

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

**RE: Revising Section 18-7 Business and Personal Service, Section 27-4 Required
Parking Spaces, Article 18, Table 18-1 Outside Town Center Uses concerning Home
Occupations and Day Care Centers**

(Text Amendment Case No. 25-08)

WHEREAS, Title 4 of the *Land Use Article* of the Maryland Annotated Code, as amended, and specifically Md. Code Ann., Land Use § 4-204, 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, Calvert County has a Comprehensive Plan and Town Center Master Plans that guide the future growth and development in the community, by Ordinance 13-25, the Board of County Commissioners of Calvert County, Maryland has heretofore adopted the Calvert County Zoning Ordinance;

WHEREAS, Md. Code Ann., Land Use § 4-204 and Section 30-13 of the Calvert County Zoning Ordinance prescribe the process and procedures for adoption, repeal, amendment and reclassification of zoning regulations and maps;

WHEREAS, the present proposed text amendment requests a revision to Section 18-7, Section 27-4, Article 18 and Table 18-1 Outside Town Center Uses of the Calvert County Zoning Ordinance, concerning Home Occupations and Day Care Centers;

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;

WHEREAS, upon consideration of the input of the public and governmental agencies, the Planning Commission found that the zoning text amendment is consistent with and implements the Comprehensive Plan and Master Plans, and forwarded its findings and recommendation to the Board of County Commissioners by Resolution dated August 20, 2025;

WHEREAS, after due notice was published, the Board of County Commissioners of Calvert County, Maryland conducted a public hearing on September 30, 2025, at which time the proposed amendments were discussed, staff's recommendations were considered, and public comment was solicited;

WHEREAS, after considering the staff report, testimony presented at the public hearing regarding the proposed text amendment, 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

BK0077PG0416

Ordinance No. 42-25

RE: Text Amendment Case No. 25-08

Amendments to Calvert County Zoning Ordinance

RE: Section 18-7 Business and Personal Service, Section 27-4 Required Parking Spaces, Article 18, Table 18-1 Outside Town Center Uses

Page 2 of 3

the text amendments to the aforementioned 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 Ordinance **BE**, and hereby **IS**, amended by amending Section 18-7, Section 27-4, Article 18 and Table 18-1 Outside Town Center Uses of the Calvert County Zoning Ordinance, concerning Home Occupations and Day Care Centers 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 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 be effective upon recordation and without publication of a fair summary, but not sooner than ten (10) days following adoption.

DONE, this 30th day of Sept., 2025, by the Board of County Commissioners of Calvert County, Maryland.

[SIGNATURES ON FOLLOWING PAGE]

BK0077PG0417

Ordinance No. 42-25

RE: Text Amendment Case No. 25-08

Amendments to Calvert County Zoning Ordinance

RE: Section 18-7 Business and Personal Service, Section 27-4 Required Parking Spaces, Article 18, Table 18-1 Outside Town Center Uses

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

Todd Ireland
Todd Ireland, Vice-President

Approved for form and legal
sufficiency by:

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

John B. Norris
John B. Norris, County Attorney

Catherine M. Grasso
Catherine M. Grasso

Mike Hart
Mike Hart

Received for Record October 3, 2025
at 10:43 o'clock A M. Same day
recorded in Liber KPS No. 77
Folio 415 COUNTY COMMISSIONERS
ORDINANCES AND RESOLUTION.

Garry P. Smith

Text Amendment Case #25-08

Amendments to the Calvert County

Zoning Ordinance

Section 18-7 Business and Personal Service

Section 27-4 Required Parking Spaces

Article 18, Table 18-1 Outside Town Center
Uses

Black font – existing ordinance language

Red font – proposed ordinance language

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

18-7 BUSINESS AND PERSONAL SERVICE

N. Home Occupation

Any activity carried out for gain by a resident as an accessory use in the resident's dwelling unit **(or an enclosed structure accessory to the dwelling)** where there are on-site appointments of customers or clients or where there are employees that are not permanent residents of the dwelling. Non-medical offices, home studios, commercial kennels, pet grooming establishments, commercial kitchens, non-farm alcohol production facilities, online retail sales, in-home day cares, and personal service uses are permitted as home occupations. Other uses that are listed separately in the Land Use Charts shall not be permitted as home occupations (e.g., Automobile Repair, Crematorium, Veterinary Hospital, etc.).

1. Home Occupation - Class A

A home occupation is considered Class A if all below conditions are met.

h. ~~In-h~~ Home day cares are allowed a maximum of 12 clients and ~~all conditions required for Day Care Centers (Section 18-12.E.1 below) and all parking requirements for Day Care Centers (Article 27) shall be met~~ the requirements of Section 18-12.E.1 of this Ordinance shall apply. Home day cares are not required to meet the parking requirements for home occupations, but instead shall meet the parking requirements of Section 27-4.C of this Ordinance in addition to the parking requirements for the dwelling.

2. Home Occupation - Class B

A home occupation is considered Class B if all below conditions are met.

d. Home day cares, in addition to the requirements of item 1.h above, shall require one additional parking space for each employee that is not a permanent resident of the dwelling in which the home occupation is located.

27-4 REQUIRED PARKING SPACES

C. Bus Parking and Drop-Offs

4. Home day cares and ~~D~~ day care centers with 12 or fewer clients shall provide a pickup/drop-off area that accommodates a minimum of ~~two~~ **one cars. Day care centers with more than 12 clients shall provide a pickup/drop-off area that accommodates a minimum of four cars. The pickup/drop-off area shall be located in front of the building and not interfere with vehicle circulation in the parking lot, including blocking of the drive aisle.**

Table 18-1 OUTSIDE TOWN CENTER USES

Table 18-1: Outside Town Center Uses
P = Permitted // C = Permitted with Conditions
S = Special Exception // SC = Special Exception with Conditions // SH = Section 18-2.A.8

	HD	APD	FFD	RCD	RND	WCD	RD	RC	MC	EC	I-1	I-2	Definitions & Conditions
BUSINESS AND PERSONAL SERVICE													
Home Occupation – Class A	SH	C	SC	SC	SC	SC	SC	C	C	C	C	C	Sec. 18-7.N
Home Occupation – Class B	SH	C	SC	SC	SC	SC	SC	C	C	C	C	C	Sec. 18-7.N

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	HD	APD	FFD	RCD	RND	WCD	RD	RC	MC	EC	I-1	I-2	Definitions & Conditions
INSTITUTIONAL													
Day Care Center, 12 Clients or Less			C	C	C	SC	SC	C	C	C	C		Sec. 18-12.E
Day Care Center, 13 to 19 Clients			SC	SC	SC	SC	SC	C	C	C	C		Sec. 18-12.E
Day Care Center, 20 to 40 Clients			SC	SC	SC	SC	SC	C	C	C	C		Sec. 18-12.E
Day Care Center, 41 or More Clients			SC	SC	SC	SC	SC	SC		SC	C		Sec. 18-12.E

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Text Amendment Case #25-08

Amendment to the Calvert County

Zoning Ordinance

Section 18-7 Business and Personal Service

Section 27-4 Required Parking Spaces

Article 18, Table 18-1 Outside Town Center
Uses

18-7 BUSINESS AND PERSONAL SERVICE**N. Home Occupation**

Any activity carried out for gain by a resident as an accessory use in the resident's dwelling unit (or an enclosed structure accessory to the dwelling) where there are on-site appointments of customers or clients or where there are employees that are not permanent residents of the dwelling. Non-medical offices, home studios, commercial kennels, pet grooming establishments, commercial kitchens, non-farm alcohol production facilities, online retail sales, home day cares, and personal service uses are permitted as home occupations. Other uses that are listed separately in the Land Use Charts shall not be permitted as home occupations (e.g., Automobile Repair, Crematorium, Veterinary Hospital, etc.).

1. Home Occupation - Class A

A home occupation is considered Class A if all below conditions are met.

h. Home day cares are allowed a maximum of 12 clients and the requirements of Section 18-12.E.1 of this Ordinance shall apply. Home day cares are not required to meet the parking requirements for home occupations, but instead shall meet the parking requirements of Section 27-4.C of this Ordinance in addition to the parking requirements for the dwelling.

2. Home Occupation - Class B

A home occupation is considered Class B if all below conditions are met.

d. Home day cares, in addition to the requirements of item 1.h above, shall require one additional parking space for each employee that is not a permanent resident of the dwelling in which the home occupation is located.

27-4 REQUIRED PARKING SPACES**C. Bus Parking and Drop-Offs**

4. Home day cares and day care centers with 12 or fewer clients shall provide a pickup/drop-off area that accommodates a minimum of one car. Day care centers with more than 12 clients shall provide a pickup/drop-off area that accommodates a minimum of four cars. The pickup/drop-off area shall be located in front of the building and not interfere with vehicle circulation in the parking lot, including blocking of the drive aisle.

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Home Occupation – Class A	SH	C	C	C	C	C	C	C	C	C	C	C	Sec. 18-7.N
Home Occupation – Class B	SH	C	C	C	C	SC	SC	C	C	C	C	C	Sec. 18-7.N

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P = Permitted // C = Permitted with Conditions
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	HD	APD	FFD	RCD	RND	WCD	RD	RC	MC	EC	I-1	I-2	Definitions & Conditions
INSTITUTIONAL													
Day Care Center, 12 Clients or Less			C	C	C	SC	SC	C	C	C	C		Sec. 18-12.E
Day Care Center, 13 to 19 Clients			SC	SC	SC	SC	SC	C	C	C	C		Sec. 18-12.E
Day Care Center, 20 to 40 Clients			SC	SC	SC	SC	SC	C	C	C	C		Sec. 18-12.E
Day Care Center, 41 or More Clients			SC	SC	SC	SC	SC	SC		SC	C		Sec. 18-12.E