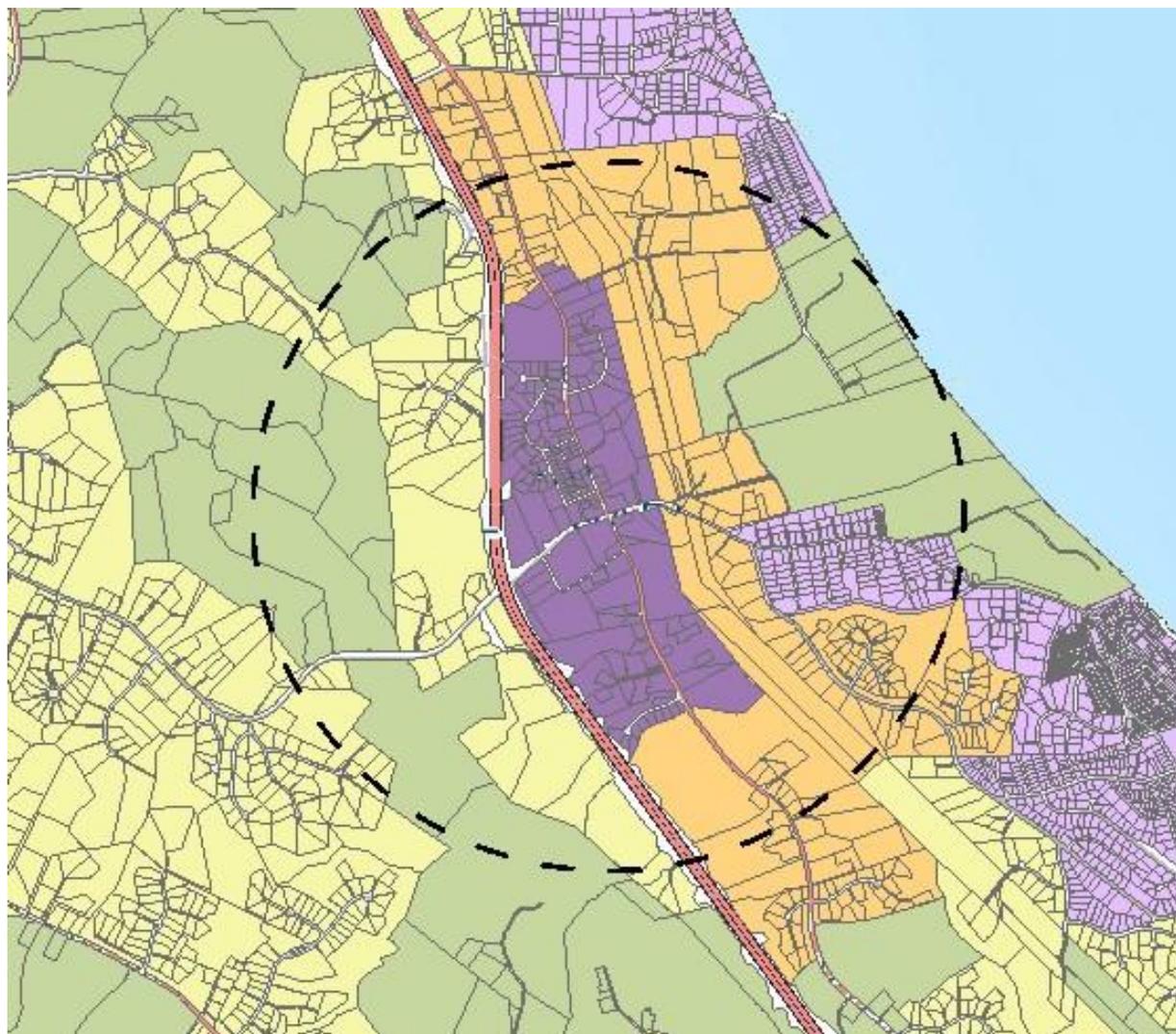
Rural Neighborhood District (RND)

- Base Density: 1DU/20 Acres
- Transfer Zone Density: 1DU/Acre
 - Equivalent to the current permitted density in RCD within one-mile radius of Town Centers with purchase of TDRs
- Single-Family Detached Residential
 - Clustering: Not Required
 - Min Lot Area: 30,000 sf
 - Max Lot Area: None

St. Leonard



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-  FFD
-  TC
-  WCD
-  RCD
-  RND
-  RD

Waterfront Community District (WCD)

- Base Density: None
- Transfer Zone Density: None
- Max Lot Area: None
- Min Lot Area: None
- Front Setback: 25 ft
- Side Setback: 6 ft
- Rear Setback: 20 ft



	FFD
	TC
	WCD
	RCD
	RND
	RD
	EC
	MC

Residential District (RD)

- Base Density: 1DU/4 Acres
- Transfer Zone Density: 4DU/Acre
 - Equivalent to the current permitted density in the RD within one mile radius/perimeter of Town Centers with purchase of TDRs
- Single-Family Detached Residential
 - Clustering: Not Required
 - Min Lot Area: 30,000 sf without sewer
 - Min Lot Area: 10,000 sf with sewer
 - Max Lot Area: None

Commercial Districts

- The Comprehensive Plan is silent on the status of the Employment Center District (EC) in the interim between Town Center expansions
- No major changes proposed for where the Marine Commercial District (MC) is delineated
- Comprehensive Plan on the Rural Commercial District (RC)
 - Develop a plan for phasing out Rural Commercial districts that are vacant or underutilized
 - Restrict the expansion of rural commercial uses and maintain a small-scale rural character

Rural Commercial District (RC)

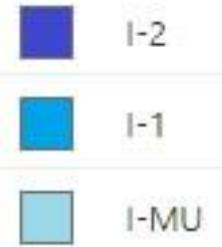
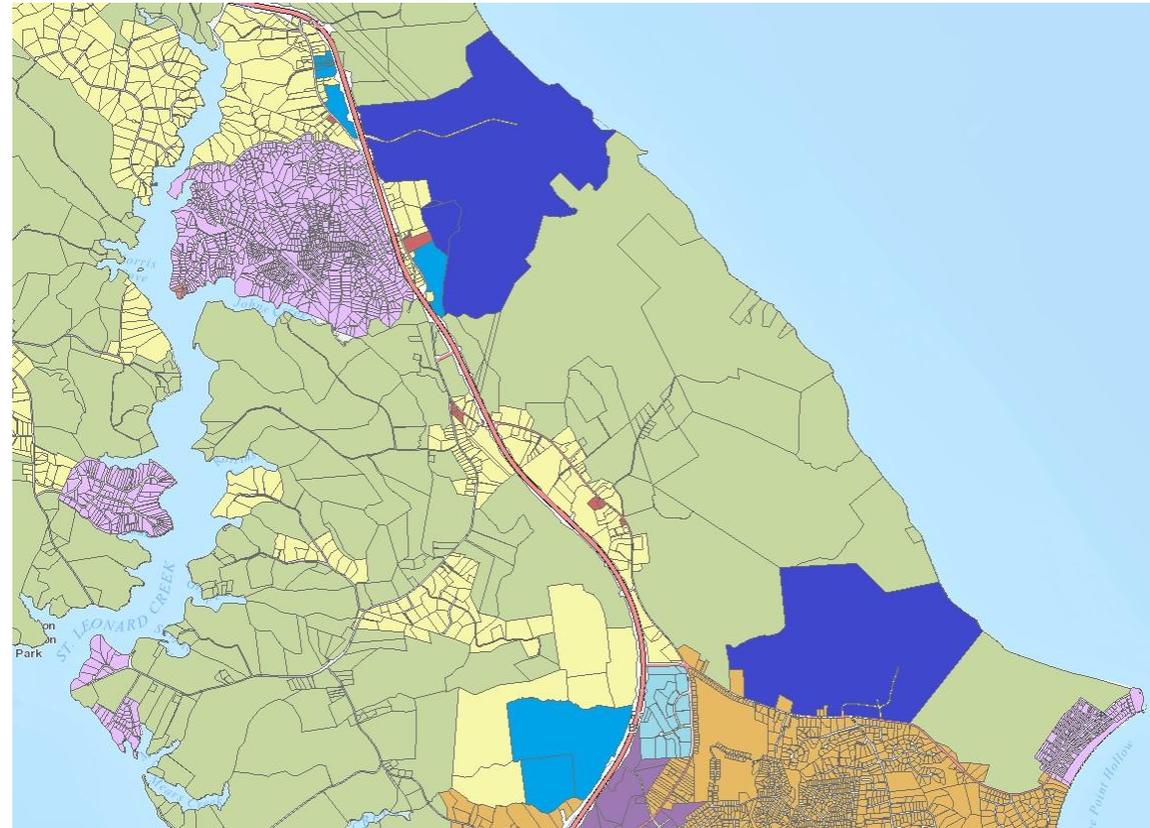
- The Department of Planning & Zoning may approve expansion of a use provided that such expansion is restricted to 50% of the square footage of the area occupied by the use at the time of the adoption of this Ordinance.
 - Comparable to the current policy for expansions of non-conforming uses
- Any map amendments which result in an expansion of the RC District shall not be permitted (Sec. 30-11.G)

Industrial Districts



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- Industrial Mixed-Use District (I-MU) provides for a mix of light industrial uses with compatible commercial uses
- Heavy Industrial District (I-2) provides for higher intensity industrial uses than permitted in the Light Industrial District (I-1)



Summary



- Replacement of the one-mile radius with the Rural Neighborhood District (RND)
- Additional new zoning districts (I-MU, I-2, WCD)
- Clustered subdivisions required in the Farm and Forest District (FFD) and Rural Community District (RCD) on parcels 30 acres or larger
- New delineation of Residential District (RD); more closely associated with the municipalities of Chesapeake Beach and North Beach, Prince Frederick, Lusby, and Solomons.
- Limitations on expansion of uses in the Rural Commercial District (RC)
- Employment Center District (EC) to remain in place in areas proposed to become part of Prince Frederick and Owings Town Center expansions during interim period

Public Forum Stations

- Staff requests that members of the public make their way to the break out tables
 - After the public has had a chance to visit the break out tables, ask staff questions, and view the draft zoning maps we will wrap up the public forum and adjourn at 8:30 PM

Public Forum Wrap Up

- The next public forum is scheduled for August 24, 2023
- Members of the public can submit comments to ZOupdate@calvertcountymd.gov
 - Public comment period for draft Articles 3 - 9 closes June 30th
- Questions – Contact:
 - Will Hager, 410-535-1600 ex. 8553
will.hager@calvertcountymd.gov
 - Rachel O’Shea, 410-535-1600 ex. 2339
rachel.oshea@calvertcountymd.gov



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Zoning Ordinance

Zoning Ordinance Update

Running Hare Vineyard Zoning Violations

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Zoning Ordinance Update

Background:

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 provide for its administration, enforcement and amendment. The Zoning Ordinance is one tool necessary to implement the Comprehensive Plan. The Zoning Ordinance is designed to regulate land uses, many aspects of land use can impact adjoining properties, neighborhoods, public facilities and overall County development. As mandated in the Comprehensive Plan, the Zoning Ordinance is adopted to regulate land uses as part of the effort to promote the health, safety and general welfare of Calvert County residents. Ordinance 35-06 approved by the Board of County Commissioners adopted the current Calvert County Zoning Ordinance in May of 2006. Many text amendments have been adopted amending the Zoning Ordinance since.

Purpose:

The County's Comprehensive Plan was recently adopted in 2019 and amended in 2022. The project started in 2016, since the beginning of that project, County staff and the Comprehensive Plan consultant conducted a zoning analysis of existing conditions. Through the confirmation of the County's vision through the Comprehensive Plan adoption – Calvert 2040, staff began working on developing zoning recommendations and a draft ordinance that would bring the Zoning Ordinance into compliance with the new Comprehensive Plan.

Goals:

- Ensure uniformity with the Calvert 2040 newly adopted Comprehensive Plan
- Conduct a comprehensive review of zoning regulations regarding current land use practices
- Condense the document and remove unnecessary language
- Re-organize sections to make the document more intuitive for users
- Revise vague language to limit need for Zoning Interpretations
- Update outdated requirements to be in line with State standards and current best management practices
- Provide an ordinance that is user friendly for staff, citizens and businesses

Contact Us

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Zoning Ordinance Draft Map:

- [View Draft Zoning Map in a new browser](#)

The screenshot shows the MyCalvertMap website. At the top, there is a search bar with the text "Search...". Below the search bar, there is a navigation bar with "Home" and "I want to...". The main content area features a welcome message: "Welcome to MyCalvertMap and the Draft Zoning Map. This map will enable you to get information about preliminary zoning data in Calvert County, Maryland. The zoning data in this application is only in the planning stages and is not official. While efforts have been made to ensure the accuracy of this map, Calvert County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Users assume all risks associated with decisions based on this map. This map is for illustration purposes and should only be used as such." Below the welcome message, there is a contact information section: "Questions, comments or suggestions about the map? Contact Technology Services via [email](#) or call us at 410-535-1600 extension 2511. We welcome your input." The map itself shows Calvert County with various zoning areas highlighted in different colors. The map includes a scale bar (0 to 20 miles) and a "Tools" button.

How to submit public comment:

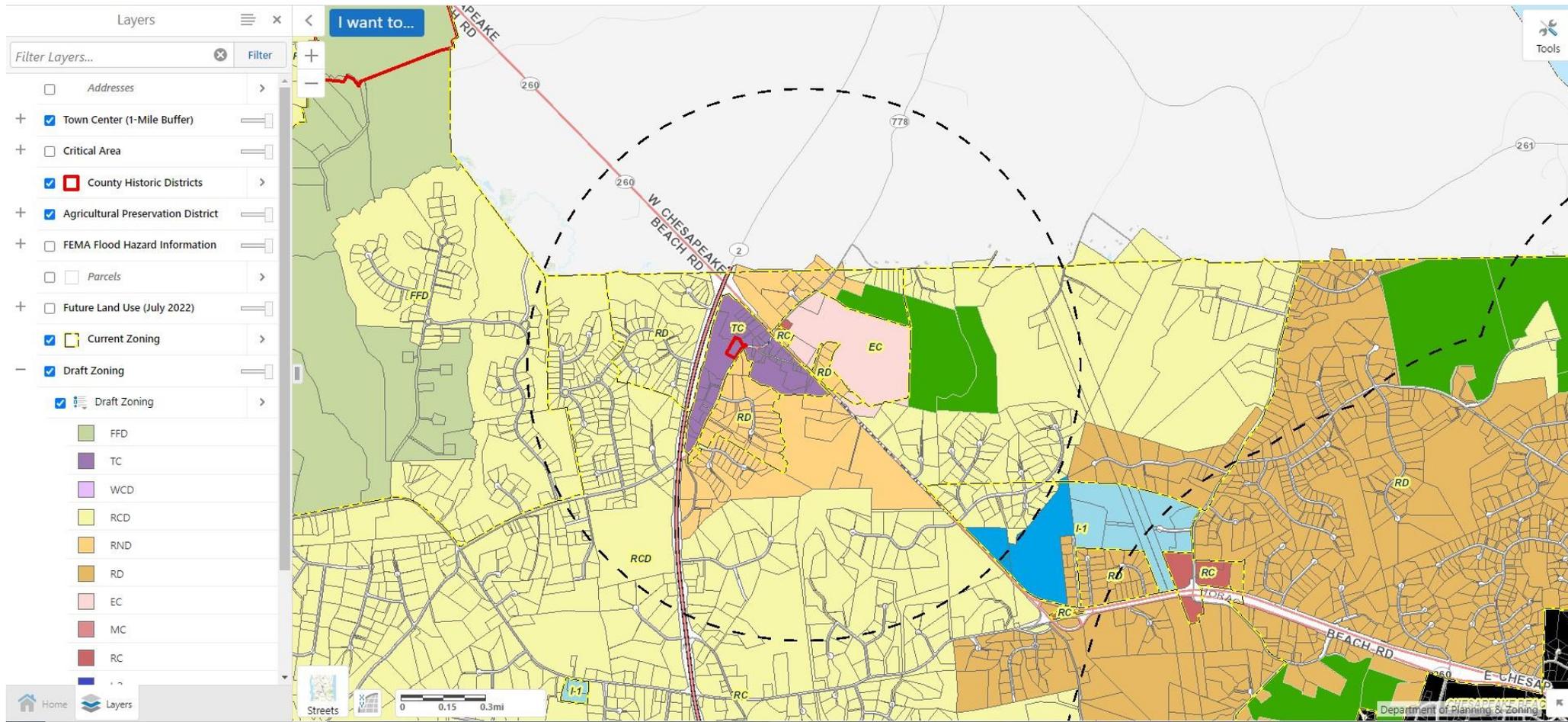
***NOTE – Public comments will only be considered regarding the articles for which the public comment period is open for. Public comments received regarding other articles will be considered at the time of the public comment period is open for that designated article. ***

Email to: ZOupdate@calvertcountymd.gov

Mail to: Attn: ZO Update, 205 Main Street, Prince Frederick, MD 20678



Draft Zoning Map Website





Draft Zoning Map Website

The screenshot displays the 'MyCalvertMap ADVANCED' interface. On the left, a 'Layers' panel is open, showing a list of map layers with checkboxes and expand/collapse icons. The 'Draft Zoning' layer is checked and highlighted in blue. Other layers include 'Town Center (1-Mile Buffer)', 'Critical Area', 'County Historic Districts', 'Agricultural Preservation District', 'FEMA Flood Hazard Information', 'Parcels', 'Future Land Use (July 2022)', and 'Current Zoning'. The main map area shows a detailed view of a coastal area with various colored zoning districts. A search bar at the top of the map area contains the text 'I want to...'. Below the search bar, a dropdown menu lists several actions: 'View information about this application.', 'Change visible map layers' (with a description: 'Alter visibility of map layers, perform layer actions, and view the legend.'), 'Return to initial map extent' (with a description: 'Return to the initial map position and zoom level.'), 'Bookmark current map extent' (with a description: 'Add the current map extent to the list of bookmarks, so that I can return to it later.'), and 'Property Finder Wizard' (with a description: 'Find a property in Calvert County.'). The map includes a scale bar (0 to 6 miles) and a 'Streets' button. The bottom right corner of the map area shows the text 'Departments of Technology'.

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May 2023 Draft Zoning Ordinance

- [A1 Title, Purpose, and Applicability](#)
- [A2 Definitions](#)
- [A3 Zoning Map](#)
- [A4 Agricultural Districts](#)
- [A5 Rural Residential Districts](#)
- [A6 Residential Districts](#)
- [A7 Commercial Districts](#)
- [A8 Industrial Districts](#)
- [A9 Historic Districts](#)
- [A17 Transferable Development Rights](#)
- [A18 Uses](#)
- [A18 Table 18-1 Outside Town Center Uses](#)
- [A18 Table 18-2 Town Center Uses](#)
- [A18 Table 18-3 Solomons Town Center Uses](#)
- [A19 Accessory Structures](#)
- [A20 Forest Conservation](#)
- [A21 Natural Resources](#)
- [A22 Critical Area](#)
- [A23 Marine and Water-Dependent Facilities](#)
- [A24 Floodplain](#)
- [A25 Site Development and Design Standards](#)
- [A26 Outdoor Lighting](#)
- [A27 Parking](#)
- [A28 Landscaping](#)
- [A29 Signs](#)
- [A30 Zoning Approvals, Variances, and Appeals](#)
- [A31 Subdivision](#)
- [A32 Nonconformities](#)
- [A33 Enforcement](#)

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Schedule:

Zoning Ordinance Public Adoption Schedule

Date	Meeting Body	Action
April 19, 2023	BOCC/ PC	Joint Work Session: Overview of Planning, Comp. Plan/ ZO purpose, strategies/ goals of this update.
May 10, 2023		Public Comment Period Open: Article 3 - Zoning Map Article 4 - Agricultural Districts Article 5 - Rural Residential Districts Article 6 - Residential Districts Article 7 - Commercial Districts Article 8 - Industrial Districts Article 9 - Historic Districts
May 31, 2023		Public Comments Due: Articles 3, 4, 5, 6, 7, 8, 9
May 31, 2023		Public Comment Period Open: Article 22 - Critical Area Article 23 - Marine and Water-Dependent Uses Article 24 - Floodplain
June 21, 2023	BOCC/PC	Joint Work Session: Articles 3, 4, 5, 6, 7, 8, 9
June 21, 2023		Public Comments Due: Articles 22, 23, 24
June 21, 2023		Public Comment Period Open: Article 25 Site Development and Design Standards Article 31 Subdivision
June 22, 2023		Public Forum on Articles 3, 4, 5, 6, 7, 8, 9
July 12, 2023		Public Comments Due: Articles 25, 31
July 12, 2023		Public Comment Period Open: Article 26 Lighting Article 27 Parking Article 28 Landscaping Article 29 Signs