

**PERTAINING TO THE AMENDMENTS OF THE PRINCE FREDERICK TOWN  
CENTER ZONING ORDINANCE**

**RE: Proposed Change to Increase Residential Parking Requirements**

(Text Amendment Case No. 24-06)

**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;

**WHEREAS**, after due notice was published, the Planning Commission conducted a public hearing on November 20, 2024, at which time the proposed revisions to the CCZO, and comprehensive rezoning 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 leave the record open and did reconvene at special meeting on December 30, 2024, continued deliberations at its regular meeting of January 15, 2025, and conveyed its recommendation to the Board of County Commissioners by Resolution dated January 15, 2025;

**WHEREAS**, after due notice was published, the Board of County Commissioners conducted a public hearing on February 18, 2025, at which time the proposed amendments were discussed, staff’s recommendations were considered, and public comment was solicited; 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 amendments 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 **BE**, and hereby **IS**, amended by adopting the text amendments as shown in 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

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RE: Text Amendment Case No. 24-06  
Amendments to Prince Frederick Town Center Zoning Ordinance  
RE: To Increase Residential Parking Requirements

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; and

**BE IT FURTHER ORDAINED** by the Board of County Commissioners of Calvert County, Maryland that this amendatory Ordinance shall take effect on the 1st day of March 2025 without publication of a fair summary.

**DONE**, this 18th day of February 2025, by the Board of County Commissioners of Calvert County, Maryland.

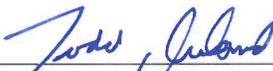
Aye:	<u>5</u>
Nay:	<u>0</u>
Absent/Abstain:	<u>0</u>

ATTEST:

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

  
 \_\_\_\_\_  
 Ashley Staples-Reid, Acting Clerk

  
 \_\_\_\_\_  
 Earl F. Hance, President

  
 \_\_\_\_\_  
 Todd Ireland, Vice President

Approved for legal sufficiency:

  
 \_\_\_\_\_  
 Mark C. Cox Sr.

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

  
 \_\_\_\_\_  
 Catherine M. Grasso

Received for Record.. February 19....., 2025  
 at..... 12:00.....o'clock..... P.....M. Same day  
 recorded in Liber KPS No. 76  
 Folio..... 130.....COUNTY COMMISSIONERS  
 ORDINANCES AND RESOLUTION.

  
 \_\_\_\_\_  
 Mike Hart



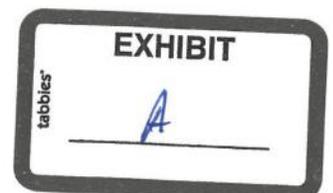
Text Amendment Case #24-06

Amendments to the Prince Frederick Town  
Center Ordinance

Black font – existing ordinance language

**Red font** – proposed ordinance language

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



**Prince Frederick Town Center Zoning Ordinance**

**III. SITE DESIGN**

**F. PARKING LOT LAYOUT AND DESIGN**

**4. Parking Space and Loading Requirements**

**a. Non-Residential Parking Space and Loading Requirements**

(10/28/03) The parking and loading requirements in Section 6-3 of the Calvert County Zoning Ordinance shall be met.

**b. Residential Parking Space and Vehicular Storage Requirements**

- i. Each one-bedroom unit requires a minimum of one parking space. Two parking spaces are required for units with two or more bedrooms.

Exception: for age-restricted multifamily housing the parking requirements in Section 5-1.12 of the Calvert County Zoning Ordinance shall be met.

(07/03/01)

- ii. An additional ~~12.5~~25% of the total number of spaces provided for residents within a building cluster shall be provided for guests and overflow parking. Individual garages will not be counted as parking spaces for single-family detached dwellings **or for attached dwellings. Garages will be counted as parking spaces for attached dwellings.**

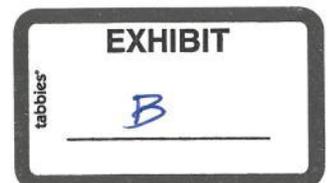
(05/18/14)

(06/06/18)

- iii. A storage area for boats, recreational vehicles, trailers of all kinds, unlicensed vehicles and inoperative vehicles shall be provided. The area shall be a minimum of 200 square feet for every 5 units and shall be screened from the road and adjoining properties in accordance with the provisions for high screening listed in Chapter III, Section G.

Exception. If covenants prohibit these types of vehicles, this requirement may be waived.

Text Amendment Case #24-06  
Amendments to the Prince Frederick Town  
Center Ordinance



## Prince Frederick Town Center Zoning Ordinance

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- ii. An additional 25% of the total number of spaces provided for residents within a building cluster shall be provided for guests and overflow parking. Individual garages will not be counted as parking spaces for single-family detached dwellings or for attached dwellings.

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