

BK0077PG0424

Ordinance No. 43-25

RE: Text Amendment Case No. 25-09

Amendments to Calvert County Zoning Ordinance

RE: Section 18-12 Institutional, Article 18, Table 18-1 Outside Town Center Uses, Article 18, Table 18-2  
Town Center Uses, Article 18, Table 18-3 Solomons Town Center Uses

Page 1 of 3

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

**RE: Revising Section 18-12 Institutional, Article 18, Table 18-1 Outside Town Center  
Uses, Article 18, Table 18-2 Town Center Uses, Article 18, Table 18-3 Solomons Town  
Center Uses - Regulations Concerning Public Utility Lines and Accessory Structures**

(Text Amendment Case No. 25-09)

**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 18-12, Article 18, Table 18-1 Outside Town Center Uses, Article 18, Table 18-2 Town Center Uses, Article 18, Table 18-3 Solomons Town Center Uses of the Calvert County Zoning Ordinance, concerning Public Utility Lines and Accessory Structures;

**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

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Town Center Uses, Article 18, Table 18-3 Solomons 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 18-12, Article 18, Table 18-1 Outside Town Center Uses, Article 18, Table 18-2 Town Center Uses, and Article 18, Table 18-3 Solomons Town Center Uses of the Calvert County Zoning Ordinance, concerning Public Utility Lines and Accessory Structures, 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 30<sup>th</sup> day of Sept., 2025, by the Board of County Commissioners of Calvert County, Maryland.

[SIGNATURES ON FOLLOWING PAGE]

BK0077PG0426

Ordinance No. 43-25

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Amendments to Calvert County Zoning Ordinance

RE: Section 18-12 Institutional, Article 18, Table 18-1 Outside Town Center Uses, Article 18, Table 18-2 Town Center Uses, Article 18, Table 18-3 Solomons Town Center Uses

Aye: 5

Nay: 0

Absent/Abstain: 0

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF CALVERT COUNTY, MARYLAND

Katie Brittain, Clerk

Earl F. Hance, President

Todd Ireland, Vice-President

Approved for form and legal sufficiency by:

Mark C. Cox Sr.

John B. Norris, County Attorney

Catherine M. Grasso

Mike Hart

Received for Record... October 3, 2025 at 10:43 o'clock... A.M. Same day recorded in Liber KPS No. 77 Folio 424 COUNTY COMMISSIONERS ORDINANCES AND RESOLUTION.

Garry P. Smith

**Text Amendment Case #25-09**

Amendment to the Calvert County

Zoning Ordinance

Section 18-12 Institutional

Article 18, Table 18-1 Outside Town Center Uses

Article 18, Table 18-2 Town Center Uses

Article 18, Table 18-3 Solomons Town Center Uses

Black font – existing ordinance language

**Red font** – proposed ordinance language

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

**18-12 INSTITUTIONAL****M. Public Utility Lines and Accessory Structures**

**Underground gas mains and pipes and under-ground and overhead electrical and communications wires, cables, pipes, conduits, and their supporting poles, towers or repeaters, boosters, anodes, regulating and measuring devices, and the minor buildings or structures in which they may be housed, including but not limited to substations for transforming, boosting, switching or pumping purposes, where such facilities are constructed on the ground. This definition does not include other uses defined separately by this Ordinance (e.g., Commercial Power Generating Facility, Communications Tower, etc.)**

**~~M.~~ N. Solid Waste Collection Site**

A site for storage of garbage and recyclables collected by a contractor or other authorized haulers. The following shall apply where applicable.

1. In Huntingtown and Prince Frederick Town Centers, provided that the solid waste collection site does not exceed 100 square feet in size.

**~~N.~~ O. Treatment Facility, Wastewater**

A facility used for the treatment of industrial or domestic wastewater. The following shall apply where applicable.

1. In the WCD, wastewater treatment facilities are only allowed when necessary to address public health and safety.

**~~O.~~ P. Treatment Facility, Water**

Facilities within the water supply system that can alter the physical, chemical, or bacteriological quality of the water. The following shall apply where applicable.

1. In the WCD, water treatment facilities are only allowed when necessary to address public health and safety.

EXHIBIT A

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													
INSTITUTIONAL	HD	APD	FFD	RCD	RND	WCD	RD	RC	MC	EC	I-1	I-2	Definitions & Conditions
Public Utility Lines and Accessory Structures	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 18-12.M

Table 18-2 TOWN CENTER USES

Table 18-2: Town Center Uses																								
P = Permitted // C = Permitted with Conditions // S = Special Exception																								
SC = Special Exception with Conditions // S1 = Section 18-2.A.6 // S2 = Section 18-2.A.7 // SH = Section 18-2.A.8																								
INSTITUTIONAL	DUNKIRK	HUNTINGTOWN			LUSBY				OWINGS			ST. LEONARD			PRINCE FREDERICK							Definitions & Conditions		
Public Utility Lines and Accessory Structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18-12.M				
		Mixed-Use	Neighborhood	Residential	Institutional	Neighborhood	Commercial	Village Commercial	Village Res-Office	Village Edge	Edge	Village	Core	Village	Residential	Employment	Old Town	Old Town Residential	Old Town Transitional	Fairground	Entry	Village	New Town	Forest



**Text Amendment Case #25-09**

Amendment to the Calvert County  
Zoning Ordinance

Article 18, Section 12 Ordinance Amendments

Article 18, Table 18-1 Ordinance Amendments

## EXHIBIT B

**18-12 ORDINANCE AMENDMENTS**18-12 Procedures for Ordinance Amendments**M. Public Utility Lines and Accessory Structures**

Underground gas mains and pipes and under-ground and overhead electrical and communications wires, cables, pipes, conduits, and their supporting poles, towers or repeaters, boosters, anodes, regulating and measuring devices, and the minor buildings or structures in which they may be housed, including but not limited to substations for transforming, boosting, switching or pumping purposes, where such facilities are constructed on the ground. This definition does not include other uses defined separately by this Ordinance (e.g., Commercial Power Generating Facility, Communications Tower, etc.)



