

**Staff's Guiding Principles
Behind Proposed Changes to the
Commercial & Industrial Parts of the Land Use Charts
March 21, 2005**

Light Industrial (I-1) District -The purpose of the I-1 District is to provide available space for light industrial uses, free from other uses which might affect such development. Light industries include those which manufacture, process, store, package or distribute goods and materials and are normally dependent on raw materials produced elsewhere.

Studies conducted for the Economic Development Commission in the 1990's indicated that we may have enough I-1 for the future, but there isn't an over-abundance, and much of it doesn't have adequate public infrastructure at this time. Existing I-1 land should be reserved for industrial uses.

Industrial uses are essential for an economy. They create money, rather than recycling it, as most other uses do. In reviewing the use tables, staff focused on making sure that those industries mentioned were allowed, prohibiting those uses which might push out industries or drive up land values beyond those that industries can afford to pay. Staff also tried to eliminate uses that might not be compatible with I-1 uses, such as residences. At the same time, staff recognizes that some residences already exist in the I-1 District. Those dwellings should be allowed the same accessory uses as other dwellings.

Rural Commercial (RC) District –When the County adopted the Town Center concept, there were many commercially-used tracts located outside the Town Centers. The County established the Rural Commercial (RC) District to officially recognize those properties. At the same time, there was concern that these sites would become the focal point for new commercial development away from the towns, where the road network and infrastructure to accommodate commercial is intended. Therefore, our Comprehensive Plans and Ordinances have prohibited additional Rural Commercial. The current Comprehensive Plan says to “limit commercial uses in the Rural Community District to help avoid traffic congestion and conflicts with existing residential communities”.

The Rural Commercial zones are largely held by local businesses and serve a valuable function for local and tourism service needs. The Plan calls for changes in the Ordinance to ensure that they maintain their existing small-scale rural character and that architectural design standards are imposed.

Rural Commercial sites don't have community sewer. Therefore, high-volume sewerage uses should be avoided. High traffic generating uses should be prohibited in RC along arterial roads since they would require the need for traffic signals and further congest our main highways.

Marine Commercial (MC) District – This District is intended to provide for businesses which supply and cater to marine activities and needs. Calvert is a peninsula County with over 100 miles of water frontage and tourism is a major source of jobs. The marinas provide public access to the water and jobs to County residents.

Most of the County's marinas are in Chesapeake Beach, where town regulations apply, or Solomons. Most marinas located outside of Town Centers are zoned MC. They are located on local roads and don't have community sewer systems. These factors limit the appropriate uses for the MC District. Therefore, staff recommends that we avoid highway commercial uses and high volume sewerage uses.

Employment Center/ Town Center (EC/TC) District- The EC/TC District is intended to best utilize the County labor force by providing areas adjacent to the Town Center where attractive and appropriately-designed office parks, flex space, light manufacturing, warehousing, educational facilities and research and development companies may develop.

The EC/TC District is to be a "job intensive" district with better building design and higher paying jobs that are attractive to the County's labor force. The District is adjacent to Town Centers, so restaurants, public uses, and services are nearby.

Currently, road access and other public facilities have not been extended to most of these areas, which has hampered their development. However, these facilities are to be provided, so uses that generate office traffic and require community water and sewerage should be allowed.