



Calvert County Zoning Ordinance Update: TEG/SEG

December 20, 2023

Introduction

- Draft Zoning Ordinance articles, Zoning Map, and supplemental materials available at [Calvertcountymd.gov/ZoningOrdinanceUpdate](https://calvertcountymd.gov/ZoningOrdinanceUpdate)
- Video on how to navigate website and zoning map at top of the webpage
- Documents available which compare draft articles with the current Zoning Ordinance and highlight proposed substantive changes
- Schedule which lists public comment periods for specific articles and dates for public forums and joint work sessions with PC & BOCC
- Comments should be sent to ZOupdate@calvertcountymd.gov
- Links to videos of prior public forums and work sessions available under the Past Meetings tab

Articles Reviewed

- Proposed Zoning Districts and Zoning Map (Articles 3 through 9)
- Critical Area, Marine & Water Dependent Facilities, Floodplain (Articles 22, 23, and 24)
- Zoning Approvals, Variances, and Appeals; Nonconformities, Enforcement (Articles 30, 32, and 33)
- Outdoor Lighting, Parking, Landscaping (Articles 26, 27, and 28)
- Site Development and Design Standards (Article 25)
 - Public forum held December 14, 2023
 - Public comments due December 29, 2023
 - Joint work session scheduled for January 17, 2024

Articles to be Reviewed

- Uses and Accessory Structures (Articles 18 and 19)
 - Public comments due February 2, 2024
- Title, Purpose, and Applicability; Definitions; Signs (Articles 1, 2, and 29)
 - Public comments due February 23, 2024
- Natural Resources and Forest Conservation (Articles 20 and 21)
 - Public comments due April 5, 2024
- Transferable Development Rights, Subdivision (Articles 17 and 31)
 - Public comments due May 3, 2024
- Revised 2024 Draft Zoning Ordinance - Summer of 2024
 - Goal for adoption is prior to the end of 2024

Proposed Revision Highlights



Articles 3 – 9 - Zoning Districts and Zoning Map

- Replacement of the one-mile radius with the Rural Neighborhood District (RND)
- New delineation of the Residential District (RD); more closely associated with the municipalities of Chesapeake Beach and North Beach, Prince Frederick, Lusby, and Solomons
- Additional new zoning districts (I-MU, I-2, WCD)
- Limitations on expansion of uses in the Rural Commercial (RC) District
- 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

Proposed Revision Highlights

Article 22 - Critical Area

Revised how the expanded Critical Area Buffer for steep slopes is delineated; some disturbances of the Critical Area Buffer proposed to require administrative variance approval instead of having to go through the Board of Appeals variance process

Article 23 - Marine & Water Dependent Facilities

Revised to clarify that private piers are allowed on undeveloped properties with a riparian right that are contiguous with a property lacking a riparian right that has a dwelling

Article 24 - Floodplain

Revised definition of “substantial improvement” and the flood protection elevation raised from two feet to four feet

Proposed Revision Highlights

Article 25 - Site Development and Design Standards

- 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

Proposed Revision Highlights

Article 26 - Outdoor Lighting

Revisions made based on recommendations from county staff with expertise in outdoor lighting

Article 27 - Parking

Revisions to off-street loading requirements; revisions to bicycle parking requirements; provisions for electric vehicle charging stations revised

Article 28 - Landscaping

Added species diversity requirements; strengthened parking interior landscape requirements; strengthened buffer area landscape requirements; added site landscaping requirements

Proposed Revision Highlights

Article 30 - Zoning Approvals, Variances, and Appeals

Revisions to types of variance requests for parking and sign height that can be permitted through an administrative variance process; variances from lot area requirements that result in an increase of density shall not be granted

Article 32 - Nonconformities

Revised so a nonconforming use can only be changed to a use allowed within the zoning district; revised and simplified policy for when a nonconforming use is considered abandoned; revised to address when nonconforming site elements (parking landscape, lighting) need to be brought into compliance

Article 33 - Enforcement

Revisions done to clarify existing policies, streamline processes and to reduce redundancies

For More Information

- Zoning Ordinance Update Information:
www.calvertcountymd.gov/ZoningOrdinanceUpdate
- Public Comment – Submit to:
ZOupdate@calvertcountymd.gov
Attn: ZO Update, 205 Main Street, Prince Frederick, MD 20678
- Questions – Contact:
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