

**PERTAINING TO THE AMENDMENT OF THE CALVERT COUNTY ZONING
ORDINANCE**

(CCZO 3-1.10 Institutional Uses & Definitions) (Text Amendment Case No. 23-04)

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 Calvert County Zoning Ordinance (CCZO) CCZO Section 3-1.10 Institutional Uses & Definitions;

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 November 15, 2023, 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 voted to recommend 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 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, the Calvert County Zoning Ordinances (CCZO) CCZO Section 3-1.10 Institutional Uses & Definitions, Permitted Land Uses **BE**, and hereby **IS**, amended by adopting the text amendment 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 Calvert County 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;

EX0072PG0377

Ordinance No. 40-23

RE: Text Amendment Case No. 23-04

Amendment to the Calvert County Zoning Ordinance

RE: To Expand Accessory Uses Permitted at Public Recreational Areas

Page 2 of 2

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 ten (10) days following adoption.

DONE, this 15th day of November 2023, by the Board of County Commissioners of Calvert County, Maryland.

Aye: 5
Nay: 0
Absent/Abstain: 0

ATTEST:

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

Katie Brittain
Katie Brittain, Clerk

Earl F. Hance
Earl F. Hance, President

Approved for form and legal
sufficiency by:

Mike Hart
Mike Hart, Vice-President

Catherine M. Grasso
Catherine M. Grasso

John B. Norris, III
John B. Norris, III, County Attorney

Mark C. Cox Sr.
Mark C. Cox Sr.

Todd Ireland
Todd Ireland

Received for Record... November 16, 2023
at 12:59 o'clock P M. Same day
recorded in Liber KPS No. 72
Folio 376 COUNTY COMMISSIONERS
ORDINANCES AND RESOLUTION.

Garry P. Smith

Text Amendment Case #23-04

Amendment to the Calvert County Zoning
Ordinance

Section 3-1.10 Institutional Uses & Definitions

Black font – existing ordinance language

Red font – proposed ordinance language

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

Exhibit A

USE #	3-1.10 INSTITUTIONAL USES & DEFINITIONS <i>(in italics)</i>	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
12	Public or Non-Profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc. (08/07/07) (9/22/09) <i>An area used primarily for recreational activities and owned by a government, institution, or non-profit organization.</i>	SC	C	C	C							<ol style="list-style-type: none"> 1. In the WL District, no buildings shall be constructed. 2. In all other Districts, only buildings that are associated with or accessory to the primary use such as indoor recreational facilities, community centers, restrooms, dressing rooms, equipment storage, maintenance buildings, open-air pavilions, accessory offices and meeting space, etc. shall be permitted.

BK0072FG0379

Text Amendment Case #23-04

Amendment to the Calvert County Zoning
Ordinance

Section 3-1.10 Institutional Uses & Definitions

Exhibit B

USE #	3-1.10 INSTITUTIONAL USES & DEFINITIONS <i>(in italics)</i>	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
12	Public or Non-Profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc. (08/07/07) (9/22/09) <i>An area used primarily for recreational activities and owned by a government, institution, or non-profit organization.</i>	SC	C	C	C							1. In the WL District, no buildings shall be constructed. 2. In all other Districts, only buildings that are associated with or accessory to the primary use such as indoor recreational facilities, community centers, restrooms, dressing rooms, equipment storage, maintenance buildings, open-air pavilions, accessory offices and meeting space, etc. shall be permitted.

BK0072160381