



Calvert County Zoning Ordinance Update: Article 25

Public Forum

December 14, 2023

Introduction

- Draft Zoning Ordinance was made available to the public May 2023
- Joint work session and public forum held in June 2023 on the draft Zoning Districts and Zoning Map
- Public forum held in August 2023 on draft Critical Area, Marine & Water Dependent Facilities, and Floodplain articles followed by work sessions in September and October
- Public forum held in October 2023 on draft Zoning Approvals, Variances, and Appeals, Nonconformities, and Enforcement articles followed by joint work session in November
- Public forum held in November 2023 on draft Outdoor Lighting, Parking, and Landscaping articles followed by joint work session in December

Introduction

- Planning & Zoning staff have met with representatives from several organizations and citizens.
- Questions and comments received have been used to create an FAQ section on the Zoning Ordinance Update website.
- Calvertcountymd.gov/ZoningOrdinanceUpdate to access links to draft articles, draft zoning map, where to send public comment, and other supplemental materials.
- The focus of this public forum will be draft Article 25, Site Development and Design Standards.

Site Development and Design Standards

- Site Circulation Standards for Vehicles and Pedestrians
- Design of Residential Subdivisions and Development
- On-Site Residential Recreational Requirements
- Design of Non-Residential Development
- Residential Development of Previously Recorded Lots
- Requirements for Age Restricted Housing Communities
- Design of Manufactured Home Communities
- Planned Unit Developments (PUDs)

On-Site Pedestrian and Bicycle Circulation

- In the draft Zoning Ordinance, the sidewalk requirement for residential subdivisions has been revised and now states, *“In single family detached residential developments, sidewalks shall be required along both sides of any proposed public road and along at least one side and preferably both sides of any proposed private road. Family conveyance access roads and residential developments in the Farm and Forest District and Rural Community District with fewer than 25 lots are exempt from this requirement”*

On-Site Pedestrian and Bicycle Circulation

- Minimum width for sidewalks (5 feet) and multi-use paths (8 feet; 10 feet when adjacent to arterial or collector roads)
- Sidewalks or multi-use paths required along the site frontage of existing or proposed public roads
- Sidewalks or multi-use paths required to link residences with parking lots, recreation facilities, open space, parks, schools, institutional and commercial developments, and town centers
- Sidewalks or multi-use paths, in addition to those adjacent to the road, required to connect cul-de-sacs and dead-end roads to create a more complete pedestrian circulation system

On-Site Vehicular Circulation

- This section also includes provisions for vehicular circulation and road design, drive-through facilities and stacking
 - The provisions of these sections were reviewed and revised with contributions from the Department of Public Works
 - Provisions in the current Zoning Ordinance which address construction criteria for roads have been removed at the request of the Department of Public Works

Site Access

- The following provision has been added to the draft Zoning Ordinance, *“Residential developments that exceed 50 dwelling units and/or lots shall provide a minimum of two access points that can be accessed by all units and/or lots. Residential developments that exceed 150 dwelling units and/or lots shall provide a minimum of three access points that can be accessed by all units and/or lots. The Planning Commission may waive this requirement due to environmental constraints.”*

Site Access

- The following provision was included in the draft Zoning Ordinance,
“Where a future roadway is designated on an approved County map, site plans and/or subdivisions for development adjacent to the designated roadway shall provide a platted connection to the future roadway and transfer that area by deed to the Board of County Commissioners of Calvert County for future development. If the future roadway is located within the parcel, it shall be platted and transferred by deed to the Board of County Commissioners of Calvert County at the time of final plat recordation.”
 - This replaces the following provision from the current Zoning Ordinance,
“Where a future roadway is designated on an approved County map, site plans for development adjacent to the designated roadway shall include provisions for future access to the roadway.”

Site Access

- The following provision was included in the draft Zoning Ordinance, *“If the adjacent property is not fully developed, adequate access shall be provided by a reserved platted future right-of-way with temporary construction easements and amenities easements for future road extension. The right-of-way for public or private road construction shall extend to the adjacent property. Upon development of the adjacent property, the developer of that adjacent parcel shall be responsible for building the road connection. Temporary easements for turn-arounds shall be provided at the boundary lines.”*

Clustering of Subdivisions

- In the draft Zoning Ordinance, the clustering of subdivisions is not required in the Residential District (RD) and the Rural Neighborhood District (RND)
 - In the current Zoning Ordinance, clustering is not required in the RD or within the one-mile radius/perimeter of town centers
 - The RND has been introduced to replace the one-mile radius policy from the town centers of Dunkirk, Owings, Huntingtown, and St Leonard Town Centers, so the draft Zoning Ordinance is consistent with the current policy

Exemptions from Clustering Requirements

- In the current Zoning Ordinance, in cases where all proposed lots are a minimum of 20 acres, clustering is not required (in any zoning district)
 - In the draft Zoning Ordinance, clustering is not required for new lots created that are at least 25 acres in size in the Farm and Forest District (FFD) and in cases where the parcel being subdivided is less than 30 acres, clustering is not required (in any zoning district)

Clustering in Rural Community District

- In the draft Zoning Ordinance, at least 60% of the site must be designated open space and lots and roads are to be clustered onto the remainder of the site in the Rural Community District (RCD).
- In the current Zoning Ordinance, clustering building lots and roads onto no more than 50% of the site is required in the RCD (unless located within the one-mile radius/perimeter of a town center, where clustering isn't required).

Ownership of Open Space

- For subdivisions with 25 or more lots, the draft Zoning Ordinance requires that a developer convey the open space on the final plat to the subdivision's incorporated homeowners' association and ensure that the open space will be protected by legal arrangements sufficient to assure their maintenance and preservation for their intended purpose
 - Subdivisions with 25 or more lots is also the threshold where recreational amenities are required to be installed by the developer in the draft Zoning Ordinance

On-Site Residential Recreation

- In the draft Zoning Ordinance, single-family detached developments with 25 or more lots must provide neighborhood recreation on-site and land suitable for neighborhood recreation must be provided at a minimum of 950 square feet per lot in total.
 - In the current Zoning Ordinance, subdivisions with 50 or more lots must provide neighborhood recreation on site and a minimum of 800 square feet per dwelling unit must be provided for neighborhood recreation

Recreational Green Space

- In the draft Zoning Ordinance, the number of fields required for recreational green space is determined by multiplying the total number of lots or dwelling units by 400 square feet and dividing this total by 10,000 square feet. The total number of required fields equals the whole number in the dividend.
- In the current Zoning Ordinance, this calculation begins by multiplying the total number of lots or units by 150 square feet

Other Recreational Facilities

- In the current Zoning Ordinance, at minimum, playing fields (recreational green space), paved areas (hard surface courts), and miniparks (in townhouse, attached dwelling, multifamily, and mixed residential developments) are required to be provided
 - The draft Zoning Ordinance allows more flexibility in terms of the types of recreations facilities that can be provided after a minimum amount of recreational green space has been provided, the provisions for which are addressed in this section

On-Site Residential Recreation

- Provision added that clarifies that recreational green space cannot be located in the center of cul-de-sacs or traffic circles
- Added provisions requiring benches and shade trees to be installed for recreational greenspace and certain recreational facilities
- Provision added requiring hard surface multi-use paths as an interconnected system linking residential units with recreational facilities, parks, and the various categories of open space
- Added provisions requiring residential developments with 100 or more lots or dwelling units to provide a minimum of 10 square feet of indoor community space per lot or dwelling unit

Planned Unit Developments

- A Planned Unit Development (PUD) is a mixed-use development that must combine residential (a mix of housing types), with a combination of recreational, commercial, or institutional elements
- The goal of a PUD is to achieve a substantially higher-quality development that provides a public benefit that would otherwise not be obtained
- A PUD proposal requires Board of County Commissioner approval

Planned Unit Developments

- Encourage mixed development patterns and avoid monotony
- Provide for relief from the strict application of the land use standards, development regulations, and performance standards found in the base zoning districts
- Allow a developer to take advantage of special site characteristics, locations, or land uses
- Any use included in this Ordinance and any town center zoning ordinance that may be applicable to the land subject to the PUD may be included in a PUD plan, provided that the use and the density/intensity of the use is consistent with the Comprehensive Plan's land use concept for the area and the provisions of the Zoning Ordinance

Archaeological and Historic Significance

- In the current Zoning Ordinance, the provisions protecting structures and sites with historic significance applies only to residential development
 - In the draft Zoning Ordinance, these provisions apply to residential development as well as all development requiring site plan approval
- Provisions have been added addressing pre-existing cemeteries and development occurring along a designated Historic Roadway

Proposed Revision Highlights

- Revisions to on-site pedestrian circulation requirements
- Provisions in the current Zoning Ordinance which address construction criteria for roads have been removed
- Revisions to site access requirements
- Revisions to some clustering and open space provisions
- Subdivisions of 25 or more lots required to convey open space to homeowner's association
- Revisions to requirements for on-site residential recreation
- Inclusion of Planned Unit Development (PUD) section
- Revisions to archaeological and historic significance provisions

Public Forum Wrap-Up

- Public comment period for Articles 25 closes December 29th
- The next public forum is scheduled for January 25, 2024
- Members of the public can submit comments to
ZOupdate@calvertcountymd.gov
- Questions – Contact:
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