

Agenda - Public Forum
Re: Rewriting of the Calvert County Zoning Ordinance
June 22, 2005 – 7:00 p.m. – 9:00 p.m.
Calvert Pines Auditorium

1. Rewriting of the Zoning Ordinance: Progress thus far.
2. Discussion of Set 3: Agricultural & Residential parts of Article 3. See “Staff’s Guiding Principles Behind Proposed Changes Concerning Agricultural & Residential Parts of the Land Use Charts” (*Attachment 1*).
Presentation: Overview of Proposed Changes
3. Questions the County Commissioners asked to be considered by the public when reviewing the Land Use Charts.
Presentation: BOCC Questions
 - a. What is the best way to protect farm owners and encourage farming while also protecting residential uses? Should certain agricultural/commercial uses be allowed in the Rural Community District? Should such uses be allowed only in minor subdivisions (<5 lots)? Should an owner be required to live on the property if the use is in a subdivision? See **Attachment 2** for a list of agricultural/commercial uses proposed to be permitted in the Rural Community District.
 - b. If the uses, “Public Events/Public Assemblies on Farmland” and “Rental Facilities on Farms” are allowed on Historically Districted properties, should a condition be imposed that they only be permitted to be held in historic barns?
 - c. Should the keeping of wild animals as pets and/or the commercial raising of wild animals be permitted?
 - d. Should Home Improvement Centers be permitted in the RC Rural Commercial District? *Proposal: restrict the size to 25,000 square feet.*
 - e. Should tobacco barns be permitted for use for Home Occupations, regardless of size? *The current Zoning Ordinance limits the size to 600 square feet.*
 - f. Should additional conditions be imposed on Outdoor Storage in the RC District to protect neighboring non-commercial properties from noise? *Possible conditions: greater setbacks, limit on hours of operation.*
 - g. Should a size limit be placed on Day Care Centers Associated with a Place of Worship, School, or Other Institutions? *Proposal: restrict to a maximum of 80 clients.*
 - h. Should “Mega Churches” be permitted anywhere? Should the larger sizes only be allowed in the Town Centers?
 - i. Should Fire and Rescue Service be permitted outside the Town Centers?
 - j. Should Nursing Homes be permitted in the RC District?
 - k. What setbacks should be imposed on shelters used for the keeping of livestock as pets (e.g., horse barns on residential lots)? *Proposal: 100’ from all boundary lines.*
 - l. Should a time limit be set for the use of model homes or sales trailers in residential subdivisions? *Proposal: Model homes must be closed after 90% of the lots are developed; sales trailers must be removed 120 days after issuance of a Use and Occupancy Permit for the last unit sold.*
4. General Comments on Agricultural & Residential parts of Article 3.
5. What’s Next?
 - a. Overview of Set 4 – (Article 4 & 6 - Site Plan Review), released June 13, 2005.
 - b. Revised Schedule for the Rewriting of the Zoning Ordinance (**Attachment 3**).