

RE: Case No. 13-10; Amendments to the Huntingtown Master Plan and Zoning Ordinance
RE: Huntingtown Town Center Master Plan Map, Wooded Buffer and Buffer Setback from MD 2/4
Page 1 of 2

Pertaining to the Amendments of the Huntingtown Master Plan and Zoning Ordinance
(Huntingtown Town Center Master Plan Map and Section IV. E and Zoning Ordinance Article 5,
Section 5-3)

**RE: Huntingtown Town Center Master Plan Map, Wooded Buffer and Buffer Setback
from MD 2/4**
(Case No. 13-10)

WHEREAS, Title 3 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, adopt, amend, and execute a Master Plan and Title 4 empowers 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 Resolution 41-93, the Board of County Commissioners of Calvert County, Maryland has heretofore adopted the Huntingtown Master Plan and Zoning Ordinance;

WHEREAS, after study and evaluation, the Calvert County Department of Community Planning & Building recommended to the Planning Commission of Calvert County, Maryland (hereinafter, the “Planning Commission”) and the Board of County Commissioners text amendments to the Huntingtown Master Plan and Zoning Ordinance: Huntingtown Town Center Master Plan Map (Master Plan: Exhibit 8 Huntingtown Town Center Master Plan Map and Figure 5 Landscape Buffer); Master Plan Section IV. E. and Zoning Ordinance Section 5-3;

WHEREAS, after due notice was published, the Board of County Commissioners and the Planning Commission conducted a joint public hearing on August 25, 2015, at which time the proposed amendments were discussed, the staff report was considered, and public comment was solicited;

WHEREAS, at the conclusion of said public hearing the Planning Commission voted to close the record, but failed to make the optional recommendation pursuant to Maryland Annotated Code, Land Use Article, §3-202(a)(2); and

WHEREAS, after considering the evidence which had been presented at the public hearing regarding the proposed text amendments and in furtherance of the public health, safety and welfare, the Board of County Commissioners closed the record and determined it is in the best interest of the citizens of the County to enact the text amendments to the 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, that the Huntingtown Master Plan and Zoning Ordinance **BE**, and hereby **IS**, amended by adopting the text amendments as shown in attached Exhibit A hereto and made a part hereof (Exhibit B depicts the amendments as they will actually appear in the Huntingtown Master Plan and Zoning Ordinance).

RE: Case No. 13-10; Amendments to the Huntingtown Master Plan and Zoning Ordinance
RE: Huntingtown Town Center Master Plan Map, Wooded Buffer and Buffer Setback from MD 2/4

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 Huntingtown Master Plan and Zoning Ordinance, are 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.


BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that this amendatory Ordinance shall be effective upon recordation without publication of a fair summary, but in no event sooner than ten (10) days from adoption.


DONE, this 25th day of August 2015 by the Board of County Commissioners of Calvert County, Maryland.

Aye: 4
Nay: 1 - Weems
Absent/Abstain: 0


ATTEST:


BOARD OF COUNTY COMMISSIONERS OF CALVERT COUNTY, MARYLAND

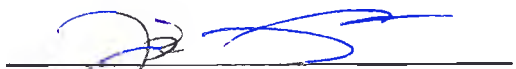

Maureen L. Frederick, Clerk



Steven R. Weems, President


Approved for form and legal sufficiency by:


Evan K. Slaughenkoupt Jr., Vice-President

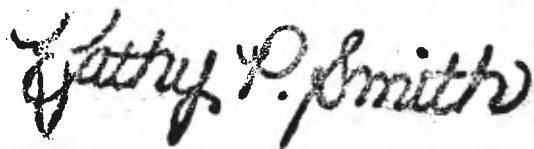

Mike Hart


John B. Norris, III, County Attorney


Tom Hejl


Pat Nutter

Received for Record August 26 2015
at 10:05 o'clock 4 M. Same day
recorded in Liber KPS No. 48
Folio 37 COUNTY COMMISSIONERS
ORDINANCES AND RESOLUTION.



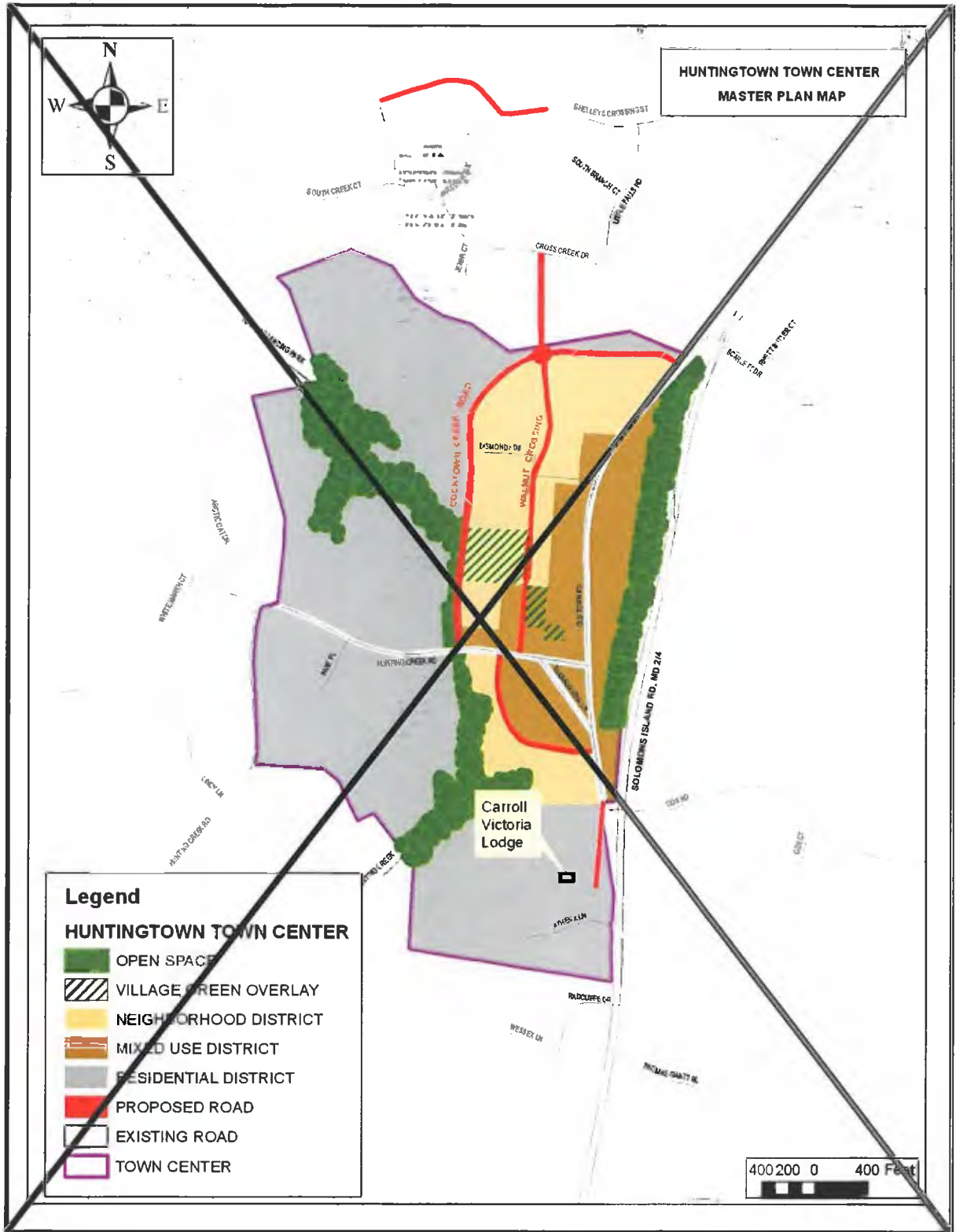


EXHIBIT 8 HUNTINGTOWN TOWN CENTER MASTER PLAN

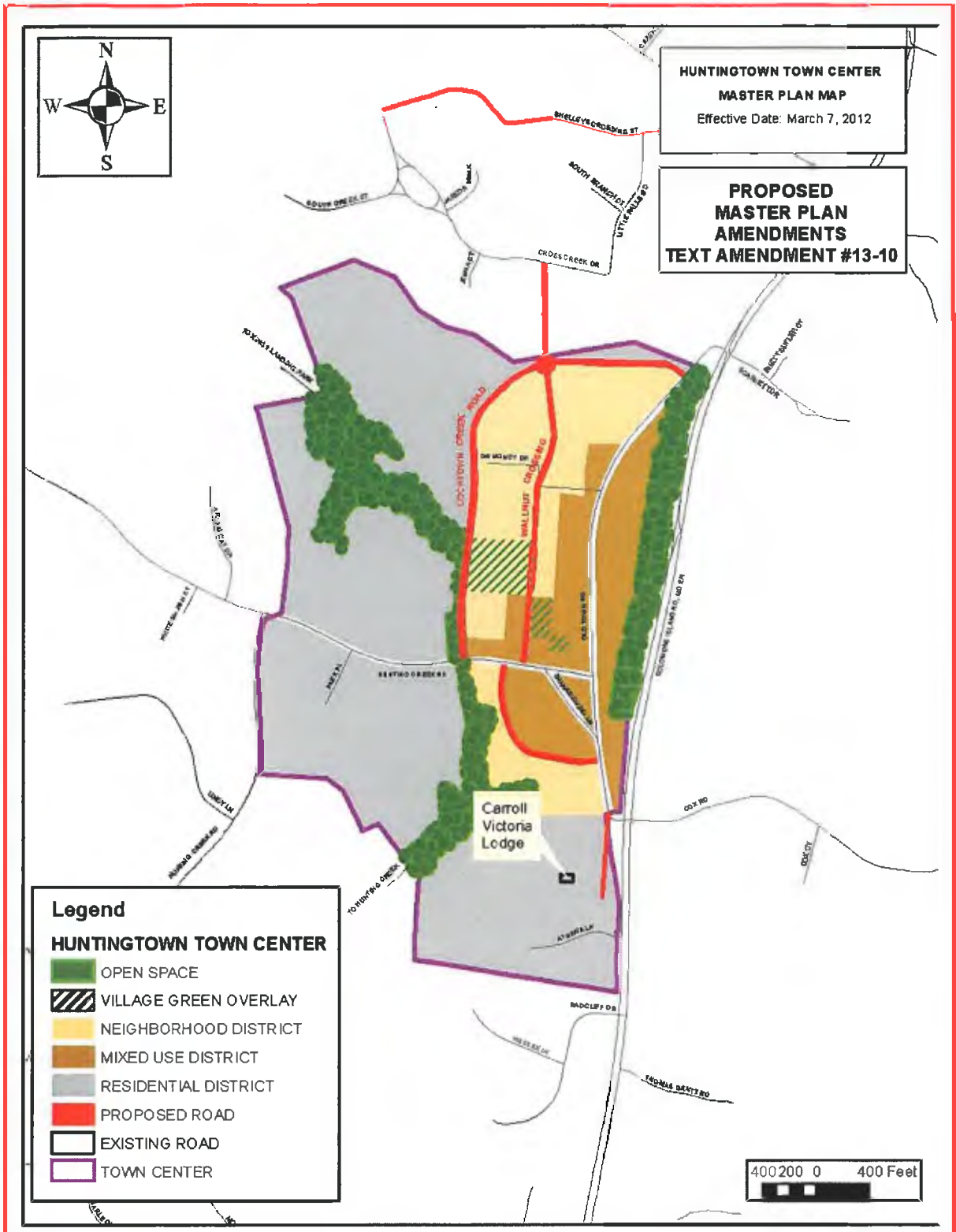


EXHIBIT 8 HUNTINGTOWN TOWN CENTER MASTER PLAN

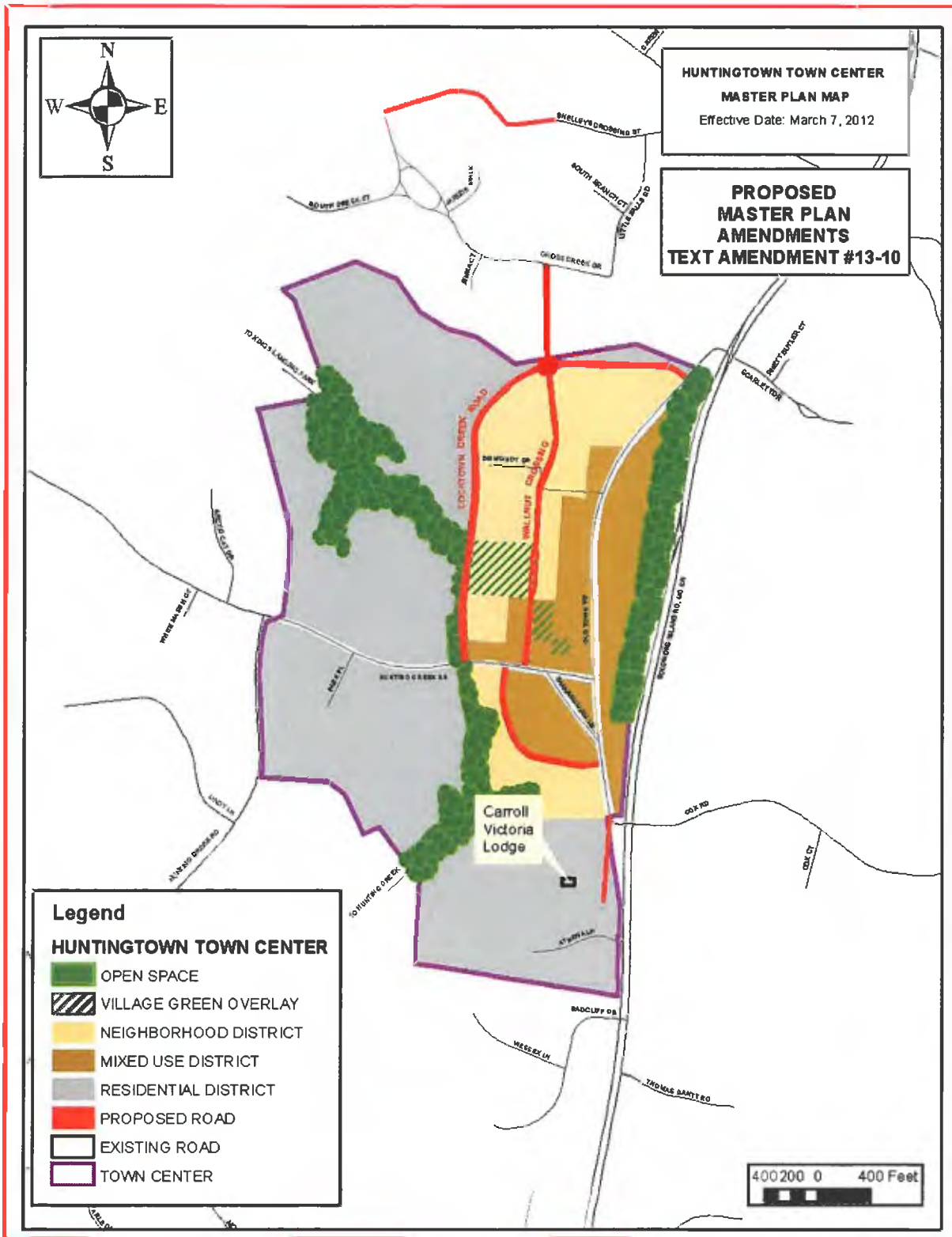


Figure 5
Landscape Buffer

E. Community Appearance

Huntingtown has been fortunate in that most new development has complimented traditional local architectural styles characterized by peaked tin roofs, front porches, clapboard siding and shutters. Community appearance requirements addressing architecture, landscaping, signage, and lighting will encourage new development to preserve the small town character of Huntingtown. Furthermore, these appearance standards can help enhance Huntingtown's streetscape and contribute to a distinctive sense of place.

{Section on Architecture – No Changes Proposed}

Landscaping

ACTIONS:

1. Adopt specific landscape standards addressing screening of objectionable views, street trees, and landscaping within parking lots.
2. Preserve a 100 foot wooded buffer along the Town Center's frontage on MD 2/4 from the northern intersection with Old Town Road to **the northern boundary of Parcel 9 on Tax Map 18**, approximately **540 744** feet north of the southern intersection of Old Town Road with MD 2/4 (as measured from the southeast corner of Parcel 135 on Tax Map 18). This will buffer the town from MD 2/4, screen the rear of any new development along the east side of Old Town Road from MD 2/4, and preserve the attractive natural setting along MD 2/4.

ARTICLE 5: DEVELOPMENT REQUIREMENTS

5-0 Zoning Requirements for Principal Structures

Zoning requirements for principal structures are listed below. Where district boundaries meet, the more restrictive front, side and rear setbacks of the two districts apply.

REQUIREMENTS	MIXED USE DISTRICT	NEIGHBORHOOD DISTRICT	RESIDENTIAL DISTRICT
Minimum Lot Size	N/A	15,000 square feet (s.f.) ¹	40,000 s.f. 15,000 s.f. with Transfer Zone or cluster with Public Water
Minimum Lot Width	16 feet	100 feet	100 feet
Maximum Building Coverage	70%	30%	25% - Transfer Zones within Residential Dist. Should meet criteria of Neighborhood Dist.
Front Yard Setback	10 feet	10 feet	25 feet
Side Yard Setback	0 feet	15 feet*	20 feet
Rear Yard Setback	10 feet	25 feet*	35 feet

5-1 Zoning Requirements for Accessory Structures

REQUIREMENT	MIXED USE	NEIGHBORHOOD	RESIDENTIAL
Front Yard Setback	0'	Not permitted	Not permitted
Side Yard Setback	0'	5'	5'
Rear Yard Setback	5'	5'	5'

5-2 Parking

The parking and loading requirements contained in the Calvert County Zoning Ordinance apply in the Mixed Use District with the exception that where parallel parking spaces are permitted in the public right-of-way in accordance with the Huntingtown Master Plan they may be credited toward satisfying minimum parking requirements for the use at 1 parking space per 20 linear feet of street frontage. Other than this on-street parking and parking for residential use, no parking is allowed in a front yard within the Mixed Use District with the exception of east Rt. 524 where parking is recommended to be in the rear but not required.

5-3 Setbacks from Roads

A 100 foot **wooded** buffer setback from MD 2/4 applies from the northern intersection ~~of~~ **with** Old Town Road to ~~proposed over/underpass~~ **the northern boundary of Parcel 9 on Tax Map 18, approximately 744 feet north of the southern intersection of Old Town Road with MD 2/4 (as measured from the southeast corner of Parcel 135 on Tax Map 18)** ~~Natural vegetation shall be retained in this area.~~

¹ Where communal septic systems are provided within the Neighborhood District, the minimum lot size and setback requirements may be modified with the approval of the Planning Commission. However, the overall density may not exceed 1 unit/15,000 square feet.

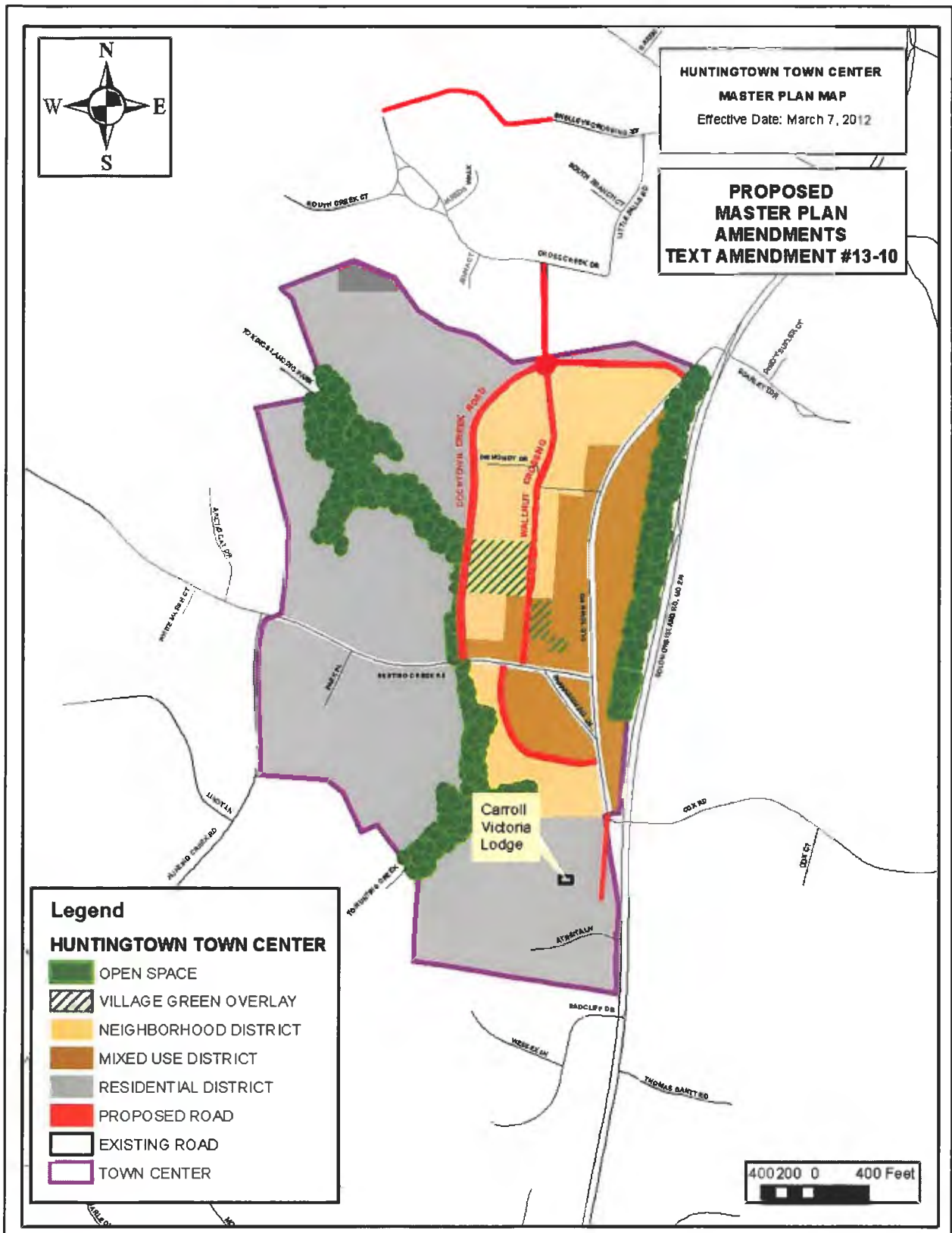


EXHIBIT 8 HUNTINGTOWN TOWN CENTER MASTER PLAN

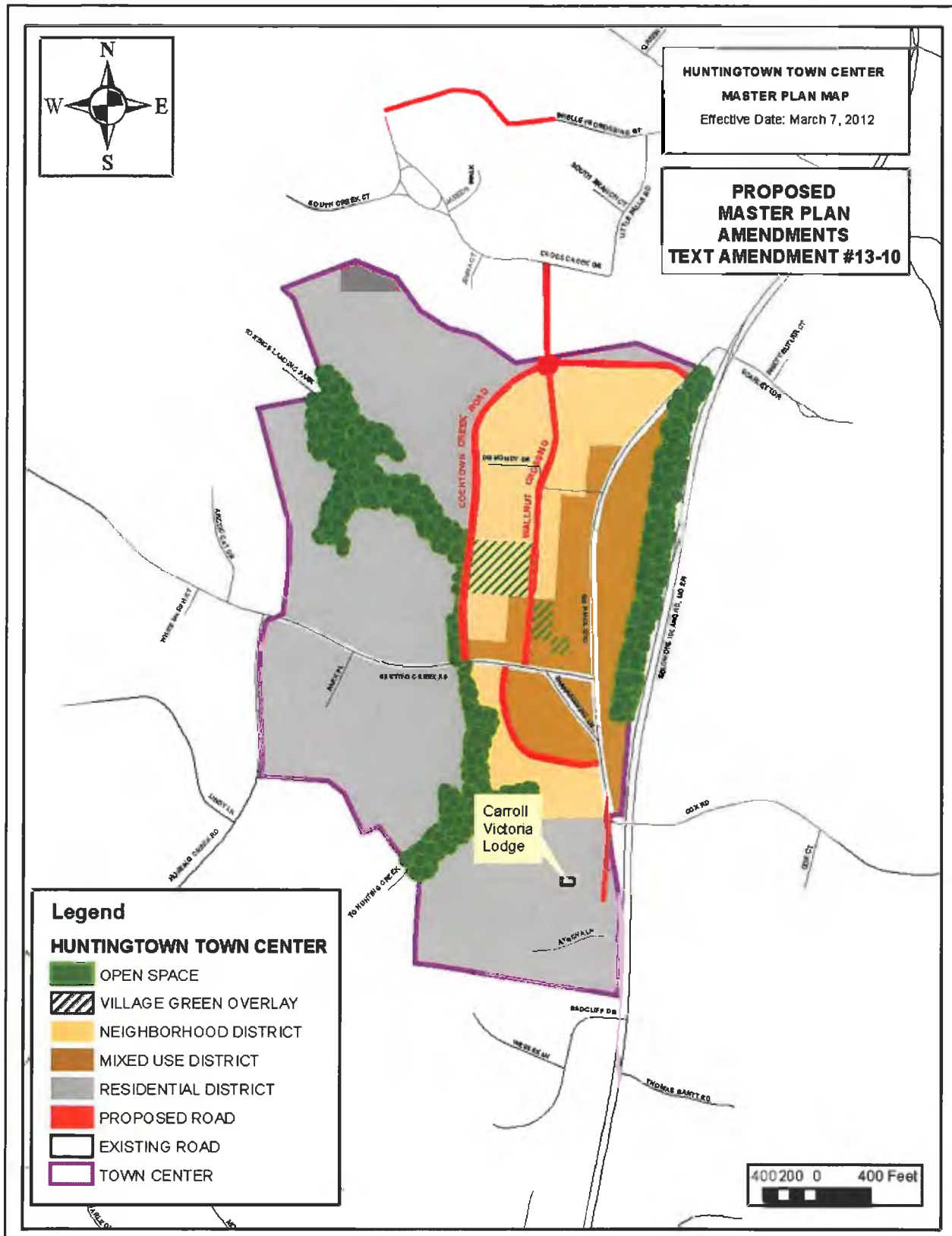


Figure 5
Landscape Buffer

E. Community Appearance

Huntingtown has been fortunate in that most new development has complimented traditional local architectural styles characterized by peaked tin roofs, front porches, clapboard siding and shutters. Community appearance requirements addressing architecture, landscaping, signage, and lighting will encourage new development to preserve the small town character of Huntingtown. Furthermore, these appearance standards can help enhance Huntingtown's streetscape and contribute to a distinctive sense of place.

{Section on Architecture – No Changes Proposed}

Landscaping**ACTIONS:**

1. Adopt specific landscape standards addressing screening of objectionable views, street trees, and landscaping within parking lots.
2. Preserve a 100 foot wooded buffer along the Town Center's frontage on MD 2/4 from the northern intersection with Old Town Road to the northern boundary of Parcel 9 on Tax Map 18, approximately 744 feet north of the southern intersection of Old Town Road with MD 2/4 (as measured from the southeast corner of Parcel 135 on Tax Map 18). This will buffer the town from MD 2/4, screen the rear of any new development along the east side of Old Town Road from MD 2/4, and preserve the attractive natural setting along MD 2/4.

ARTICLE 5: DEVELOPMENT REQUIREMENTS

5-0 Zoning Requirements for Principal Structures

Zoning requirements for principal structures are listed below. Where district boundaries meet, the more restrictive front, side and rear setbacks of the two districts apply.

REQUIREMENTS	MIXED USE DISTRICT	NEIGHBORHOOD DISTRICT	RESIDENTIAL DISTRICT
Minimum Lot Size	N/A	15,000 square feet (s.f.) ¹	40,000 s.f. 15,000 s.f. with Transfer Zone or cluster with Public Water
Minimum Lot Width	16 feet	100 feet	100 feet
Maximum Building Coverage	70%	30%	25% - Transfer Zones within Residential Dist. Should meet criteria of Neighborhood Dist.
Front Yard Setback	10 feet	10 feet	25 feet
Side Yard Setback	0 feet	15 feet*	20 feet
Rear Yard Setback	10 feet	25 feet*	35 feet

5-1 Zoning Requirements for Accessory Structures

REQUIREMENT	MIXED USE	NEIGHBORHOOD	RESIDENTIAL
Front Yard Setback	0'	Not permitted	Not permitted
Side Yard Setback	0'	5'	5'
Rear Yard Setback	5'	5'	5'

5-2 Parking

The parking and loading requirements contained in the Calvert County Zoning Ordinance apply in the Mixed Use District with the exception that where parallel parking spaces are permitted in the public right-of-way in accordance with the Huntingtown Master Plan they may be credited toward satisfying minimum parking requirements for the use at 1 parking space per 20 linear feet of street frontage. Other than this on-street parking and parking for residential use, no parking is allowed in a front yard within the Mixed Use District with the exception of east Rt. 524 where parking is recommended to be in the rear but not required.

5-3 Setbacks from Roads

A 100 foot wooded buffer setback from MD 2/4 applies from the northern intersection with Old Town Road to the northern boundary of Parcel 9 on Tax Map 18, approximately 744 feet north of the southern intersection of Old Town Road with MD 2/4 (as measured from the southeast corner of Parcel 135 on Tax Map 18).

¹ Where communal septic systems are provided within the Neighborhood District, the minimum lot size and setback requirements may be modified with the approval of the Planning Commission. However, the overall density may not exceed 1 unit/15,000 square feet.