

**FOR THE PURPOSE OF REPEALING AND READOPTING WITH AMENDMENTS
THE CALVERT COUNTY ZONING ORDINANCE AND THE OFFICIAL ZONING
MAPS OF CALVERT COUNTY, REFLECTING A COMPREHENSIVE REZONING**

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 zoning and subdivision controls, and adopt Zoning Maps, to promote the health, safety and welfare of the citizens of Calvert County, and to provide for its administration, enforcement and amendment;

WHEREAS, by Resolutions 09-06 and 10-06, the Board of County Commissioners of Calvert County, Maryland has heretofore adopted the Calvert County Zoning Ordinance (the "CCZO") and the Official Zoning Maps, thereby exercising those delegated powers;

WHEREAS, after study and evaluation, the Calvert County Department of Planning & Zoning recommended to the Planning Commission of Calvert County, Maryland (hereinafter, the "Planning Commission"), and the Board of County Commissioners, revisions to the CCZO, the Official Zoning Maps, and comprehensive rezoning;

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, formed its recommendation regarding the Zoning Ordinance, but continued deliberations on the Zoning Maps at its regular meeting of January 15, 2025, and conveyed its consolidated 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 testimony presented at the public hearing regarding the revisions to the comprehensive rezoning and remapping, and the recommendation of the Planning Commission, and in furtherance of the public health, safety and welfare, the Board of County Commissioners has determined it is in the best interest of the citizens of the County to enact the revisions reflecting a comprehensive rezoning as set forth in Exhibit A, and the Official Zoning Maps so designated, incorporated herein and made a part hereof.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Calvert County, Maryland, that Ordinance 09-06, as amended through the effective date of this Ordinance, and the Official Zoning Maps of Calvert County, adopted April 26, 2006, by Resolutions No. 10-06, as amended, **BE** and **ARE** hereby **REPEALED**, and of no further force and effect, except as provided herein below, effective the latter of recordation, or the tenth day following adoption of this Ordinance;

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County,

Maryland that the comprehensive rezoning reflected in Exhibit A hereto and incorporated herein by reference, and the Zoning Maps, so designated, and made a part hereof, **BE** and hereby **ARE** hereby **ADOPTED** and enacted effective the latter of recordation, or the tenth day following adoption of this 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 or Official Zoning Maps incorporated herein, are found to be unconstitutional, illegal, null, or void, by a court of competent jurisdiction, 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 and Maps shall be enforceable and valid, unless deletion of the invalid portion would defeat the clear purpose of the Ordinance, or unless deletion of the valid portion would produce a result inconsistent with the purpose and intent of the Board of County Commissioners in enacting this Ordinance;

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that, notwithstanding any provision hereof to the contrary, including the repeal of the Calvert County Zoning Ordinance No. 09-06, as amended through the effective date of this Ordinance: (1) any development application submitted prior to the date of the adoption of this Ordinance for site plan, subdivision, road plan, or permit review, and accepted for review on or before February 18, 2025 shall be grandfathered under the regulations superseded hereby, and shall remain vested to remain subject to those former regulations for up to twelve (12) months from the effective date of this Ordinance; and (2) those grandfathered by (1), above, that progress to the next phase of review and approvals set forth within those former regulations within the twelve (12) month period upon the effective date of this Ordinance, shall be grandfathered under the prior regulations so long as such development approval(s) shall remain valid, and not expire, pursuant to the applicable provisions of the Calvert County Zoning Ordinance superseded hereby;

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 Ordinance and Maps shall take effect on the 1st day of March 2025 without publication of a fair summary.

DONE, and adopted this 18th day of February 2025, by the Board of County Commissioners of Calvert County, Maryland sitting in regular session.

[SIGNATURES ON FOLLOWING PAGE]

Aye: 3

Nay: 2

Absent/Abstain: 0

ATTEST:

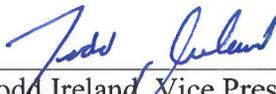
BOARD OF COUNTY COMMISSIONERS OF CALVERT COUNTY, MARYLAND



 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

Nay

 Catherine M. Grasso

Nay

 Mike Hart

Received for Record February 19, 2025
 at 12:01 o'clock P. Same day
 recorded in Liber KPS No. 76
 Folio 136 COUNTY COMMISSIONERS
 ORDINANCES AND RESOLUTION.



**Exhibit A and the Official Zoning
Maps are made a part of the
permanent records of, and may be
reviewed during regular business
hours within, the Calvert County
Department of Planning & Zoning**

