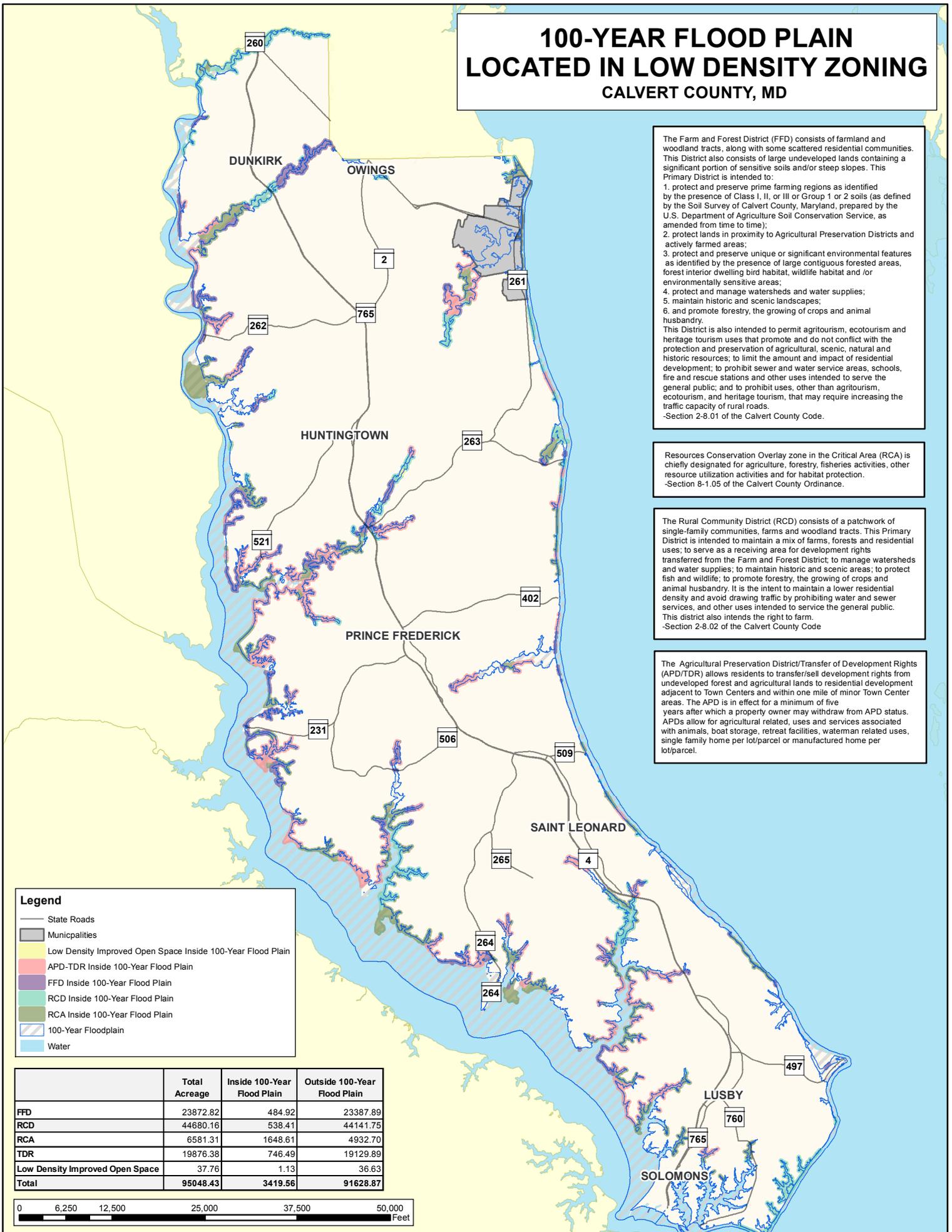


# 100-YEAR FLOOD PLAIN LOCATED IN LOW DENSITY ZONING CALVERT COUNTY, MD



The Farm and Forest District (FFD) consists of farmland and woodland tracts, along with some scattered residential communities. This District also consists of large undeveloped lands containing a significant portion of sensitive soils and/or steep slopes. This Primary District is intended to:

1. protect and preserve prime farming regions as identified by the presence of Class I, II, or III or Group 1 or 2 soils (as defined by the Soil Survey of Calvert County, Maryland, prepared by the U.S. Department of Agriculture Soil Conservation Service, as amended from time to time);
2. protect lands in proximity to Agricultural Preservation Districts and actively farmed areas;
3. protect and preserve unique or significant environmental features as identified by the presence of large contiguous forested areas, forest interior dwelling bird habitat, wildlife habitat and/or environmentally sensitive areas;
4. protect and manage watersheds and water supplies;
5. maintain historic and scenic landscapes;
6. and promote forestry, the growing of crops and animal husbandry.

This District is also intended to permit agritourism, ecotourism and heritage tourism uses that promote and do not conflict with the protection and preservation of agricultural, scenic, natural and historic resources; to limit the amount and impact of residential development; to prohibit sewer and water service areas, schools, fire and rescue stations and other uses intended to serve the general public; and to prohibit uses, other than agritourism, ecotourism, and heritage tourism, that may require increasing the traffic capacity of rural roads.  
-Section 2-8.01 of the Calvert County Code.

Resources Conservation Overlay zone in the Critical Area (RCA) is chiefly designated for agriculture, forestry, fisheries activities, other resource utilization activities and for habitat protection.  
-Section 8-1.05 of the Calvert County Ordinance.

The Rural Community District (RCD) consists of a patchwork of single-family communities, farms and woodland tracts. This Primary District is intended to maintain a mix of farms, forests and residential uses; to serve as a receiving area for development rights transferred from the Farm and Forest District; to manage watersheds and water supplies; to maintain historic and scenic areas; to protect fish and wildlife; to promote forestry, the growing of crops and animal husbandry. It is the intent to maintain a lower residential density and avoid drawing traffic by prohibiting water and sewer services, and other uses intended to serve the general public. This district also intends the right to farm.  
-Section 2-8.02 of the Calvert County Code

The Agricultural Preservation District/Transfer of Development Rights (APD/TDR) allows residents to transfer/sell development rights from undeveloped forest and agricultural lands to residential development adjacent to Town Centers and within one mile of minor Town Center areas. The APD is in effect for a minimum of five years after which a property owner may withdraw from APD status. APDs allow for agricultural related, uses and services associated with animals, boat storage, retreat facilities, waterman related uses, single family home per lot/parcel or manufactured home per lot/parcel.

**Legend**

- State Roads
- Municipalities
- Low Density Improved Open Space Inside 100-Year Flood Plain
- APD-TDR Inside 100-Year Flood Plain
- FFD Inside 100-Year Flood Plain
- RCD Inside 100-Year Flood Plain
- RCA Inside 100-Year Flood Plain
- ▨ 100-Year Floodplain
- Water

	Total Acreage	Inside 100-Year Flood Plain	Outside 100-Year Flood Plain
FFD	23872.82	484.92	23387.89
RCD	44680.16	538.41	44141.75
RCA	6581.31	1648.61	4932.70
TDR	19876.38	746.49	19129.89
Low Density Improved Open Space	37.76	1.13	36.63
<b>Total</b>	<b>95048.43</b>	<b>3419.56</b>	<b>91628.87</b>

