

**ARTICLE 12  
DEFINITIONS**

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Access	A way or means of approach to provide physical entrance to a property.
Accessory Apartment	<b><u>See: Apartment, Accessory to a Residence, or Apartment, Attached to a Business, or Apartment in a Mixed Use Building</u></b>
Accessory Building, Structure, or Use (3/25/08), (05/04/10)	A building, structure, or use on the same lot with, detached from, and of a nature customarily incidental to, a principal building, structure, or use.
Activities, Development	<b><u>See: Development Activities</u></b>
Activities, Fisheries	<b><u>See: Fisheries Activities</u></b>
Activity, Agricultural	<b><u>See: Agricultural Activity</u></b>
Activity, Regulated	<b><u>See: Regulated Activity</u></b>
Adaptive Re-use	A technique for leaving the outer shell of an old building intact and converting its interior to a more modern and profitable use.
Addition (05/04/10)	A newly constructed area that increases the size of a structure.
Address, Premise	<b><u>See: Premise Address</u></b>
Administrative Variance (06/10/08)	A modification of the setback requirements of this Zoning Ordinance granted by the Administrative Variance Officer in accordance with Section 11-3.
Administrative Variance Officer (06/10/08)	The Director of the Department of Planning & Zoning or another designee authorized by the Board of County Commissioners to grant administrative variances in accordance with Section 11-3 of this Zoning Ordinance.
Adult Bookstore	<b><u>See: Entertainment Business, Adult</u></b>
Adult Cabaret	<b><u>See: Entertainment Business, Adult</u></b>
Adult Drive-in Theatre	<b><u>See: Entertainment Business, Adult</u></b>
Adult Entertainment Business	<b><u>See: Entertainment Business, Adult</u></b>
Affordable Housing Agency	An agency organized for the purpose of developing residential housing for rental or ownership by residents having low and moderate incomes. These are defined as those below 80 percent of the median family income for the County. Further, to qualify as an Affordable Housing Agency, the agency must be established as a not-for-profit organization and meet Internal Revenue Service 5.01.C.3 criteria.
Afforestation	The creation of a biological community dominated by trees and other woody plants in an area that is not presently in forest cover
Age-Qualified Resident	An occupant of a dwelling unit in an Age-Restricted Housing Community who is fifty-five (55) years of age or older who occupies the dwelling unit as his or her primary residence.

Age-Restricted Housing Community

<p style="text-align: center;"><b><u>Term</u></b> (Date of Amendment)</p>	<p style="text-align: center;"><b><u>Definition</u></b></p>
<p>Age-Restricted Housing Community</p>	<p>A residential subdivision, townhouse, or multi-family development consisting of 20 or more residential units intended and operated for occupancy by at least one person fifty-five (55) years of age or older per dwelling unit.</p>
<p>Age-Restricted Housing Community Association</p>	<p>Any Maryland non-stock corporation or unincorporated residential association, established in accordance with the Maryland Homeowners Association Act or the Maryland Condominium Act to administer the covenants in an Age-Restricted Housing Community.</p>
<p>Age-Restricted Housing Community Covenants</p>	<p>Those portions of the governing documents of an Association that impose age restrictive requirements.</p>
<p>Agreement, Forest Conservation and Management</p>	<p><b><u><i>See: Forest Conservation and Management Agreement</i></u></b></p>
<p>Agreement, Maintenance</p>	<p><b><u><i>See: Maintenance Agreement</i></u></b></p>
<p>Agricultural / Seafood / Livestock Processing Plant</p>	<p>A facility used for the handling, unloading, storing, shucking, freezing, preparing, changing into different market forms, manufacturing, preserving, packing or labeling of agricultural commodities or fish, shellfish and related products.</p>
<p>Agricultural Activity</p>	<p>Farming activities including plowing, tillage, cropping, installation of best management practices, seeding, cultivating, and harvesting for production of food and fiber products (except commercial logging and timber harvesting operations), the grazing and raising of livestock, aquaculture, sod production, orchards, nursery, and other products cultivated as part of a recognized commercial enterprise.</p>
<p>Agricultural Easement</p>	<p>A non-possessory interest in land which restricts the conversion of use of the land, preventing non-agricultural uses.</p>
<p>Agricultural Machinery, Service and/or Supplies</p>	<p>A facility designed for the maintenance and sale of goods related to farm machinery including tractors, plows, backhoes, balers, harrows, harvesters, manure spreaders, seeders, and similar machinery used directly in agricultural production.</p>
<p>Agricultural Preservation District</p>	<p>An area of prime agricultural or forestry land voluntarily placed in the Calvert County or Maryland State Agricultural Land Preservation Program, with approval of the Calvert County Agricultural Preservation Advisory Board and/or the Board of County Commissioners.</p>
<p>Agricultural Support Building</p>	<p>A building other than a human residence necessary to sustain an agricultural activity.</p>
<p>Agriculture</p>	<p>The use of land for agricultural purposes, including farming, dairying, pasturing, cultivating, horticulture, floriculture, fish culture, animal and poultry husbandry, and the incidental processing of products raised on the premises, but excluding the raising or keeping of such animals as rats, mice, monkeys, snakes and the like for use in display or in medical or other tests or experiments.</p>
<p>Agritourism</p>	<p>The act of visiting working farms to engage in outdoor recreation, participate in educational experiences, or enjoy entertainment and hospitality services.</p>

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Agritourism Enterprise	Activities conducted on a working farm and offered to the public or to invited groups for the purpose of recreation, education, or active involvement in a farm operation. Such activities include farm tours, hayrides, corn mazes, classes, and picnic facilities.
Agritourism Use	A commercial enterprise located on a working farm, and related to the activities on that farm, intended to attract tourists and provide supplemental income for the farm owner. Agritourism uses include, but are not limited to: fishing, hunting, wildlife study, horseback riding, wine tasting, harvest festivals, barn dances, farm stays, u-pick operations, or roadside stands.
Airport or Landing Field	Any location that is used for the landing or taking off of aircraft and which may or may not have facilities for the shelter, supply or care of aircraft.
Alley	A public or private right-of-way that connects two or more streets and is intended to provide access to the rear or side of a building or lot. It is intended for local traffic only.
Alteration, Structural	<b><u>See: Structural Alteration</u></b>
Anadromous Fish	Fish that travel upstream (from their primary habitat in the ocean) to freshwaters in order to spawn.
Anadromous Fish Propagation Waters	Those streams that are tributary to the Chesapeake Bay where spawning of anadromous species of fish (e.g., rockfish, yellow perch, white perch, shad, and river herring) occurs or has occurred. The streams are designated by the Department of Natural Resources. For purposes of this Regulation "streams" refers to designated anadromous fish propagation waters within the Critical Area.
Animal Husbandry	The care and/or breeding of livestock on a farm and raised for sale or profit, including but not limited to the following animals: horses, cattle, sheep, swine, goats, bison, llamas, alpacas, rabbits, and poultry.
Animals, Dangerous or Wild	Animals that, by their very nature, are wild and potentially dangerous and, as such, do not adjust well to a captive environment, including but not limited to those considered by the State of Maryland to be wild or dangerous, such as: (i) fox, skunk, raccoon, or bear; (ii) Alligator or crocodile; (iii) Member of the cat family other than the domestic cat; or (iv) Any other mammalian wildlife species, or hybrids, for which there is no U.S.D.A. certified vaccine against rabies. (iv) Any poisonous snakes specifically in the family groups of Hydrophidae, Elapidae, Viperidae, or Crocolidae. Furthermore, reptiles greater than 6 feet in length shall be considered dangerous.
Animals, Domestic	<b><u>See Pets, Household</u></b>
Animals, Exotic	<b><u>See Animals, Dangerous or Wild</u></b>
Animals, Furbearing, Commercial Raising	<b><u>See: Commercial Raising of Animals, Furbearing</u></b>
Animals, Structure for the Keeping of	<b><u>See: Structure for the Keeping of Animals (on non-farm properties)</u></b>

Antenna

<p style="text-align: center;"><b><u>Term</u></b> (Date of Amendment)</p>	<p style="text-align: center;"><b><u>Definition</u></b></p>
<p style="text-align: center;">Antenna</p>	<p>Any transmitting or receiving device mounted on a tower, building or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies, wireless telecommunications signals or other communication signals. This definition includes omnidirectional (whip) antennas and panel antennas, and camouflaged or concealed antennas that are integrated into the architectural features of a building, such as church steeples. This definition does not include Satellite Dish Antennas (defined elsewhere).</p>
<p>Antenna, Satellite Dish</p>	<p><b><u><i>See: Satellite Dish Antenna</i></u></b></p>
<p>Antennas, Pre-Existing</p>	<p><b><u><i>See: Pre-Existing Towers and Pre-Existing Antennas</i></u></b></p>
<p>Antiques Sales</p>	<p>An establishment engaged in the selling of works of art, furniture or other artifacts of an earlier period. All sales and storage occur inside a building.</p>
<p>Apartment in a Mixed Use Building (9/22/09)</p>	<p>A dwelling unit which functions as a complete, independent living facility with provisions for cooking, eating, sanitation, and sleeping, and which is located in a Mixed Use Building.</p>
<p>Apartment, Accessory to a Residence (08/28/07) (9/22/09)</p>	<p>A second dwelling unit either within or added to a single-family detached dwelling, or in a separate accessory structure on the same lot as the principal dwelling, that functions as a complete, independent living facility with provisions for cooking, eating, sanitation, and sleeping.</p>
<p>Apartment, Attached to a Business (08/28/07) (3/25/08)</p>	<p>A dwelling unit structurally attached to a business that functions as a complete, independent living facility with provisions for cooking, eating, sanitation, and sleeping.</p>
<p>Appeals, Board of</p>	<p><b><u><i>See: Board of Appeals</i></u></b></p>
<p>Applicant</p>	<p>Relative to the Forest Conservation Program, a person who: (a) is applying for: (i) subdivision approval, (ii) a grading or sediment control permit, or (iii) project plan approval if the applicant is a State or Local Agency; or (b) has received approval of a Forest Stand Delineation or Forest Conservation Plan.</p>
<p>Approval, Preliminary</p>	<p><b><u><i>See: Preliminary Approval</i></u></b></p>
<p>Approved Forest Management Plan</p>	<p>A document: (a) approved by DNR's forester for Calvert County; and (b) which operates as a protective agreement for forest conservation as described in Natural Resources Article, §5-1607(e) and (f), Annotated Code of Maryland.</p>
<p>Aquaculture, Freshwater and Land-based</p>	<p>The culture of aquatic species under natural or artificial conditions in freshwater ponds, tanks, raceways or other freshwater impoundments. This definition excludes commercial seafood processing, packing and storage plants. When aquaculture is clearly accessory to other land uses such as raising fish on the same site in conjunction with recreational uses, or for personal, noncommercial purposes, it shall be subject to zoning ordinance requirements for the principal use.</p>

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<p>Aquaculture, Marine/ Estuarine</p>	<p>The culture of salt-tolerant aquatic species under natural or artificial conditions in tidal waters and coastal ponds including, but not limited to: fish farming utilizing pens, tanks or impoundments; the culture of shellfish on the bay floor or stream or river beds, in cages, or suspended from structures in the water, and the culturing of aquatic plants. This definition excludes commercial seafood processing, packing and storage plants. When aquaculture is clearly accessory to other land uses such as raising fish on the same site in conjunction with recreational uses, or for personal, noncommercial purposes, it shall be subject to zoning ordinance requirements for the principal use.</p>
<p>Arcade</p>	<p>An establishment where more than four coin-operated amusement machines are available to the public.</p>
<p>Archaeological Resource (9/22/09)</p>	<p>A site or object that has been identified by applicable County, State or Federal agencies as having significance for understanding our heritage.</p>
<p>Area, Buildable</p>	<p><a href="#"><u>See: Buildable Area</u></a></p>
<p>Area, Common</p>	<p><a href="#"><u>See: Common Area</u></a></p>
<p>Area, Concentration, Historic Waterfowl Staging and</p>	<p><a href="#"><u>See: Historic Waterfowl Staging and Concentration Area</u></a></p>
<p>Area, Critical</p>	<p><a href="#"><u>See: Critical Area</u></a></p>
<p>Area, Critical Habitat</p>	<p><a href="#"><u>See: Critical Habitat Area</u></a></p>
<p>Area, Designated Agricultural</p>	<p><a href="#"><u>See: Designated Agricultural Area</u></a></p>
<p>Area, Forest Preservation</p>	<p><a href="#"><u>See: Forest Preservation Area</u></a></p>
<p>Area, Forest Retention</p>	<p><a href="#"><u>See: Forest Retention Area</u></a></p>
<p>Area, Habitat Protection</p>	<p><a href="#"><u>See: Habitat Protection Area</u></a></p>
<p>Area, Institutional Development</p>	<p><a href="#"><u>See: Institutional Development Area</u></a></p>
<p>Area, Loading</p>	<p><a href="#"><u>See: Loading Area</u></a></p>
<p>Area, Natural Heritage</p>	<p><a href="#"><u>See: Natural Heritage Area</u></a></p>
<p>Area, Net Tract</p>	<p><a href="#"><u>See: Net Tract Area</u></a></p>
<p>Area, Outdoor Retail Commercial Sale or Display</p>	<p><a href="#"><u>See: Outdoor Retail Commercial Sale or Display Area</u></a></p>
<p>Area, Sign</p>	<p><a href="#"><u>See: Sign Area</u></a></p>
<p>Area, Useable Waterway</p>	<p><a href="#"><u>See: Useable Waterway Area</u></a></p>
<p>Areas, Bio-Retention</p>	<p><a href="#"><u>See: Bio-Retention Areas</u></a></p>

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<p style="text-align: center;">Areas, Patron</p>	<p style="text-align: center;"><u><a href="#">See: Patron Areas</a></u></p>
<p style="text-align: center;">Areas, Significantly Eroding</p>	<p style="text-align: center;"><u><a href="#">See: Significantly Eroding Areas</a></u></p>
<p style="text-align: center;">Areas, Water and Sewer Service</p>	<p style="text-align: center;"><u><a href="#">See: Water and Sewer Service Areas</a></u></p>
<p style="text-align: center;">Art Gallery</p>	<p>Premises used principally for the sale, display and exhibition of arts and craft products and may include accessory production or instruction in the production of arts and crafts using paint, clay, fabric or other media.</p>
<p style="text-align: center;">Arterial Road</p>	<p>A road with controlled access, channelized intersections, restricted parking, and which collects and distributes traffic to and from collector roads.</p>
<p style="text-align: center;">Artisans' and Crafters' Market</p>	<p style="text-align: center;"><u><a href="#">See: Market, Artisans' and Crafters'</a></u></p>
<p style="text-align: center;">Asphalt Plant</p>	<p>An establishment in which a homogeneous product commonly referred to as asphalt, and intended mainly for the coating of roads, is manufactured from bituminous asphalt and other aggregate material.</p>
<p style="text-align: center;">Assemblies, Public, on Farmland</p>	<p style="text-align: center;"><u><a href="#">See: Public Events/Public Assemblies on Farmland</a></u></p>
<p style="text-align: center;">Assisted Living Facility</p>	<p>A group home with more than 16 residents that provides housing and supportive services, including health-related services, in a home-like environment.</p>
<p style="text-align: center;">Association, Age-Restricted Housing Community</p>	<p style="text-align: center;"><u><a href="#">See: Age-Restricted Housing Community Association</a></u></p>
<p style="text-align: center;">Attached</p>	<p>(1) Physically joined together by a wall or breezeway; (2) sharing a wall with another building; (3) not freestanding.</p>
<p style="text-align: center;">Auction Building</p>	<p>A place where auctions are held. Merchandise to be auctioned may be stored and displayed prior to the auction. This definition does not include Livestock Auction Barns.</p>
<p style="text-align: center;">Automobile</p>	<p>A self-propelled free-moving vehicle, with four or more wheels, primarily for conveyance of a driver and passengers on a street or roadway. <u><a href="#">See Motor Vehicle.</a></u></p>
<p style="text-align: center;">Automobile Filling Station</p>	<p>A building or lot having pumps and storage tanks at which automotive fuels, oils, and/or accessories are dispensed, sold or offered for sale at retail.</p>
<p style="text-align: center;">Automobile Filling Station with Convenience Store and/or Eating Establishment</p>	<p>An Automobile Filling Station that includes a building that is used for retail sales of packaged or prepared food, beverages, lottery tickets, tobacco products, and limited stock of groceries or similar products for the traveling public or neighborhood residents. May include automotive fuel dispensing services and an eating establishment without a drive-up facility.</p>
<p style="text-align: center;">Automobile Parking Lot/Garage as a Principal Use</p>	<p>A public or private area other than a street or public right-of-way, used for the temporary storage (parking) of operable passenger automobiles and commercial vehicles, and available either for compensation, or free.</p>

<p align="center"><b><u>Term</u></b> (Date of Amendment)</p>	<p><b><u>Definition</u></b></p>
<p>Automobile Parts Dismantling and/or Storage</p>	<p>Any premises used for the dismantling or wrecking of motor vehicles and trailers including premises used in the <i>storing</i>, keeping, buying, selling, or dealing in dismantled wrecked, inoperative or disabled vehicles or integral parts of component materials thereof, and the <i>storage</i>, sale or dumping of dismantled, partially dismantled or wrecked inoperative vehicles and <i>trailers</i>, or parts thereof. <i>Automobile dismantling</i> shall not include the incidental storage of inoperative or disabled vehicles in connection with the legal operation of an automobile repair garage or <i>automobile body and fender repair shop</i> while waiting for repair.</p>
<p>Automobile Repair/Service Shop without fuel sales</p>	<p>Any building or lot used for automobile repair and/or bodywork and which may have automobile servicing, but not the sale of fuels.</p>
<p>Automobile Sales</p>	<p><b><u><i>See Motor Vehicle Dealership</i></u></b></p>
<p>Awning</p>	<p>A roof-like cover that is temporary in nature and that projects from the wall of a building for the purpose of shielding a doorway or window from the elements.</p>
<p>Awning Sign (9/22/09)</p>	<p>A sign that is either attached to, affixed to, or painted on an awning or canopy.</p>
<p>Banner (9/22/09)</p>	<p>A sign constructed of lightweight fabric material and designed to be attached at both ends.</p>
<p>Banquet Hall, Commercial or Non-Profit</p>	<p><b><u><i>See: Commercial or Non-Profit Meeting Hall, Banquet Hall</i></u></b></p>
<p>Barren Land</p>	<p>Unmanaged land having sparse vegetation.</p>
<p>Bed &amp; Breakfast Facility</p>	<p>A residence where paying guests are lodged overnight and breakfast is the only meal served to overnight guests.</p>
<p>Bedroom</p>	<p>A private room planned and intended for sleeping, separable from other rooms.</p>
<p>Berm</p>	<p>A mound of earth.</p>
<p>Best Management Practices (BMPs)</p>	<p>Conservation practices or systems of practices and management measures that control soil loss and reduce water quality degradation caused by nutrients, animal waste, toxics, and sediment. Agricultural BMPs include, but are not limited to, strip cropping, terracing, contour stripping, grass waterways, animal waste structures, ponds, minimal tillage, grass and naturally vegetated filter strips, and proper nutrient application measures.</p>
<p>Bingo Hall</p>	<p><b><u><i>See: Recreation Facility, Indoor Commercial: Bingo Hall</i></u></b></p>
<p>Bio-Retention Areas</p>	<p>(1) Landscape features adapted to treat stormwater runoff on the development site. They are commonly located in parking lot islands or within small pockets in residential land uses. Surface runoff is directed into shallow, landscaped depressions that contain a combination of materials such as mulch, prepared soil, gravel, and plants that act as a surface water filter. These depressions are designed to incorporate and mimic many of the pollutant-removal mechanisms in a forested ecosystem. (2) A water quality practice that utilizes landscaping and soils to treat urban stormwater runoff by collecting it in shallow depressions before filtering through a fabricated planting soil media.</p>

<p align="center"><b><u>Term</u></b> (Date of Amendment)</p>	<p align="center"><b><u>Definition</u></b></p>
<p align="center">Birds, Colonial Nesting, Water</p>	<p align="center"><i><u><a href="#">See: Colonial Nesting Water Birds</a></u></i></p>
<p align="center">Birds, Forest Interior Dwelling</p>	<p align="center"><i><u><a href="#">See: Forest Interior Dwelling Birds</a></u></i></p>
<p align="center">Board of Appeals</p>	<p>The Board of Appeals of Calvert County.</p>
<p align="center">Board, Forest Conservancy District</p>	<p align="center"><i><u><a href="#">See: Forest Conservancy District Board</a></u></i></p>
<p align="center">Boarder</p>	<p>A non-transient individual other than a member of the family occupying the dwelling unit or a part thereof who, for a consideration, is furnished sleeping accommodations and may be furnished meals or other services as part of the consideration.</p>
<p align="center">Boarding House or Dormitory (9/22/09)</p>	<p>A dwelling or part thereof, in which the owner or operator provides lodging and meals to more than three boarders.</p>
<p align="center">Boat Dealership</p>	<p>The use of any building, land area or other premise for the sale, exchange, rental, or lease with option to purchase, of more than two new or used watercraft per year.</p>
<p align="center">Boathouse (05/04/10)</p>	<p>A structure with a roof or cover, or similar device placed over open water to protect a boat or other vessel.</p>
<p align="center">Boat Launch Ramp</p>	<p>An inclined surface or roadway connecting the shore to an adjacent waterway.</p>
<p align="center">Boat Service and/or Repair</p>	<p>A facility designed for the maintenance of watercraft and watercraft-related accessories including engines, hulls, masts, trailers, and sails.</p>
<p align="center">Boat Storage, Commercial</p>	<p>A facility designed for the keeping of watercraft and associated trailers for a fee.</p>
<p align="center">Boatel</p>	<p>A combination of a motel and marina which is accessible to boats as well as automobiles and may include boat sales and servicing facilities, has overnight accommodation for transients and may have eating and drinking facilities.</p>
<p align="center">Boathouse</p>	<p>A building in which boats are kept.</p>
<p align="center">Bona Fide Intrafamily Transfer (05/04/10)</p>	<p>A transfer to a member of the owner's immediate family of a portion of the owner's property for the purpose of establishing a residence for that family member.</p>
<p align="center">Breakwater (05/04/10)</p>	<p>An offshore structure designed to protect any landform or water area behind them from direct assault of waves.</p>
<p align="center">Breezeway</p>	<p>A roofed, open-sided passageway connecting two structures.</p>
<p align="center">Brewery, Farm</p>	<p align="center"><i><u><a href="#">See: Farm Brewery</a></u></i></p>
<p align="center">Buffer, Front Roadway</p>	<p align="center"><i><u><a href="#">See: Front Roadway Buffer</a></u></i></p>

<p align="center"><b><u>Term</u></b> (Date of Amendment)</p>	<p><b><u>Definition</u></b></p>
<p>Buffer Management Plan (05/04/10)</p>	<p>A type of Habitat Protection Plan consisting of a narrative and/or graphic description of the Critical Area Buffer that is necessary when an applicant proposes a development activity that will affect a portion of the Critical Area Buffer, alter Buffer vegetation, or when the Buffer or a portion of the Buffer is required to be established in vegetation. The plan should be designed to minimize negative impacts to the Buffer or extended Buffer, provide appropriate mitigation requirements for any anticipated impacts, and improve the habitat value for wildlife whenever possible. A Buffer Management Plan includes a Major Buffer Management Plan, a Minor Buffer Management Plan, and a Simplified Buffer Management Plan.</p>
<p>Buffer, Stream</p>	<p><u><a href="#">See: Stream Buffer</a></u></p>
<p>Buffer, Wetlands</p>	<p><u><a href="#">See: Wetlands Buffer</a></u></p>
<p>Buildable Area</p>	<p>The area of a lot remaining after the minimum yard, sensitive area, and open space requirements of the Zoning Ordinance have been met.</p>
<p>Buildable Lot (08/28/07)</p>	<p>A lot approved by the Health Department and Planning Commission that meets the size, density, dimensions and other requirements of this Ordinance, and has, in addition to the required legal right-of-way, a completed road constructed to standards established in the Calvert County Road Ordinance.</p>
<p>Buildable Residue (12/09/06)</p>	<p>The portion of a buildable lot remaining as a result of the creation of one or more buildable lots by way of a subdivision plat approved by the Planning Commission and recorded among the land records of Calvert County, which meets Health Department requirements and meets the size, dimension, and other requirements of this Ordinance.</p>
<p>Building</p>	<p>A structure, not including a tent or trailer, having a roof, and supported by permanent columns or walls on the ground and used for shelter or enclosure of persons, animals or property of any kind.</p>
<p>Building Coverage</p>	<p>The horizontal area measured within the outside of the exterior walls of the ground floor of all principal and accessory buildings on a lot.</p>
<p>Building Façade (9/22/09)</p>	<p>The principal face or front elevation of a building.</p>
<p>Building Footprint (9/22/09)</p>	<p>That portion of the ground covered by a building or structure at the surface level, measured on a horizontal plane.</p>
<p>Building Height</p>	<p>The maximum vertical distance of a building or structure as measured from the average elevation of the finished grade at the front of the building facing the street to the highest point of the roof.</p>
<p>Building Permit</p>	<p>Written permission issued by the Division of Inspections and Permits for the construction of a new structure or repair, alteration or addition to an existing structure.</p>
<p>Building Restriction Line</p>	<p>A line established by this Ordinance beyond which the foundation wall and/or porch, vestibule, deck, retaining wall, or other portion of a building or structure shall not project or extend. Stoops, entryways or roof overhangs (which do not contain living space), chimneys, sidewalks, heating and air conditioning units, and patios that are not elevated above ground level are excluded from building restriction line requirements.</p>

Building, Accessory

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Building, Accessory	<u><a href="#">See: Accessory Building or Use</a></u>
Building, Agricultural Support	<u><a href="#">See: Agricultural Support Building</a></u>
Building, Auction	<u><a href="#">See: Auction Building</a></u>
Building, Farm	<u><a href="#">See: Farm Building</a></u>
Building, Public or Governmental	<u><a href="#">See: Public or Governmental Building</a></u>
Building, Retail Commercial	<u><a href="#">See: Retail Commercial Building</a></u>
Building, Retail Commercial, with Drive-up Facility	<u><a href="#">See: Retail Commercial Building with Drive-up Facility</a></u>
Build-to Line (9/22/09)	A Building Restriction Line established a specific distance from a right-of-way to a line along which the front of a building must be constructed.
Bulkhead (05/04/10)	A vertical structure composed of wood, stone, concrete, plastic, or other similar material designed to retain land or to protect land from wave damage.
Bus Lot or Garage	Location where more than one commuter, school or charter bus is parked or garaged.
Bus Shelter	A small, roofed structure, having from one to three walls, located near a street, and designed primarily for the protection and convenience of bus passengers.
Business, Farm Support	<u><a href="#">See: Farm Support Business</a></u>
Caliper of a Tree (05/04/10)	As defined in COMAR 08.19.03.01 if different from, the diameter measured at two inches above the root collar.
Campground and/or Recreational Vehicle Camp, Non-Farm	A lot, parcel or tract of land, together with the open space and sanitary facilities used or designed to accommodate two or more recreational vehicles, tents, or similar temporary accommodations, including all buildings, structures and appurtenances used or intended as part of such recreational vehicle camp, whether or not a charge is made for use of the camp and/or its facilities. (Automobile or manufactured home sales lots, on which unoccupied vehicles are parked for inspection and sale, are not included in this definition.)
Campground, Farm	An area of a farmland where tent campsites are rented or leased or held out for rent or lease for the use of camping parties.
Canoe or Kayak Launching Site, Commercial	A waterfront site where canoes and kayaks are launched into the water for a fee.
Canopy Tree (05/04/10)	A tree that, when mature, reaches a height of at least 35 feet.
Car Wash	Mechanical or self-service facilities for the washing and/or waxing of motor vehicles.

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Carnival, Fair or Circus, Temporary	A traveling or short-term enterprise which entertains the public by the provision of performances such as feats of skill or daring by humans or animals, and/or amusement rides, exhibitions, or games, and/or food and beverage stands. Amusement ride means a mechanical device that carries passengers along, under, around, through or over a fixed course, or within a limited area, for the amusement of the passengers, and includes but is not limited to a merry-go-round or ferris wheel.
Carry-out Restaurant	<b><u><a href="#">See: Eating Establishment</a></u></b>
Cemetery or Memorial Garden	A place used for the permanent interment of dead human or animal bodies or the cremated remains thereof. It may be either a burial park for earth interments, a mausoleum for vault or crypt interments, a columbarium for cinerary interments, or a combination of two or more.
Center, Child Care	<b><u><a href="#">See: Day Care Center</a></u></b>
Center, Convention	<b><u><a href="#">See: Convention Center</a></u></b>
Center, Day Care	<b><u><a href="#">See: Day Care Center</a></u></b>
Center, Fitness	<b><u><a href="#">See: Recreation Facility, Indoor Commercial: Fitness Center</a></u></b>
Center, Garden	<b><u><a href="#">See: Garden Center or Farm Supply Store</a></u></b>
Center, Home Improvement	<b><u><a href="#">See: Home Improvement Center</a></u></b>
Center, Shopping	See: Shopping Center
Certificate of Occupancy	<b><u><a href="#">See: Use And Occupancy Permit</a></u></b>
Champion Tree	The largest tree of its species within the United States, the State, county, or municipality.
Champion Tree of the State	A tree which appears in the list of State Champion Trees.
Child Care Center	<b><u><a href="#">See: Day Care Center</a></u></b>
Chimney	A structure containing one or more flues for drawing off emissions from stationary sources of combustion.
Church	<b><u><a href="#">See: Place of Worship</a></u></b>
Circumstances, Extenuating	<b><u><a href="#">See: Extenuating Circumstances</a></u></b>
Clearcutting	The removal of an entire stand of trees in one cutting with tree reproduction obtained by natural seeding from adjacent stands or from trees that were cut, from advanced regeneration or stump sprouts, or from planting of seeds or seedlings by man.
Clearing	The process of cutting or removing trees, ground cover, and/or stumps, with or without removal of the associated roots,
Clearing, Selective	<b><u><a href="#">See: Selective Clearing</a></u></b>


Cliff

<u>Term</u> (Date of Amendment)	<u>Definition</u>
Cliff	A high steep face of 10 feet or higher from the toe of the slope with a slope in excess of 50 percent either vegetated or non-vegetated adjacent to the Chesapeake Bay, Patuxent River, and their tidal tributaries within Calvert County.
Club	A group of people organized for a common purpose to pursue common goals, interests or activities and usually characterized by certain membership qualifications, payment of fees and dues, regular meetings, and a constitution and by-laws.
Club, Horseback-Riding, Commercial or Non-Profit	<b><u>See: Commercial or Non-Profit Stable or Horseback-Riding Club</u></b>
Cluster Subdivision	A form of development for single-family residential dwellings that permits a reduction in lot area requirements, provided there is no increase in the number of lots permitted under a conventional subdivision and the resultant land area is devoted to open space.
Collector Road	A road which collects and distributes traffic to and from other roads with access as a secondary function.
College or University	An institutional facility for tertiary or higher levels of education.
Co-Location	Placing more than one antenna on one physical structure (tower or building) at one location.
Colonial Nesting Water Birds	Hérons, egrets, terns, and glossy ibis. For purposes of nesting, these birds colonize in relatively few areas, at which time, the regional populations of these species are highly susceptible to local disturbances.
Commercial Fuel Storage Business	A facility designed for bulk fuel storage for resale. Fuels include but are not limited to liquid natural gas, propane, fuel oils, alcohol fuels, gasoline, and diesel. The sale and/or rental of tanks may be an accessory use.
Commercial Greenhouse, Retail	A structure or building made with translucent or light transparent walls conducive to plant growth, in which plants, vegetables, and flowers are grown for retail sale.
Commercial Greenhouse, Wholesale	A structure or building made with translucent (light transparent) walls conducive to plant growth, in which plants, vegetables, and flowers are grown for wholesale purposes only.
Commercial Kennel with indoor facilities only (9/21/10)	An establishment in which household pets are kept, boarded, groomed or bred for a fee entirely within an enclosed structure.
Commercial Kennel with outdoor facilities (9/21/10)	An establishment in which household pets are kept, boarded, groomed or bred for a fee where outdoor facilities such as runs, pens, and walking areas are provided.
Commercial Kitchen (not associated with an Eating Establishment)	A food preparation facility not associated with an eating establishment used for the preparation of foods for sale for human consumption off-site.
Commercial Kitchen, Farm	A food preparation facility not associated with an eating establishment used for the preparation of foods for sale for human consumption located on a farm. May be attached to a farm stand.

<u>Term</u> (Date of Amendment)	<u>Definition</u>
Commercial or Non-Profit Meeting Hall, Banquet Hall	Any structure maintained, in whole or in part, for public rental for the purpose of private party events, whether family, group, or corporate in nature, where access by the general public is restricted, and with or without the sale, serving or consumption of alcoholic beverages and food.
Commercial or Non-Profit Stable or Horseback-Riding Club	An establishment in which horses are kept, trained, boarded, handled, or ridden for a fee.
Commercial Performing Arts Studio	<i><u>See: Recreation Facility, Indoor Commercial: Studio, Performing Arts</u></i>
Commercial Pier	A pier used for commercial purposes such as chartering fishing boats, selling gas, etc.
Commercial Raising of Animals, Dangerous or Wild	The production for commercial purposes of any creature defined as dangerous or wild by this Ordinance ( <i><u>See: Animals, Dangerous or Wild</u></i> ).
Commercial Raising of Animals, Fur-bearing	The production of fur-bearing animals other than livestock or household pets for commercial purposes, such as breeding stock or for the reclamation of pelts.
Commercial Recycling Facility	An establishment that accepts, stores and processes reusable materials from commercial operations including, but not limited to, glass, plastics and synthetic materials, paper products (such as newspapers, stationery, scrap paper, computer paper and corrugated cardboard), rubber, batteries, ferrous and nonferrous metals, concrete, asphalt, wood and building materials, and tree wastes, but not including yard waste or mixed municipal solid waste. Processing includes, but is not limited to, bailing, briquetting, crushing, compacting, grinding, shredding, sawing, shearing and sorting of recyclable materials and the heat reduction of such materials but does not include incineration for any purpose.
Commercial Sawmill	<i><u>See: Sawmill, Commercial</u></i>
Commercial Studio	<i><u>See: Recreation Facility, Indoor Commercial: Studio</u></i>
Commercial Timber Harvesting	A commercial operation that alters the existing composition or profile, or both, of a forest, leaving the root mass intact, including all commercial cutting operations done by companies and private individuals for the sale of forest products.
Commercial Trade or Business School	A building or land where instruction is given to pupils in professional trades or business and operated as a commercial enterprise as distinguished from schools endowed and/or supported by taxation. Includes schools for general licensure such as drivers, cosmetology, real estate, commercial driver, and other licenses.
Commission	The Calvert County Planning Commission.
Common Access Drive	An access area, measuring between 50 feet 75 feet wide by between 50 feet and 75 feet long, commonly owned by adjoining lot owners created to provide access to lots.
Common Area	An area of land within a residential community that is reserved and designated for the use of the residents of the community.

Communications Tower, Commercial or Governmental

<p style="text-align: center;"><b><u>Term</u></b> (Date of Amendment)</p>	<p style="text-align: center;"><b><u>Definition</u></b></p>
<p>Communications Tower, Commercial or Governmental</p>	<p>Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas for telephone, radio and similar commercial and/or public communications purposes, including self-supporting lattice towers, guyed towers, monopole towers, or camouflaged towers. The term includes radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers and the like. This definition includes, but is not limited to, the following specific types of towers:</p> <ol style="list-style-type: none"> <li>a. Camouflaged Tower. Man-made trees, flagpoles, clock towers, bell towers, light poles and similar alternative-design towers that camouflage or conceal the presence of antennas or the tower itself.</li> <li>b. Guyed Tower. A monopole or lattice tower that is supported by cables.</li> <li>c. Lattice Tower. A self-supporting tower with multiple legs and cross-bracing of structural steel.</li> <li>d. Monopole Tower. A tower that is self-supporting with a single shaft of wood, steel, concrete or other construction material and a platform for panel antennas.</li> </ol>
<p>Communications Tower, Monopole</p>	<p>A self-supporting pole-type structure, tapering from base to top and supporting a fixture designed to hold one or more antennas for transmitting or receiving radio, mobile telephone communications or electromagnetic waves.</p>
<p>Communications Tower, Private/Not-For-Profit</p>	<p>Any structure whose primary purpose is to support one or more antennas or to serve as an antenna itself for transmitting or receiving radio or electromagnetic waves for private/not-for-profit use. This term includes lattice-type structures, either guyed or self-supporting, monopoles, and camouflaged towers.</p>
<p>Communications, Wireless</p>	<p><b><u><a href="#">See: Wireless Communications</a></u></b></p>
<p>Community Pier</p>	<p>A pier, dock or wharf, including pilings, and other such facilities used for the wet storage of watercraft owned by property owners (or tenants) of lots in the subdivision where the community pier is located. Private piers are excluded from this definition.</p>
<p>Community, Age-Restricted, Housing</p>	<p><b><u><a href="#">See: Age-Restricted Housing Community</a></u></b></p>
<p>Community, Manufactured Home</p>	<p><b><u><a href="#">See: Manufactured Home Community</a></u></b></p>
<p>Commuter Parking Lot</p>	<p>An area for the temporary storage (parking) of operable passenger automobiles that is designated for use by persons commuting to and from their place of employment and may be used for commuter bus connections and/or ridesharing or carpooling. Includes park and ride lots.</p>
<p>Compatible Use (9/22/09)</p>	<p>A use that is of the same nature as surrounding uses, the characteristics of which allow it to be located near or adjacent to other uses in harmony and without adversely affecting surrounding uses.</p>

<p><b><u>Term</u></b> (Date of Amendment)</p>	<p><b><u>Definition</u></b></p>	
<p>Comprehensive Plan</p>	<p>A document prepared by the Planning Commission and approved by the Board of County Commissioners setting forth policies for the future of Calvert County. It is the result of considerable study and analysis of existing physical, economic, and social conditions, and a projection of future conditions. It serves as a guide for many public decisions, especially land-use changes and preparation of capital improvements programs, and the enactment of zoning and related growth management legislation.</p>	
<p>Comprehensive Rezoning</p>	<p>A process that assigns a zoning category to every property in a defined area at the same time, as a result of adoption of a new comprehensive plan or amendment to an existing Comprehensive Plan.</p>	
<p>Concept Plan</p>	<p>A general map of a development proposal that shows existing site conditions (including topography, structures, surrounding land uses, etc.) and the proposed land use, size of the development, general layout of structures and streets, lots and utilities.</p>	
<p>Conditional Use</p>	<p>A use permitted in a particular zoning district only upon showing that such use in a specified location will comply with all the conditions and standards for the location or operation of such use as specified in a zoning ordinance.</p>	
<p>Condominium</p>	<p>A building, or group of buildings, in which units are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis.</p>	
<p>Conservation Easement</p>	<p>A non-possessory interest in land which restricts the manner in which the land may be developed in an effort to preserve or manage natural resources.</p>	
<p>Conservation, Forest</p>	<p><a href="#"><u>See: Forest Conservation</u></a></p>	
<p>Conservation, Species in Need of</p>	<p><a href="#"><u>See: Species in Need of Conservation</u></a></p>	
<p>Construction, Substantial</p>	<p><a href="#"><u>See: Substantial Construction</u></a></p>	
<p>Convention Center</p>	<p>A facility in a completely enclosed building used for corporate, trade and professional meetings, training seminars, trade shows and/or exhibition of products and technology and that may include supporting dining, lodging and recreational facilities as accessory uses.</p>	
<p>Conventional Lot Density</p>	<p>The maximum number of lots that may be created from a property after subtracting wetland acres and after factoring any exception lots for which the property may be eligible.</p>	
<p>Corner Lot</p>	<p>A lot abutting upon two or more roads (not including alleys) at their intersection.</p>	
<p>Corniced Parapet (9/22/09)</p>	<p>A horizontal molded projection coupled with a low wall on the edge of a roof designed to screen the roof and/or equipment that may be on the roof.</p>	
<p>Corporate Headquarters</p>	<p>An office or complex of offices serving as the primary head office of a commercial or industrial corporation.</p>	

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Corridor, Wildlife	<a href="#"><u>See: Wildlife Corridor</u></a>
County	Calvert County, Maryland.
Covenant, Restrictive	<a href="#"><u>See: Restrictive Covenant</u></a>
Covenants, Age-Restricted Housing Community	<a href="#"><u>See: Age-Restricted Housing Community Covenants</u></a>
Cover Crop	The establishment of a vegetative cover to protect soils from erosion and to restrict pollutants from entering the waterways.
Cover, Forest	<a href="#"><u>See: Forest Cover</u></a>
Coverage, Building	<a href="#"><u>See: Building Coverage</u></a>
Crematorium	A building or portion of a building that houses the necessary equipment and facilities for the cremation of human or animal remains.
Critical Area	All lands and waters defined in Section 8-1807 of the Natural Resources Article, Annotated Code of Maryland. They include: all waters of and lands under the Chesapeake Bay and its tributaries to the head of tide as indicated on the State wetlands maps, and all State and private wetlands designated under Title 9 of the Natural Resources Article, Annotated Code of Maryland; all land and water areas within 1,000 feet beyond the landward boundaries of State or private wetlands and the heads of tides designated under Title 9 of the Natural Resources Article, Annotated code of Maryland; and modification to these areas through inclusions or exclusions proposed by local jurisdictions and approved by the Critical Area Commission as specified in Section 8-1807 of the Natural Resources Article, Annotated Code of Maryland.
Critical Area Buffer	An existing naturally vegetated area, or an area established in vegetation and managed to protect aquatic, wetlands, shoreline, and terrestrial environments from man-made disturbances.
Critical Habitat Area	A critical habitat for an endangered species and its surrounding protection area. A critical habitat area shall: (a) Be likely to contribute to the long-term survival of the species; (b) Be likely to be occupied by the species for the foreseeable future; and (c) Constitute habitat of the species which is considered critical under Natural Resources Article, §§4-2A-04 and 10-2A-06, Annotated Code of Maryland.
Critical Habitat for Endangered Species	A habitat occupied by an endangered species as determined or listed under Natural Resources Article, §§4-2A-04 and 10-2A-04, Annotated Code of Maryland.
Critical Area Program Amendment (05/04/10)	Any change or proposed change to the adopted Critical Area Program that is not determined by the Chairman of the Critical Area Commission to be a Program Refinement.

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Critical Area Program Refinement (05/04/10)	Any change or proposed change to the adopted Critical Area Program that the Chairman of the Critical Area Commission determines will result in a use of land or water in the Chesapeake Bay Critical Area in a manner consistent with the adopted Critical Area Program, or that will not significantly affect the use of land or water in the Critical Area. Program refinement may include a change to the adopted Critical Area Program: that results from State law; that affects local processes and procedures; that clarifies an existing provision; and, that is a minor change that is clearly consistent with the provisions of State Critical Area law and all the Criteria of the Commission.
Crop, Cover	<a href="#"><u>See: Cover Crop</u></a>
Crops, Field	<a href="#"><u>See: Field Crops</u></a>
Cutoff	A luminaire light distribution where the candela per 1000 lamp lumens does not numerically exceed 25 (2.5%) at an angle 90° above nadir, and 100 (10%) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.
Cutoff, Full	<a href="#"><u>See: Full Cutoff</u></a>
Dance Hall	<a href="#"><u>See: Tavern, Nightclub, Lounge, Dance Hall</u></a>
Day Care Center	An establishment enrolling four or more clients and where tuition, fees, or other forms of compensation for the care of the clients may be charged, and which is licensed.
Day Retreat	<a href="#"><u>See: Retreat, Day</u></a>
Dealer, Manufactured Home	<a href="#"><u>See: Manufactured Home Dealer</u></a>
Dealership, Boat	<a href="#"><u>See: Boat Dealership</u></a>
Dealership, Motor Vehicle	<a href="#"><u>See: Motor Vehicle Dealership - New or Used</u></a>
Declaration of Intent	A document which is a signed and notarized statement by a landowner or the landowner's agent certifying that the activity on the landowner's property: (a) Is for certain activities exempted under the Calvert County Forest Conservation Program; (b) Does not circumvent the requirements of this Program; and (c) Does not conflict with the purposes of any other declaration of intent.
Deed	A legal document conveying ownership of or interest in real property.
Delineation, Forest Stand	<a href="#"><u>See: Forest Stand Delineation</u></a>
Density	The number of dwelling units (excluding accessory apartments) per unit of land.
Density, Conventional	<a href="#"><u>See: Conventional Density</u></a>
Department	(Deleted 10/5/93).

Designated Agricultural Area

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Designated Agricultural Area	An area of the County identified by the Agricultural Preservation Advisory Board as having strong potential for maintaining a viable level of agricultural or forestry production.
Developed Woodland (05/04/10)	An area of trees and natural vegetation interspersed with residential, commercial, industrial, institutional or recreational development.
Developed Woodland Management Plan (05/04/10)	A plan associated with a development activity in the Critical Area that is designed to minimize negative impacts to Developed Woodlands, that provides appropriate mitigation requirements for any anticipated impacts, and improves the habitat value for wildlife whenever possible.
Developer	Any individual(s), partnership, firm, corporation, public housing authority, or agent therefore, that undertakes or participates in the establishment or development of a subdivision or parcel of land.
Developer in the Critical Area (05/04/10)	A person who undertakes development activity as defined in this Ordinance; or a person who undertakes development activity as defined in the Criteria of the Critical Area Commission.
Development	Any activity, other than normal agricultural and/or forestry activity, which materially affects the existing condition or use of any land or structure.
Development Activity (05/04/10)	Human activity that results in disturbance to land, natural vegetation or a structure.
Development of Local Significance in the Critical Area (05/04/10)	Any development in the Critical Area that does not meet the definition of Major Development in the Critical Area.
Development Project (05/04/10)	Relative to the Forest Conservation Program, the grading or construction activities occurring on a specific tract that is 40,000 square feet or greater and would include redevelopment.
Development Project Completion	For the purposes of managing afforestation, reforestation or payment into a fund: (a) The release of the development bond, if required; (b) Acceptance of the project's streets, utilities, and public services by the local authority; or (c) A designation by the State or local authority that (i) Development project has been completed, or (ii) Particular stage of a staged development project, including a planned unit development, has been completed.
Development Right, Transferable	<b><u><a href="#">See: Transferable Development Right (TDR)</a></u></b>
Development, Phased	<b><u><a href="#">See: Phased Development</a></u></b>
Direction, Road	<b><u><a href="#">See: Road Direction</a></u></b>
Directional Sign	<b><u><a href="#">See: Off-Premise Directional Sign</a></u> or <b><u><a href="#">On-Premise Directional Sign</a></u></b></b>
Displays, Heritage Trail	<b><u><a href="#">See: Heritage Trail Displays</a></u></b>

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Distillation of Alcohol as a Fuel	The fermentation and other refinement of grains and/or other biomass for the production of liquid fuel. Does not include the capture/reclamation of methane from agricultural and/or commercial operations.
Distillery, Farm	<a href="#"><u>See: Farm Distillery</u></a>
District	A portion of the territory of Calvert County within which certain regulations and requirements or various combinations thereof shall apply under the provisions of this Zoning Ordinance.
District, Agricultural Preservation	<a href="#"><u>See: Agricultural Preservation District</u></a>
District, Overlay	<a href="#"><u>See: Overlay District</u></a>
Disturbance (05/04/10)	Any alteration or change to the land including any amount of clearing, grading or construction activity. Disturbance does not include gardening or maintenance of an existing grass lawn.
Dock, Pier, Private	Any marine structure, fixed or floating, generally referred to as a pier, dock or wharf, including pilings, and other such facilities, used for storage of watercraft owned by and registered to the owner and/or tenant of the property from which the facility extends.
Documented Breeding Bird Areas	Forested areas where the occurrence of interior dwelling birds, during the breeding season, has been demonstrated as a result of on-site surveys using standard biological survey techniques.
Domain, Eminent	<a href="#"><u>See: Eminent Domain</u></a>
Dominated, Nature	<a href="#"><u>See: Nature-Dominated</u></a>
Double-Frontage Lot	A lot having frontage on two non-intersecting roads (not including alleys) or non-intersecting portions of the same road.
Drainage Easement	An easement for the installation of stormwater sewers or drainage ditches, and/or for the preservation or maintenance of a natural stream or watercourse or other drainage facility.
Drive, Common Access	<a href="#"><u>See: Common Access Drive</u></a>
Drive-in Restaurant	<a href="#"><u>See: Drive-Up Facility, Accessory</u></a>
Drive-in Theater	An open lot with its appurtenant facilities devoted primarily to showing motion pictures on a paid admission basis to patrons seated in automobiles.
Drive-up Facility, Accessory (9/22/09)	A structure which is designed to accommodate patrons' motor vehicles, from which the occupants of the motor vehicle may make purchases or transact business.
Driveway	A private area providing access for vehicles to a parking space, dwelling, garage, or other structure.
Dump	<a href="#"><u>See: Sanitary Landfill</u></a>

Dwelling Unit

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Dwelling Unit (9/22/09)	One or more rooms forming a single habitable unit with facilities for living, sleeping, cooking and sanitation. Note: For purposes of these regulations, manufactured homes containing dwelling units are subject to special regulations as described in this Ordinance.
Dwelling Unit, Multi-family	One or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit in a building containing more than two such dwelling units.
Dwelling, Attached: Duplex, Triplex, Fourplex, or Townhouse (9/22/09)	Attached dwelling units, separated by a vertical division wall, each of which has direct access to the ground level. The first floor enclosed living area is on the ground level, or may be elevated above the dwelling unit's private parking or storage space on the ground level. These units do not have horizontal separation from any other residential unit ( <a href="#"><u>See: Dwelling, Attached: Multi-family</u></a> ), or attachment to any non-residential use or parking garage ( <a href="#"><u>See: Mixed Use Building</u></a> or <a href="#"><u>Mixed Use Development</u></a> ).
Dwelling, Attached: Multi-Family (9/22/09)	A residential building containing two or more attached dwelling units with horizontal separation between any of the dwelling units.
Dwelling, Attached: Single-Family	A residential building on a permanent foundation containing dwelling units, each of which has primary ground floor access to the outside and which are attached to each other. The term is intended primarily for such dwelling types as townhouses, duplexes, triplexes and fourplexes.
Dwelling, Detached: Single-Family	A single-family dwelling which is not attached to any other dwelling.
Dwelling, Single-Family	A residential building on a permanent foundation, containing one dwelling unit occupied by one family; this definition does not include manufactured homes or recreational vehicles.
Easement	A grant by the property owner of the use of his land by another party for a specific purpose.
Easement, Agricultural	<a href="#"><u>See: Agricultural Easement</u></a>
Easement, Conservation	<a href="#"><u>See: Conservation Easement</u></a>
Easement, Drainage	<a href="#"><u>See: Drainage Easement</u></a>
Eating Establishment with Drive-up Facility	Deleted 9/22/09. <a href="#"><u>See: Drive-up Facility, Accessory</u></a>
Eating Establishment with No Outdoor Patron Area (9/22/09)	A public eating place that serves food for consumption at tables or counters located entirely within a structure on the premises, or by carry-out or delivery. This term shall include but not be limited to, an establishment known as a cafeteria, delicatessen, café, smorgasbord, diner or similar business where the sale of alcohol constitutes less than 50 percent of the total sales.

<p style="text-align: center;"><b><u>Term</u></b> (Date of Amendment)</p>	<p style="text-align: center;"><b><u>Definition</u></b></p>
<p>Eating Establishment with Outdoor Patron Area (9/22/09) (10/13/10)</p>	<p>A public eating place that serves food for consumption at tables or counters located on the premises (either indoors or outdoors), or in parking spaces intended for consumption of food in motor vehicles parked in those spaces, or by carry-out or delivery. This term shall include but not be limited to, an establishment known as a cafeteria, delicatessen, café, smorgasbord, diner or similar business where the sale of alcohol constitutes less than 50 percent of the total sales.</p>
<p>Eating Establishment without Drive-up Facility</p>	<p>Deleted 9/22/09</p>
<p>Ecosystem</p>	<p>A more or less self-contained biological community together with the physical environment in which the community's organisms occur.</p>
<p>Ecotourism</p>	<p>The act of traveling to learn about and explore the agricultural, scenic, natural, and historic features of an area or region.</p>
<p>Ecotourism Enterprise</p>	<p>Activities conducted on a property and offered to the public or to invited groups for the close observation of nature. Uses include, but are not limited to, bird-watching, walking trails, and fishing ponds. This use does not include motorized activities except to provide for handicapped access.</p>
<p>Ecotourism Use</p>	<p>A commercial enterprise located in an agricultural or preservation area intended to attract tourists and provide supplemental income for the property owner. Ecotourism uses include, but are not limited to: nature trails, canoeing, fishing, wildlife observation, and birding.</p>
<p>Elementary or Secondary School</p>	<p>An educational facility that typically includes pre-kindergarten through twelfth grades.</p>
<p>Elevator, Grain</p>	<p><a href="#"><u>See: Grain Elevator</u></a></p>
<p>Eminent Domain</p>	<p>The authority of a government to take, or to authorize the taking of, private property for public use when it is in the public interest and the taking has been justly or fairly compensated.</p>
<p>Endangered Species</p>	<p>Any species of fish, wildlife, or plants which have been designated as such by regulation by the Secretary of the Department of Natural Resources. Designation occurs when the continued existence of these species as viable components of the State's resources are determined to be in jeopardy. This includes any species determined to be an "endangered" species pursuant to the federal Endangered Species Act.</p>
<p>Enterprise, Agritourism</p>	<p><a href="#"><u>See: Agritourism Enterprise</u></a></p>
<p>Enterprise, Ecotourism</p>	<p><a href="#"><u>See: Ecotourism Enterprise</u></a></p>

<p align="center"><b><u>Term</u></b> (Date of Amendment)</p>	<p align="center"><b><u>Definition</u></b></p>
<p align="center">Entertainment Business, Adult</p>	<p>Enterprises that provide activities characterized by live, closed circuit, or reproduced material, including print, audio, and audiovisual media, that has an emphasis on nudity and/or sexual activity and/or sexual stimulation. Adult entertainment businesses include but are not limited to the following types of establishments: adult bookstores, adult theaters, adult arcades, adult cabarets, gentlemen’s clubs or shows, strip clubs or shows, burlesque clubs or shows, adult paraphernalia shops, and other establishments which feature a combination of activities or merchandise described above which collectively make up a substantial or significant portion of the establishment's activities or merchandise. The term adult entertainment business also includes other uses similar to the uses listed above, presenting material for patrons to view (live, closed circuit or reproductions using all types of media), and/or purchase or rent, a substantial portion of which is characterized by an emphasis on nudity and/or sexual activity and/or sexual stimulation, and limiting entrance to patrons who are over 18 years of age.</p>
<p align="center">Environmental Impact Statement</p>	<p>A statement providing the information needed to evaluate the effect of a proposed development project upon aspects of the environment specifically identified by the reviewing body as areas of concern, such as air quality, water quality, water supply, hydrology, geology, soil, topography, vegetation, wildlife, aquatic organisms, ecology, demography, land use, traffic circulation, aesthetics, history and archeology. An Environmental Impact Statement includes an inventory of existing environmental conditions which relate specifically to the areas of concern identified by the reviewing body, an assessment of the probable impact of the project upon these areas of concern, a listing of adverse impacts which can not be avoided, a statement of steps the applicant proposes to take to minimize adverse impacts during construction and operation, and a statement indicating whether there are alternatives which might further minimize adverse impacts.</p>
<p align="center">Ephemeral Stream</p>	<p>A stream that has periodic flow, but requires a storm event to have flow. There is no connection to groundwater.</p>
<p align="center">Equipment Shelter</p>	<p>An enclosed structure, cabinet, shed, vault, or box near the base of the mount within which are housed equipment for personal wireless service facilities, such as batteries and electrical equipment. Equipment shelters are sometimes referred to as base transceiver stations.</p>
<p align="center">Establishment (05/04/10)</p>	<p>Relative to the Critical Area, the creation of native vegetated cover throughout the Buffer.</p>
<p align="center">Establishment, Retail Commercial</p>	<p><b><u><a href="#">See: Retail Commercial Establishment</a></u></b></p>
<p align="center">Estate Sale</p>	<p><b><u><a href="#">See: Garage Sale, Yard Sale or Estate Sale</a></u></b></p>
<p align="center">Events, Public, on Farmland</p>	<p><b><u><a href="#">See: Public Events/Public Assemblies on Farmland</a></u></b></p>
<p align="center">Exception lot</p>	<p>A bonus density lot enabled by zoning ordinances on or before October 21, 1974 which may affect the conventional lot density of a property.</p>
<p align="center">Exception, Special</p>	<p><b><u><a href="#">See: Special Exception</a></u></b></p>

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Excess Stormwater Run-off	All increases in stormwater resulting from: (a) An increase in the imperviousness of the site, including all additions to buildings, roads, and parking lots; (b) Changes in permeability caused by compaction during construction or modifications in contours, including the filling or drainage of small depression areas; (c) Alteration of drainageways, or regrading of slopes; (d) Destruction of forest; or (e) Installation of collection systems to intercept street flows or to replace swales or other drainageways.
Extenuating Circumstances	Conditions requiring extension of a set time limit to: process an application; render a decision; or conduct a public hearing.
FAA	The Federal Aviation Administration.
Facilities, Transportation	<a href="#"><u><i>See: Transportation Facilities</i></u></a>
Facilities, Utility Transmission	<a href="#"><u><i>See: Utility Transmission Facilities</i></u></a>
Facilities, Water-Dependent	<a href="#"><u><i>See: Water-Dependent Facilities</i></u></a>
Facility, Assisted Living	<a href="#"><u><i>See: Assisted Living Facility</i></u></a>
Facility, Bed & Breakfast	<a href="#"><u><i>See: Bed &amp; Breakfast Facility</i></u></a>
Facility, Marine	<a href="#"><u><i>See: Marine Facility</i></u></a>
Facility, Research & Development	<a href="#"><u><i>See: Research &amp; Development Facility</i></u></a>
Fall Zone	The area on the ground within a prescribed radius from the base of a tower. The fall zone is the area within which there is a potential hazard from falling debris (such as ice) or collapsing material.
Family Conveyance Subdivision	A single-family residential development within which lots are designated to be conveyed only to family members of lineal descent or ascent, being parent, child, grandchild or grandparent of the grantor.
Family, Immediate	<a href="#"><u><i>See: Immediate Family</i></u></a>
Farm (9/21/10)	Property receiving agricultural use assessment from the Maryland Department of Assessments and Taxation and/or within a recorded Agricultural Preservation District (APD).
Farm Brewery	An establishment for the manufacture of malt liquors, such as beer and ale, using grains such as oats, hops, wheat and barley produced on the farm on which the farm brewery is located.
Farm Building	A structure, other than a dwelling, accessory to the principal uses of the farm.
Farm Distillery	A facility located wholly on a farm designed for the distillation of grains and fruits produced primarily on the farm into alcoholic beverages.
Farm Stand	A seasonal or year-round facility located on a farm that specializes in the sale of produce, including value-added agricultural products, nursery products, and other agricultural goods.

Farm Support Business

Farm Support Business	An enterprise on a farm that is clearly and directly related to the practice of farming. Services include, but are not limited to, blacksmithing, farrier, farm implement repair, agricultural pest service, fertilizer service, irrigation installation service, and greenhouse construction and installation.
Farm Winery (05/12/09)	An establishment located on a farm with a producing vineyard, orchard, or similar growing area and with facilities for fermenting and bottling wine on the premises where the owner manufactures wine and/or pomace brandy from fresh fruits or other agricultural products as allowable by state law.
Farm, Tree (9/22/09)	The operation of timber tracts, tree farms, forest nurseries, and the gathering of forest products.
Farmers' Market	<u><a href="#">See: Market, Farmers'</a></u>
Fast-Food Restaurant	<u><a href="#">See: Eating Establishment</a></u>
FCC	The Federal Communications Commission.
Features, Natural	<u><a href="#">See: Natural Features</a></u>
Features, Physiographic	<u><a href="#">See: Physiographic Features</a></u>
Field Crops	Agricultural plant commodities traditionally grown and harvested in open land including, but not limited to, grains, vineyards, orchards, vegetables, legumes, and tobacco.
Field, Landing	<u><a href="#">See: Airport</a></u>
Filling Station, Automobile	<u><a href="#">See: Automobile Filling Station</a></u>
Final Subdivision Plat	A master drawing of all or any portion of the subdivision, prepared in accordance with the approved Preliminary Subdivision Plan, which is to be recorded in the official Plat or Land Records of Calvert County.
Financial Assurance (05/04/10)	A performance bond, letter of credit, cash deposit, insurance policy, or other instrument of security acceptable to a local jurisdiction.
Fire and/or Rescue Service	An institutional facility that functions as a dispatch for fire and/or rescue services and which houses related equipment and/or personnel.
Fish, Anadromous	<u><a href="#">See: Anadromous Fish</a></u>
Fisheries Activities	Commercial Water Dependent fisheries facilities including structures for the packing, processing, canning, or freezing of finfish, crustaceans, mollusks, and amphibians and reptiles and also including related activities such as wholesale and retail sales, product storage facilities, crab shedding, off-loading docks, shellfish culture operations, and shore-based facilities necessary for aquaculture operations.
Fixture, Outdoor Light	<u><a href="#">See: Outdoor Light Fixture</a></u>
Flag (9/22/09)	Any fabric material attached to or designed to be flown from a flagpole or similar device.
Flag Lot (11/18/97)	A lot having access to a public or private right-of-way only by a narrow strip of land held in fee simple ownership.
Flea Market	<u><a href="#">See: Market, Flea</a></u> and <u><a href="#">Market, Flea, by a Non-Profit Organization</a></u>

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Flex Space Business	A commercial enterprise consisting of a combination of uses by a single company in an individual or multi-tenant building. Uses may include a mix of office, retail, showroom, assembly, warehouse, laboratory or light manufacturing.
Float	Any floating structure normally used as a point of transfer for passengers and goods from boats and/or for mooring purposes.
Floating Homes	Any vessel, whether self-propelled or not, which is: used, designated or occupied as a permanent dwelling unit, place of business, or for any private or social club, including a structure constructed upon a barge primarily immobile and out of navigation, or any structure which functions substantially as a land structure while the same is moored or docked within Maryland; and which has volume coefficient greater than 3,000 square feet based upon the ratio of the habital space of a vessel measured in cubic feet and the draft of a vessel measured in feet of depth.
Flood, One-Hundred Year	<i><u>See: One-Hundred Year Flood</u></i>
Floodplain, One-Hundred Year	<i><u>See: One-Hundred Year Floodplain</u></i>
Floor Area, Gross	<i><u>See: Gross Floor Area</u></i>
Floor Area, Net	<i><u>See: Net Floor Area</u></i>
Footcandle	A unit of illuminance stated in lumens per square foot and measurable with an illuminance meter, a.k.a. footcandle or light meter.
Forest	A biological community dominated by trees and other woody plants covering a land area of 1,000 square feet or more. This also includes forests that have been cut, but not cleared. Areas commercially harvested of forest cover in the Critical Area will be considered forested for development purposes. Outside of the Critical area and relative to the Forest Conservation Program, forests shall be defined as 10,000 square feet or greater and shall include: 1) areas that have at least 100 trees per acre with at least 50 percent of those trees having a two inch or greater diameter, and 2) forest areas that have been cut but not cleared. Forest does not include orchards.
Forest Conservancy District Board	The forestry board created for each State forest conservancy district.
Forest Conservation	The retention of existing forest or the creation of new forest during development.
Forest Conservation and Management Agreement	An agreement as stated in the Tax-Property Article, §8-211, Annotated Code of Maryland.
Forest Conservation Manual	The Maryland Forest Conservation Technical Manual, as amended from time to time, which is incorporated by reference.
Forest Conservation Plan	A plan attached to the development site plan containing a map drawn to scale which shows 1) areas required for forest conservation, 2) an afforestation plan showing planting areas on and off site, 3) a construction timetable, and 4) management and protective agreements for the conservation areas.
Forest Cover	The area of a site meeting the definition of forest.

Forest Interior Dwelling Bird Habitat

<p style="text-align: center;"><b><u>Term</u></b> (Date of Amendment)</p>	<p style="text-align: center;"><b><u>Definition</u></b></p>
<p style="text-align: center;">Forest Interior Dwelling Bird Habitat (05/04/10)</p>	<p>A. Forests at least 50 acres in size with 10 or more acres of “forest interior” habitat (i.e. forest greater than 300 feet from the nearest forest edge). The majority of the forest tract should be dominated by pole-sized or larger trees (5 inches or more in diameter at breast height), or have a closed canopy; or</p> <p>B. Riparian forests at least 50 acres in size with an average total width of at least 300 feet. The majority of the forest tract should be dominated by pole-sized or larger trees, or have a closed canopy.</p>
<p style="text-align: center;">Forest Management</p>	<p>The protection, manipulation, and utilization of the forest to provide multiple benefits, such as timber harvesting, water transpiration, wildlife habitat, etc.</p>
<p style="text-align: center;">Forest Management Plan</p>	<p>A document approved by the Maryland Department of Natural Resources forester assigned to Calvert County establishing best forest conservation and management practices for a landowner in assessment of the resource values of the forested property.</p>
<p style="text-align: center;">Forest Practice</p>	<p>The alteration of the forest either through tree removal or replacement in order to improve the timber, wildlife, recreational, or water quality values.</p>
<p style="text-align: center;">Forest Preservation Area</p>	<p>Forest area in the Critical Area to remain as forest in perpetuity for water quality protection and wildlife habitat unless appropriate permits or approval are obtained.</p>
<p style="text-align: center;">Forest Product Processing</p>	<p>The post-harvest processing of timber and non-timber materials from forests off-site. Such uses may include fixed-location stump-grinding and the production of mulch. This definition does not include commercial sawmills, portable sawmills, paper mills, or chip mills.</p>
<p style="text-align: center;">Forest Retention Area</p>	<p>Forest area outside of the Critical Area to remain as forest in perpetuity for water quality protection and wildlife habitat unless appropriate permits or approval are obtained.</p>
<p style="text-align: center;">Forest Stand Delineation</p>	<p>The methodology for evaluating the existing natural features and vegetation on a site proposed for development, taking into account the environmental elements that shape or influence the structure or makeup of a plant community.</p>
<p style="text-align: center;">Forestry</p>	<p>The management of timber tracts, tree farms, forest nurseries, and the gathering of forest products.</p>
<p style="text-align: center;">Freeboard (9/22/09)</p>	<p>An increment of elevation added to the base flood elevation to provide a factor of safety for uncertainties in calculations, wave actions, subsidence, or other unpredictable effects.</p>
<p style="text-align: center;">Free-Standing Sign</p>	<p>Any non-movable sign not affixed to a building.</p>
<p style="text-align: center;">Freshwater and Land-based Aquaculture</p>	<p><b><u><a href="#">See: Aquaculture, Freshwater and Land-based</a></u></b></p>
<p style="text-align: center;">Front Lot Line</p>	<p>The lot line separating a lot from a street right-of-way.</p>
<p style="text-align: center;">Front Roadway Buffer</p>	<p>An area within a subdivision designated along an existing public road that is vegetated and designed to afford the least visibility of the development from the road.</p>
<p style="text-align: center;">Front Yard</p>	<p>A space extending the full width of the lot between any building, structure or use and the front lot line, and measured perpendicularly from the building, structure or use at the closest point to the front lot line.</p>

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Frontage, Lot	<a href="#"><u><b>See: Lot Frontage</b></u></a>
Frontage, Water	<a href="#"><u><b>See: Water Frontage</b></u></a>
Fuel Storage, Commercial, Business	<a href="#"><u><b>See: Commercial Fuel Storage Business</b></u></a>
Fuel, Distillation of Alcohol as	<a href="#"><u><b>See: Distillation of Alcohol as a Fuel</b></u></a>
Full Cutoff	A luminaire light distribution where zero candela intensity occurs at an angle of 90° above nadir, and at all greater angles from nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10%) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.
Funeral Home	An establishment, licensed by the State, that prepares human remains for burial, coordinates the cremation of remains, and arranges, manages, and/or conducts funeral services and memorial services. A funeral home may also sell burial goods as accessory to the primary use. A funeral home may include a chapel or other facility in which funerals are conducted. This definition does not include crematoriums or cemeteries.
Gallery, Art	<a href="#"><u><b>See: Art Gallery</b></u></a>
Garage Sale, Yard Sale or Estate Sale	All general sales, open to the public, conducted from or on a residential premise in any District for the purpose of disposing of personal property including, but not limited to, all sales entitled "garage," "lawn," "yard," "attic," "estate," "porch," "room," "backyard," "patio," or "rummage" sale. This definition shall not include flea markets.
Garden Center or Farm Supply Store	An establishment with retail sales of nursery stock, landscaping and/or gardening equipment and tools, seeds, and/or the sale of supplies related to farming including, but not limited to, animal feeds, fencing, irrigation supplies, fertilizer, small equipment, pesticides, and similar goods.
Glare	The sensation produced by lighting that causes an annoyance, discomfort or loss in visual performance and visibility to the eye. Glare is subjective and cannot be measured with a meter.
Golf Course	A facility designed for the playing of the game of golf, including accessory uses such as a driving range or miniature golf course.
Grading	Any act by which soil is cleared, stripped, stockpiled, excavated, scarified, filled or any combination thereof.
Grain Elevator	A storehouse for threshed grain or animal feed for wholesale or retail sale.
Gravel Mine	<a href="#"><u><b>See: Sand, Gravel or Mineral Extraction and Processing</b></u></a>
Greenhouse, Commercial, Retail	<a href="#"><u><b>See: Commercial Greenhouse, Retail</b></u></a>
Greenhouse, Commercial, Wholesale	<a href="#"><u><b>See: Commercial Greenhouse, Wholesale</b></u></a>
Grid Address Numbering System	The mathematical computation of premise addresses using hundred blocks beginning at the Zero Grid, as defined in Section 10-1.02.B.

Grid, Zero

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Grid, Zero	<a href="#"><u>See: Zero Grid</u></a>
Groin (05/04/10)	A shore protection structure built perpendicular to the shore to trap sand and retard shoreline erosion.
Gross Floor Area	The sum of the gross horizontal areas of the floor or floors of a building measured from the exterior face of the exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, loading and unloading space for motor vehicles, or any space where the floor-to-ceiling height is less than six feet.
Group Home	A community-based living facility offering a family or home-like environment for up to 16 residents for people who need assistance or care in some form (e.g., seniors, disabled, etc.).
Growing Season (05/04/10)	From April 7 to November 7 for any year.
Habitat Protection Area	An area where plant communities and physiographic features provide food, water cover, nesting, foraging and/or feeding conditions necessary to maintain populations of rare, threatened, or endangered species; or colonial water bird nesting sites, historic waterfowl staging and concentration areas, riparian forest or other areas identified to be of local, state or federal significance for existing plant and wildlife habitat areas, including the Critical Area Buffer and anadromous fish propagation waters.
Habitat Protection Plan (05/04/10)	A plan associated with a development activity in the Critical Area that is designed to minimize negative impacts to a Habitat Protection Area, provides appropriate mitigation requirements for any anticipated impacts, and improves the habitat value for wildlife whenever possible.
Habitat, for Endangered Species, Critical	<a href="#"><u>See: Critical Habitat for Endangered Species</u></a>
Habitat, Plant	<a href="#"><u>See: Plant Habitat</u></a>
Habitat, Riparian	<a href="#"><u>See: Riparian Habitat</u></a>
Habitat, Transitional	<a href="#"><u>See: Transitional Habitat</u></a>
Habitat, Wildlife	<a href="#"><u>See: Wildlife Habitat</u></a>
Hall, Bingo	<a href="#"><u>See: Bingo Hall</u></a>
Handicapped Accessible	A site, building, or facility that can be approached, entered, and used by individuals with disabilities.
Handicapped Adaptable	A site, building, or facility that includes, at a minimum: (a) door widths of all interior and exterior doors measuring 36 inches; (b) no more than one step from outside to inside; and (c) reinforced walls for installation of handrails in bathrooms and hallways.
Harbor Line	The line as shown on the applicable Zoning Map for Harbor Lines defining the channelward limits of marine construction for a given waterway.

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Harvesting, Commercial	<u><a href="#">See: Commercial Harvesting</a></u>
Harvesting, Timber	<u><a href="#">See: Timber Harvesting</a></u>
Headquarters, Corporate	<u><a href="#">See: Corporate Headquarters</a></u>
Health Spa/Gymnasium	<u><a href="#">See: Fitness Center</a></u>
Height, Building	<u><a href="#">See: Building Height</a></u>
Heliport	A permanent facility designed to accommodate the operation and routine servicing and maintenance of helicopters.
Heritage Tourism Use	A commercial enterprise intended to attract tourists and provide supplemental income for the property owner. Heritage Tourism uses include, but are not limited to: tours of historic structures, re-enactments, and cultural festivals.
Heritage Trail Displays	A trail board, kiosk, or station where visitors are directed, either for a fee or at no cost, to gain information about local history.
Highly Erodible Soils	Those soils with a slope greater than 15 percent; or those soils with a K value greater than 0.35 and with slopes greater than five percent.
Historic Feature (9/22/09)	An object or structure having a special historical, architectural, cultural or aesthetic value for a community.
Historic Waterfowl Staging and Concentration Area	An area of open water and adjacent marshes where waterfowl gather during migration and throughout the winter season. These areas are "historic" in the sense that their location is common knowledge and because these areas have been used regularly during recent times.
Home Improvement (05/04/10)	The addition to or alteration, conversion, improvement, modernization, remodeling, repair, or replacement of a building or part of a building that is used or designed to be used as a residence or dwelling place or a structure adjacent to that building; or an improvement to land adjacent to the building. Includes: construction, improvement, or replacement, on land adjacent to the building or on the same or contiguous parcels or lots, of a driveway, fall-out shelter, fence, garage, landscaping, deck, pier, porch, swimming pool, or a shore erosion control project, as defined under § 8-1001 of the Natural Resources Article, for a residential property; and as further defined under Section BR 8-101 of the Business Article.
Home Improvement Center	A commercial retail store that sells lumber and other building materials, where most display and sales activities occur indoors. Products sold may include paint, wallpaper, glass, fixtures, nursery stock, home appliances, and lawn and garden equipment and supplies. Includes stores selling to the general public even if contractor sales account for a major proportion of total sales.
Home Occupation	Any activity carried out for gain by a resident as an accessory use in the resident's dwelling unit. This definition does not apply to business activities conducted on farms, as permitted by this Zoning Ordinance.
Home Occupation Sign	A sign containing only the identification of the permitted home occupation.

Home Power Generating Facility

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Home Power Generating Facility	A facility designed and constructed near an individual residence for the purpose of generating power for use in that residence.
Home Studio	A home occupation involving the production of arts and craft products using paint, clay, fabric, metal or other medium and/or related to the study and training of performing arts, including but not limited to dance, voice, theatre or music.
Home, Funeral	<a href="#"><u><i>See: Funeral Home</i></u></a>
Home, Group	<a href="#"><u><i>See: Group Home</i></u></a>
Home, Manufactured	<a href="#"><u><i>See: Manufactured Home</i></u></a>
Home, Model	<a href="#"><u><i>See: Model Home</i></u></a>
Hospital	An institution providing primary health services, medical and surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities and training facilities.
Hospital, Veterinary, Livestock	<a href="#"><u><i>See: Veterinary Hospital or Clinic, Livestock</i></u></a>
Hospital, Veterinary, Small Animal and Household Pets	<a href="#"><u><i>See: Veterinary Hospital or Clinic, Small Animal and Household Pets</i></u></a>
Hotel	A facility which offers transient lodging accommodations to the general public and may provide additional services such as restaurants, meeting rooms, and recreation facilities.
House Number	<a href="#"><u><i>See: Premise Address</i></u></a>
House, Tenant	<a href="#"><u><i>See: Tenant House</i></u></a>
Household Pets	<a href="#"><u><i>See: Pets, Household</i></u></a>
Hunting Reserve	Any tract or parcel of land that is used for the purpose of releasing game species for commercial hunting.
Hunting Service	A service on a farm provided for the hunting of game birds and mammals that are managed by the Maryland Department of Natural Resources. May include guide service and/or the care of game birds and mammals killed.
Hydric Soils	Soils that are wet frequently enough to periodically produce anaerobic conditions, thereby influencing the species composition or growth, or both, of plants on those soils.
Hydrophytic Vegetation	Those plants cited in "Vascular Plant Species Occurring in Maryland Wetlands" (Dawson, F. et al., 1985) which are described as growing in water or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content (plants typically found in water habitats).
Illuminance	The intensity of incident light at a point, measured with a light meter in footcandles or lux.

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Immediate Family	A father, mother, son, daughter, grandfather, grandmother, grandson, or granddaughter.
Improvement Plan	A plan which shows improvements and amenities to be located within a subdivision or residential development, either proposed by the developer or required by County or State regulations.
Indoor Recreation Facility	<a href="#"><u>See: Recreation Facility, Indoor</u></a>
Indoor Target Range	<a href="#"><u>See: Target Range, Indoor</u></a>
Indoor Wholesaling	<a href="#"><u>See: Wholesaling, Indoor Only</u></a>
Industrial Laundry	<a href="#"><u>See: Laundry, Industrial</u></a>
Industry, Water-Use	<a href="#"><u>See: Water-Use Industry</u></a>
In-Kind Replacement (05/04/10)	The removal of a structure and the construction of another structure that is smaller than or identical to the original structure in use, footprint area, width and length.
Inoperative Vehicle	A motor vehicle that cannot move along a road under its own power.
Institutional Development Area	Relative to the Forest Conservation Program, includes schools, colleges, universities, military installations, transportation facilities, utility and sewer projects, government offices and facilities, golf courses, recreation areas, parks, and cemeteries.
Institutions	Any building or open area used only by an educational, religious, or medical, non-profit organization, either public or private.
Intent, Declaration of	<a href="#"><u>See: Declaration of Intent</u></a>
Intense Development Area (IDA) (05/04/10)	Those areas within the Critical Area where residential, commercial, institutional, and/or industrial developed land uses predominate, and where relatively little natural habitat occurs. These areas are designated on the Critical Area Map as IDA.
Intermittent Stream	A stream that has a visible periodic base flow connected with the ground water and may flow without the presence of storm events. Storm events may enhance the volume of flow. These streams may be noted on maps, site plans, or determined by studies or in the field at the discretion of the local jurisdiction.
Interpretation, Zoning	<a href="#"><u>See: Zoning Interpretation</u></a>
Invasive Species (05/04/10)	A type of plant that is non-native to the ecosystem under consideration and whose introduction causes, or is likely to cause, economic or environmental harm or harm to human health.
Itinerant Sales	<a href="#"><u>See: Mobile Food Sales</u></a>
Junk Yard	<a href="#"><u>See: Salvage and/or Junk Yard</u></a>

Jurisdictional Determination of Wetlands

<p style="text-align: center;"><b><u>Term</u></b> (Date of Amendment)</p>	<p style="text-align: center;"><b><u>Definition</u></b></p>
<p style="text-align: center;">Jurisdictional Determination of Wetlands</p>	<p>The identification and location of jurisdictional Waters of the United States (which includes wetlands) regulated by the U.S. Army Corps of Engineers (COE) under Section 404 of the Clean Water Act of 1977, is physically determined through a process known as a jurisdictional determination (JD). The method of performing a JD employs a multi-parameter approach defined in Technical Report Y-87-1, Corps of Engineers Wetlands Delineation Manual, dated January 1987, and supplemental guidance. It generally requires positive evidence of hydrophytic vegetation, hydric soils, and wetlands hydrology for a determination that an area is a wetland. The JD process establishes a line that separates and identifies the COE-regulated wetland areas from non-wetland (upland) areas that are not regulated by the COE.</p>
<p style="text-align: center;">K Value</p>	<p>The soil erodibility factor in the Universal Soil Loss Equation. It is a quantitative value that is experimentally determined.</p>
<p style="text-align: center;">Kennel, Commercial</p>	<p><b><u><i>See: Commercial Kennel</i></u></b></p>
<p style="text-align: center;">Kennel, Commercial</p>	<p><b><u><i>See: Commercial Kennel</i></u></b></p>
<p style="text-align: center;">Kiln, Wood-Drying</p>	<p>A chamber or tunnel used for drying and conditioning lumber, veneer, and other wood products in which the temperature and relative humidity of the circulated air can be varied and controlled.</p>
<p style="text-align: center;">Kitchen</p>	<p>A room or an area equipped for preparing and cooking food.</p>
<p style="text-align: center;">Kitchen, Commercial, Farm</p>	<p><b><u><i>See: Commercial Kitchen, Farm</i></u></b></p>
<p style="text-align: center;">Kitchen, Commercial, Non-Farm</p>	<p><b><u><i>See: Commercial Kitchen, (not associated with Eating Establishment)</i></u></b></p>
<p style="text-align: center;">Land, Barren</p>	<p><b><u><i>See: Barren Land</i></u></b></p>
<p style="text-align: center;">Land, Riparian</p>	<p><b><u><i>See: Riparian Land</i></u></b></p>
<p style="text-align: center;">Land-Clearing Debris Landfill</p>	<p><b><u><i>See: Landfill, Land-Clearing Debris</i></u></b></p>
<p style="text-align: center;">Landfill, Land-Clearing Debris</p>	<p>A Sanitary Landfill which accepts only land-clearing debris. Types of waste permitted are limited to those associated with land-clearing operations, including earthen material such as clay, sand, gravel, and silt, topsoil, tree stumps, root mats, brush and limbs, logs, vegetation, and rock.</p>
<p style="text-align: center;">Landfill, Rubble</p>	<p>A Sanitary Landfill which accepts only rubble. Types of waste permitted are limited to those materials accepted at Land-Clearing Landfills, along with demolition debris associated with the razing of buildings, roads, bridges and other structures including structural steel, concrete, bricks, lumber, plaster and plasterboard, sheet rock, insulation material, cement, shingles and roofing materials, floor and wall tile, asphalt, pipes and wires, and other items physically attached to structures, including appliances if they have been or will be compacted to their smallest practical volume.</p>
<p style="text-align: center;">Landfill, Sanitary</p>	<p>An area used for the disposal of solid waste, operated and maintained in accordance with solid waste disposal regulations of the County and State.</p>
<p style="text-align: center;">Landforms</p>	<p>Features of the earth's surface created by natural causes.</p>

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Landscape, Scenic	<a href="#"><u>See: Scenic Landscape</u></a>
Landscaping Plan	A plan: (a) Drawn to scale, showing dimensions and details for reforesting an area at least 35 feet wide and covering 2,500 square feet or greater in size; (b) Using native or indigenous plants when appropriate; and (c) Which is made part of an approved forest conservation plan. Such landscaping and street tree plantings may be used as credit toward reforestation requirements in all zoning categories except Rural zoned land with either a Resource Preservation or Farm Community Overlay.
Lane, Private	<a href="#"><u>See: Private Lane</u></a>
Landward Edge (05/04/10)	The limit of a site feature that is furthest away from a tidal water, tidal wetland, or tributary stream.
Large Shrub (05/04/10)	A shrub that, when mature, reaches a height of at least 6 feet.
Lateral Line	A line projecting from the shoreline to the harbor line separating useable waterway areas and determined by bisecting the angles formed by the shoreline at property corners.
Laundry / Laundromat	A place where patrons wash, dry or dry-clean clothing or other fabrics in machines operated by the patron.
Laundry, Industrial	An establishment providing washing, drying or dry cleaning of uniforms, linens, etc. for businesses.
LED Sign (9/22/09)	A sign containing light-emitting diodes (LEDs).
Legally Developed (05/04/10)	Land that has been developed consistent with all Calvert County laws and regulations.
Library	A facility intended primarily for the repository of books and other similar items for public appreciation and information.
Light Trespass	Light emitted by a lighting installation, which extends beyond the boundaries of the property on which the installation is sited.
Limited Development Area (LDA) (05/04/10)	Those areas within the Critical Area which are developed in low or moderate intensity uses. They also contain areas of natural plant and animal habitats, and the quality of runoff from these areas has not been substantially altered or impaired. These areas are designated on the Critical Area map as LDA.
Line, Building Restriction	<a href="#"><u>See: Building Restriction Line</u></a>
Line, Harbor	<a href="#"><u>See: Harbor Line</u></a>
Line, Lateral	<a href="#"><u>See: Lateral Line</u></a>
Line, Lot	<a href="#"><u>See: Lot Line</u></a>
Line, Mean High Water	<a href="#"><u>See: Mean High Water Line</u></a>
Lines, Public Utility	<a href="#"><u>See: Public Utility Lines &amp; Accessory Structures</u></a>

Liveboards

<u>Term</u> (Date of Amendment)	<u>Definition</u>
Liveboards	Permanent occupancy of watercraft. This definition does not apply to weekend and short-term vacation use of watercraft.
Livestock	See Animal Husbandry.
Livestock Auction and/or Sales Barn, Commercial	A place of business to which the public may consign livestock for sale by auction open to public bidding or sold on a commission basis. Auctions conducted by non-profit organizations such as Future Farmers of America and 4-H groups, auction sales conducted in conjunction with county, state or private fairs, or auction sales conducted by or for a person at which livestock of such person's ownership are sold on the premises of the person, are not included in this definition.
Livestock Auction by a Non-Profit Organization or Farm Owner	A place of business to which the public may consign livestock for sale by auction open to public bidding conducted by non-profit organizations such as Future Farmers of America and 4-H groups, including auction sales conducted in conjunction with county, state or private fairs, or auction sales conducted by or for a person at which livestock of such person's ownership are sold on the premises of the person by a non-profit organization.
Living Shoreline (9/22/09)	A shoreline management technique that provides erosion control benefits while providing natural shoreline habitat.
Loading Area	An off-street space or berth used for the loading or unloading of vehicles.
Local Road	A road or street designed to provide vehicular access to abutting property.
Lodger	A non-transient individual other than a member of the family occupying the dwelling unit or a part thereof who, for a consideration, is furnished sleeping accommodations and may be furnished meals or other services as part of the consideration.
Lot (12/09/06)	A parcel or portion of a larger parcel or subdivision whether buildable or not. A contiguous area of land separated from other areas of land by separate description including a recorded deed, a subdivision plat, or record of survey map, or by metes and bounds, for purpose of sale, lease, transfer of ownership, or separate use.
Lot Consolidation (05/04/10)	A combination of any legal parcels or lots of land into fewer parcels or lots.
Lot Coverage (05/04/10)	The percentage of a total lot or parcel that is: occupied by a structure, accessory structure, parking area, driveway, walkway, roadway; or covered with gravel, stone, shell, impermeable decking, a paver, permeable pavement, or any manmade material except that it does not include a fence or wall that is less than one foot in width that has not been constructed with a solid footer, a walkway in the Buffer or expanded Buffer, including a stairway, that provides direct access to a community or private pier, a wood mulch pathway; a deck with gaps to allow water to pass freely, gravel or stone under a pervious deck not used for vehicular parking or storage, or stormwater management and erosion control measures when specifically designed and installed to perform stormwater management or erosion control functions.
Lot Frontage	The length of the front lot line measured at the street right-of-way line.
Lot Line	A line of record bounding a lot which divides one lot from another lot, parcel, or from a public or private street

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Lot Line, Front	<a href="#"><u><b>See: Front Lot Line</b></u></a>
Lot Line, Rear	<a href="#"><u><b>See: Rear Lot Line</b></u></a>
Lot Line, Side	Any lot line other than a front or rear lot line.
Lot Width	The distance between side lot lines measured at the front building restriction line.
Lot, Buildable	<a href="#"><u><b>See: Buildable Lot</b></u></a>
Lot, Bus	<a href="#"><u><b>See: Bus Lot</b></u></a>
Lot, Corner	<a href="#"><u><b>See: Corner Lot</b></u></a>
Lot, Double Frontage	<a href="#"><u><b>See: Double-Frontage Lot</b></u></a>
Lot, Flag	<a href="#"><u><b>See: Flag Lot</b></u></a>
Lot, Flag	<a href="#"><u><b>See: Flag Lot</b></u></a>
Lot, Park-and-Sell	<a href="#"><u><b>See: Park-and-Sell Lot</b></u></a>
Lot, Parking	<a href="#"><u><b>See: Parking Lot</b></u></a>
Lounge	<a href="#"><u><b>See: Tavern, Nightclub, Lounge, Dance Hall</b></u></a>
Lumber and/or Other Building Materials, Wholesale	<a href="#"><u><b>See: Wholesale Lumber and/or Other Building Materials</b></u></a>
Lumen	A unit of luminous flux; used to measure the amount of light emitted by lamps.
Luminaire	The complete lighting assembly (including the lamp, housing, reflectors, lenses, and shields), less the support assembly (pole or mounting bracket); a light fixture. For the purposes of determining total light output from a luminaire or light fixture, lighting assemblies which include multiple unshielded or partially shielded lamps on a single pole or standard shall be considered as a single unit.
Lux	A unit of illuminance stated in lumens per square meter. There are approximately 10.7 lux per footcandle.
MAA	The Maryland Aviation Administration.
MAC	Maryland Accessibility Code.
Machinery, Agricultural	<a href="#"><u><b>See: Agricultural Machinery, Service and/or Supplies</b></u></a>
Maintenance Agreement	The short-term management agreement associated with afforestation or reforestation plans required under the Forest Conservation Program.
Major Buffer Management Plan (05/04/10)	A landscape plan and supporting documentation required under Section 8-1.08 of this Ordinance.

Major Development in the Critical Area

<p style="text-align: center;"><b><u>Term</u></b> (Date of Amendment)</p>	<p style="text-align: center;"><b><u>Definition</u></b></p>
<p>Major Development in the Critical Area (05/04/10)</p>	<p>Development of a scale that may cause State-wide, regional or inter-jurisdictional, environmental or economic effects in the Critical Area, or which may cause substantial impacts on the Critical Area Program of a local jurisdiction. This type of development includes, but is not limited to, airports, power plants, wastewater treatment plants, highways, regional utility transmission facilities, prisons, hospitals, public housing projects, public beaches, and intensely developed park and recreation facilities.</p>
<p>Major Subdivision</p>	<p>(1) When the total number of residential lots derived from the Parent Tract (as of June 29, 1967) is six or more. (2) Any division of non-residential land for development purposes and/or the creation of any new public rights-of-way.</p>
<p>Management, Forest</p>	<p><b><u><a href="#">See: Forest Management</a></u></b></p>
<p>Management, Stormwater</p>	<p><b><u><a href="#">See: Stormwater Management</a></u></b></p>
<p>Manual, Forest Conservation</p>	<p><b><u><a href="#">See: Forest Conservation Manual</a></u></b></p>
<p>Manufactured Home</p>	<p>A transportable structure designed to be used as a dwelling, built in one or more sections in a factory and bearing a seal certifying that it conforms to the U.S. Department of Housing and Urban Development's (HUD) Manufactured Home Construction and Safety Standards Code (a.k.a. mobile home or residential trailer). This definition does not include modular houses.</p>
<p>Manufactured Home Community</p>	<p>Any property containing two or more manufactured homes sold, leased or held out for lease to residents or prospective residents (a.k.a. "MH Community").</p>
<p>Manufactured Home Dealer</p>	<p>An establishment that sells manufactured homes as defined by this Ordinance.</p>
<p>Manufactured Home Stand</p>	<p>The outline of the actual manufactured home including the paved portion of any outdoor living area. Proposed or anticipated structural additions to a manufactured home such as carports, Florida rooms, or attached storage areas shall be considered part of the manufactured home stand.</p>
<p>Manufactured Home Subdivision</p>	<p>A subdivision developed and/or intended for the sale of lots to be used as manufactured home sites.</p>
<p>Manufacturing and/or Assembly, Heavy</p>	<p>Establishments involved in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials and that are generally not compatible with residential uses. Includes but is not limited to foundries, fossil fuel refineries and similar heavy industrial uses.</p>
<p>Manufacturing and/or Assembly, Light</p>	<p>The production, processing, cleaning, testing and distribution of materials, goods, foodstuffs and products which by the nature of the materials, equipment and process utilized is to a considerable measure clean, quiet, and free of any objectionable or hazardous element.</p>
<p>Manufacturing and/or Assembly, Marine-Related (9/22/09)</p>	<p>A facility designed for the construction of waterborne vessels and ancillary items for commercial purposes.</p>

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Map, Zoning	<a href="#"><u>See: Zoning Map</u></a>
Marina	A facility for storing, servicing, fueling, berthing and/or securing of watercraft, but not including community piers and other non-commercial boat docking and storage facilities.
Marine Facility	Any facility affecting the use and operations of any vessels on any waterway under the jurisdiction of the County, such as moorings, docks, etc.
Marine/Estuarine Aquaculture	<a href="#"><u>See: Aquaculture, Marine/Estuarine</u></a>
Market, Artisans' and Crafters' (9/22/09)	A site with or without permanent structures, operated on a seasonal or year-round basis that allows multiple artists and/or crafters to retail products that they produce directly to consumers. May operate separately or in conjunction with a Farmers' Market and/or a Waterman's Market.
Market, Farmers' (3/25/08) (9/22/09)	A structure, either permanent or temporary, operated on a seasonal or year-round basis, that allows one or more agricultural producers to retail their products and agriculture-related items directly to consumers.
Market, Flea (9/22/09)	An occasional or periodic market usually held in an open area, but which may be held indoors, where an individual or groups of individual sellers offer goods for sale to the public for a fee or other compensation paid to a for-profit entity. There may exist long-term or short-term leases between the sellers and operators and the sellers may use their own vehicles for display or set up temporary tables or booths for their wares or stalls or other means of display may be provided.
Market, Flea, by a Non-Profit Organization	A temporary market held in an open area or in a structure where groups of individual sellers offer goods for sale to the public for the exclusive purpose of raising funds for a non-profit organization.
Market, Watermen's (9/22/09) (9/21/10)	A site with or without permanent structures, operated on a seasonal or year-round basis that sells seafood. May operate in conjunction with a Farmers' Market, Farm Stand, and/or an Artisans' and Crafters' Market.
Massage	Any method of treating the external parts of the human body, for compensation, by touching, rubbing, stroking, kneading, tapping or vibrating with the hand, arm, foot, or with any instrument. Massage does not include stimulation to the point of sexual arousal or ejaculation; nor does it include manipulation by a masseuse or masseur of the genitals, pubic areas, or buttocks of the human male or female, or the breasts of the female. In the context of the enforcement of this Ordinance, this conduct is presumptively considered a danger to public health, safety and welfare.
Massage Parlor	Any establishment having a fixed place of business where massages are performed, devoting more than five percent of the floor space to massages and whose gross income from massages in any business location is more than 10 percent of the gross income from that location.
Mean High Water Line	The average level of high tides at a given location.

<p style="text-align: center;"><b><u>Term</u></b> (Date of Amendment)</p>	<p style="text-align: center;"><b><u>Definition</u></b></p>
<p style="text-align: center;">Medical Office or Clinic</p>	<p style="text-align: center;"><i><u>See: Office, Medical or Clinic</u></i></p>
<p style="text-align: center;">Medical or Dental Clinic</p>	<p style="text-align: center;"><i><u>See: Medical Office or Clinic</u></i></p>
<p style="text-align: center;">Meeting Hall, Commercial or Non-Profit</p>	<p style="text-align: center;"><i><u>See: Commercial or Non-Profit Meeting Hall, Banquet Hall</u></i></p>
<p style="text-align: center;">Minor Buffer Management Plan (05/04/10)</p>	<p>A landscape plan and supporting documentation required under Section 8-1.08.D.3 of this Ordinance.</p>
<p style="text-align: center;">Mini-Storage</p>	<p>A structure containing separate storage spaces of varying sizes leased or rented on an individual basis.</p>
<p style="text-align: center;">Minor Subdivision</p>	<p>(1) When the total number of residential lots derived from the Parent Tract (as of June 29, 1967) has not exceeded five. (2) Any division of land for development purposes that does not require the creation of any new right-of-way, other than a private lane.</p>
<p style="text-align: center;">Mitigation (05/04/10)</p>	<p>An action taken to compensate for an adverse impact to the environment resulting from a development activity or a change in land use or intensity.</p>
<p style="text-align: center;">Mixed-Use Building (9/22/09)</p>	<p>A single building, or attached buildings, containing one or more residential dwelling units and one or more non-residential land uses which are permitted in the Zoning District or Sub-area and regulated by the Zoning Ordinance. For the purposes of this Ordinance, a residential dwelling unit in a mixed use building is not considered a single-family dwelling (see Apartment in a Mixed Use Building).</p>
<p style="text-align: center;">Mixed-Use Development (9/22/09)</p>	<p>A mixed use building or a group of buildings on a single buildable lot or site plan, that contain both residential dwelling units and non-residential land uses which are permitted in the Zoning District or Sub-area and regulated by the Zoning Ordinance.</p>
<p style="text-align: center;">Mobile Food Sales</p>	<p>The selling of food from a mobile food-vending unit that is temporarily parked or located on a private parcel of property.</p>
<p style="text-align: center;">Mobile Food Vending Unit</p>	<p>Any motorized or non-motorized vehicle, trailer, kiosk, pushcart, stand or other device designed to be portable and not permanently attached to the ground from which only prepared, ready-to-eat food is sold.</p>
<p style="text-align: center;">Model Home</p>	<p>A residential unit used by builders, realtors, etc., as an example of other units available for sale or rent.</p>
<p style="text-align: center;">Monument Tree</p>	<p>(1) a national, state or local champion tree; or (2) a tree having a diameter of at least 24 inches (measured at 4.5 feet above the ground); or (3) a tree having a diameter that is at least 75 percent of the diameter of the current state champion of that species (measured at 4.5 feet above the ground).</p>
<p style="text-align: center;">Mooring</p>	<p>A place where buoyant vessels are secured other than a pier.</p>
<p style="text-align: center;">Mooring Pile</p>	<p>A heavy beam of timber, concrete, or steel, driven into the bottom of a waterway and used to secure boats.</p>

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Motel	A building or group of buildings containing guest rooms which are provided for transient occupancy only, including auto courts, motor lodges and tourist homes.
Motor Vehicle	Any device that is self-propelled or propelled by electric power by which any individual or property is or might be transported or towed. This definition includes, but is not limited to, automobiles, motorcycles, trucks, etc.
Motor Vehicle Accessory Shop	A retail establishment that specializes in the sale and/or installation of automotive accessories including but not limited to audio systems, alarm systems, windshields, and other items that do not involve exterior body modification that requires major painting or other body work, or the sale and/or service of tires.
Motor Vehicle Dealership - New or Used	The use of any building, land area or other premise for the sale of new or used motor vehicles, watercraft, or recreation vehicles and/or their display for sale. The use of any single property to sell or offer for sale three or more motor vehicles during any 12-month period is considered a Motor Vehicle Dealership.
Motor Vehicle Storage Lot	(1) A parking area for the impounding or storage, usually temporary, of abandoned motor vehicles. (2) An area within a residential subdivision or development designated for the storage of motor vehicles such as automobiles, recreational vehicles, and boats.
Motor Vehicles, Commercial, Parking of	<b><u><a href="#">See: Parking of Commercial Motor Vehicles</a></u></b>
Multi-Service Non-Residential Development (9/22/09)	A mixed use building, or a group of buildings, on a single buildable lot that contain multiple non-residential land uses which are permitted in the Zoning District or Sub-area and regulated by the Zoning Ordinance.
Museum	A facility intended primarily for the exhibit and/or repository and/or research of books, artworks, artifacts, archives and other similar items for public appreciation and information. Accessory sales and services may be permitted.
Native (05/04/10)	Indigenous to the physiographic area in Maryland where the planting is proposed.
Native Shrub (9/22/09)	A shrub listed in the Calvert County Native Plants Guide, prepared and provided by Calvert County Dept. of Planning and Zoning.
Native Tree (9/22/09)	A tree listed in the Calvert County Native Plants Guide, prepared and provided by the Calvert County Dept. of Planning and Zoning.
Native Vegetation (05/04/10)	Vegetation that grows naturally in the area and is included in the Calvert County Native Plant List.
Natural Features	Components and processes present in or produced by nature, including but not limited to, soil types, geology, slopes, vegetation, surface water, drainage patterns, aquifers, recharge areas, climate, floodplains, aquatic life, and wildlife.
Natural Heritage Area	Any communities of plants or animals which are considered to be among the best Statewide examples of their kind, and are designated by regulation by the Secretary of the Department of Natural Resources.

Natural Regeneration

<p style="text-align: center;"><b><u>Term</u></b> (Date of Amendment)</p>	<p style="text-align: center;"><b><u>Definition</u></b></p>
<p>Natural Regeneration (05/04/10)</p>	<p>As defined in COMAR 08.19.03.01 if different from, the natural establishment of trees and other vegetation with at least 400 woody, free-to-grow seedlings per acre, which are capable of reaching a height of at least 20 feet at maturity.</p>
<p>Natural Vegetation (05/04/10)</p>	<p>Vegetative cover that exists prior to any disturbance or development activity or those plant communities that develop in the absence of human activities. This definition does not include lawns.</p>
<p>Nature-Dominated</p>	<p>A condition where landforms or biological communities, or both, have developed by natural processes in the absence of human intervention.</p>
<p>Net Acreage</p>	<p>For the purposes of calculating density, the number of acres of a parcel remaining after tidal wetlands, non-tidal wetlands, zoned wetlands, and State wetlands are deducted.</p>
<p>Net Floor Area</p>	<p>Net floor area of a building shall be calculated as 85 percent of the gross floor area.</p>
<p>Net Tract Area</p>	<p>Relative to the Forest Conservation Program, the total area of a site, including both forested and non-forested areas, to the nearest one-tenth acre, reduced by the area found to be within the boundaries of the 100-year nontidal floodplain as depicted on the Calvert County Flood Insurance Rate Maps (FIRMs). In Agricultural and Resource Areas, net tract area must also be reduced by any portion of the tract remaining in agricultural production.</p>
<p>Nightclub, Lounge (9/22/09)</p>	<p>An establishment, either open to the public or operated as a private club, which is distinguished from a Tavern or Bar by the provision of areas for entertainment and/or dancing, and which may or may not include the sale of alcohol, food or other beverages.</p>
<p>Non-Buildable Residue (12/09/06)</p>	<p>The portion of a parcel remaining after a subdivision is created that is not intended for development or has not been approved as a buildable lot at the time of subdivision.</p>
<p>Non-Conforming Use (10/13/10)</p>	<p>A use which lawfully existed prior to the adoption or amendment of this Ordinance, but, by virtue of the adoption or amendment of this Ordinance, is no longer a permitted use in the Zoning District within which it is located.</p>
<p>Non-Conforming Structure (10/13/10)</p>	<p>A structure which lawfully existed prior to the adoption or amendment of this Ordinance, but which, by virtue of the adoption or amendment of this Ordinance, no longer conforms to the requirements of this Ordinance in terms of such requirements as area, setback, or height requirements, etc.</p>
<p>Non-Medical Office</p>	<p><b><u>See: Office, Non-Medical</u></b></p>
<p>Non-Point Source Pollution</p>	<p>Pollution generated by diffuse land use activities rather than from an identifiable or discrete facility. It is conveyed to waterways through natural processes, such as rainfall, storm runoff, or ground-water seepage rather than by deliberate discharge. Non-point source pollution is not generally corrected by "end-of-pipe" treatment, but rather, by changes in land management practices.</p>
<p>Non-Profit Organization</p>	<p>Any organization engaging primarily in civic or community services, including Lions, Kiwanis, Rotary, Optimists, Civitans and organizations of a similar nature, which is not operated for profit.</p>
<p>Non-Structural Shoreline Stabilization Measures (05/04/10)</p>	<p>A suite of stabilization and erosion control measures that preserve the natural shoreline and are designed to minimize shoreline erosion, maintain coastal processes, and provide aquatic habitat. Measures must include marsh plantings and may include the use of sills, sand containment structures, breakwaters or other natural components.</p>

<p style="text-align: center;"><b><u>Term</u></b> (Date of Amendment)</p>	<p style="text-align: center;"><b><u>Definition</u></b></p>
<p>Nontidal Wetlands</p>	<p>Nontidal wetlands are areas that are: (1) Inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation; (2) Considered a nontidal wetland in accordance with the publication known as the "Federal Manual for Identifying and Delineating Jurisdictional Wetlands," published in 1989 and as may be amended and interpreted by the U.S. Environmental Protection Agency and (3) do not include tidal wetlands regulated under Natural Resources Article, Title 9, Annotated Code of Maryland.</p>
<p>Notice, Public</p>	<p><b><u>See: Public Notice</u></b></p>
<p>Nursery, Retail</p>	<p>An area or establishment where trees, shrubs or plants are grown for transplanting, for use as stock for budding and grafting or for sale directly to the general public.</p>
<p>Nursery, Wholesale</p>	<p>An area or establishment where trees, shrubs or plants are grown for transplanting, for use as stock for budding and grafting or for sale to retailers or other businesses, but not directly to the general public.</p>
<p>Nursing or Convalescent Home</p>	<p>An extended or intermediate care facility licensed or approved to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.</p>
<p>Office Support Services, including printing, copying, faxing, internetworking, etc.</p>	<p>Businesses that are complimentary to the conduct of business, trades, and professions and provide support such as photo/photocopying, printing, postal/delivery, travel/tourism, and telecom and computer/internet support services.</p>
<p>Office, Medical or Clinic</p>	<p>An establishment used by members of licensed health care and medical professions to provide diagnosis and treatment to the general public without overnight accommodation and with accessory uses such as reception areas, administrative offices, consultation rooms, x-ray and minor operating rooms and a dispensary, providing that all such uses have access only from the interior of the building or structure. Examples of such professions include dentists, chiropractors, osteopaths, physicians, and occupational therapists. This definition does not include personal services, such as licensed massage therapists.</p>
<p>Office, Non-Medical</p>	<p>An establishment for professional, executive and administrative offices, including those of accountants, lawyers, architects, engineers, drafting offices, insurance agents, real estate agents, and other occupations which are of similar character to those enumerated, but not including medical professions, barbers, beauty parlors, cosmetologists, or other personal service establishments.</p>
<p>Officer, Zoning</p>	<p><b><u>See: Zoning Officer</u></b></p>
<p>Off-Premise Directional Sign</p>	<p>Signs displaying directional messages not located on the premises.</p>
<p>Offsets</p>	<p>Structures or actions that compensate for undesirable impacts.</p>
<p>Offsite</p>	<p>Outside the limits of the area encompassed by a tract.</p>

Off-Street Parking Space

<u>Term</u> (Date of Amendment)	<u>Definition</u>
Off-Street Parking Space	A temporary storage area for a motor vehicle that is directly accessible to an access road, and which is not located on a dedicated street right-of-way.
One-Hundred -Year Floodplain	(1) An area along or adjacent to a stream or body of water, except tidal waters, that is capable of storing or conveying floodwaters during a 100-year frequency storm event, or a 100-year flood. (2) Any area depicted as "My" soils on the Calvert County Soil Survey Maps. It can be revised based on a hydrologic study or onsite soil survey.
One-Hundred-Year Flood	A flood which has a one percent chance of being equaled or exceeded in any given year.
On-Premise Directional Sign	Signs displaying directional messages within the boundaries of a development.
Onsite	Within the limits of an area encompassed by a tract, including an area classified as a 100-year floodplain.
Opaque (9/22/09)	Material through which light cannot pass; not transparent.
Open Space	(1) Any parcel or area of land or water essentially unimproved except for recreational facilities and set aside for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. (2) Open space within the Critical Area is defined as: land and water areas retained in an essentially undeveloped state.
Order, Stop Work	<u><a href="#">See: Stop Work Order</a></u>
Organization, Non-Profit	<u><a href="#">See: Non-Profit Organization</a></u>
Other Motor Vehicle Related Uses including: Bus depot, taxi service, vehicle rental or leasing	Premises used for storing vehicles used for moving people, goods or materials or any combination of these, and which may include ancillary dispatching, maintenance, service and fuelling areas for these vehicles.
Outdoor Light Fixture	An exterior illuminating device, lighting or reflective surface, luminous tube, lamp or similar device, permanently installed or portable, used for illumination, decoration, or advertisement.
Outdoor Recreation Facility	<u><a href="#">See: Recreation Facility, Outdoor</a></u>
Outdoor Storage in Connection with Commercial and/or Industrial Uses	The storage of materials accessory to a commercial and/or industrial use. Does not include machinery and equipment.
Outdoor Target Range	<u><a href="#">See: Target Range, Outdoor</a></u>

<p><b><u>Term</u></b> (Date of Amendment)</p>	<p><b><u>Definition</u></b></p>
<p>Outlot (08/28/07)</p>	<p>(a) A lot created by subdivision approved by the Planning Commission but not as a buildable lot, as defined by this Ordinance. (b) A lot created by subdivision approved by the Planning Commission for the purpose of constructing public and community facilities (e.g., Public Utility Lines and Accessory Structures, stormwater management facilities, wastewater and water supply treatment facilities, etc.)</p>
<p>Overburden</p>	<p>The strata or material in its natural state, before its removal by surface mining, overlying mineral deposit, or in between mineral deposits.</p>
<p>Overlay District</p>	<p>A special district created for the purpose of imposing special regulations on given designated areas of the County to accomplish stated purposes.</p>
<p>Owner</p>	<p>An individual, firm, association, syndicate, partnership, or corporation having legal title to a piece of land.</p>
<p>Owner, Riparian</p>	<p><b><u><a href="#">See: Riparian Owner</a></u></b></p>
<p>Palustrine</p>	<p>All non-tidal wetlands dominated by trees, shrubs persistent emergent plants, or emergent mosses or lichens and all such wetlands that occur in tidal areas where the salinity due to ocean-derived salts is below one-half part per 1,000 parts of water.</p>
<p>Parcel</p>	<p>A unit of land identified by the Maryland Department of Assessments and Taxation as a separate entity for description purposes. May include an aggregation of lots, blocks, sections, or phases.</p>
<p>Park-and-Sell Lot</p>	<p>An outdoor or indoor space where owners of motor vehicles or watercraft display their motor vehicles and/or watercraft for sale or trade.</p>
<p>Parking Lot</p>	<p>A lot or portion thereof, used for the parking of transportation vehicles but not including motor vehicles which have been dismantled or wrecked or junked or for sale or parts thereof.</p>
<p>Parking Lot, Commuter</p>	<p><b><u><a href="#">See: Commuter Parking Lot</a></u></b></p>
<p>Parking of Commercial Motor Vehicles</p>	<p>The parking on a regular basis of motor vehicles that are commercially licensed and/or with business identification signs or lettering, including magnetic signs. This definition does not include the periodic parking of commercial motor vehicles on property for the purpose of conducting business on that property (e.g., service calls).</p>
<p>Parlor, Massage</p>	<p><b><u><a href="#">See: Massage Parlor</a></u></b></p>
<p>Parts, Automobile, Dismantling and/or Storage</p>	<p><b><u><a href="#">See: Automobile Parts Dismantling and/or Storage</a></u></b></p>
<p>Patron Area (9/22/09)</p>	<p>An indoor or outdoor area of an eating establishment or similar use including but not limited to a tavern, nightclub, lounge, or bar designated for use by customers and/or the general public for eating, drinking, congregating, and/or waiting for service.</p>
<p>Perennial Stream</p>	<p>A stream that has a visible base flow except during periods of extreme drought. The hydrology is connected to the ground water and flows without the presence of storm events. These streams are determined by the identical methods as intermittent streams.</p>
<p>Permit, Building</p>	<p><b><u><a href="#">See: Building Permit</a></u></b></p>

Permit, Sediment Control

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Permit, Sediment Control	<a href="#"><u><b>See: Sediment Control Permit</b></u></a>
Permit, Use & Occupancy	<a href="#"><u><b>See: Use and Occupancy Permit</b></u></a>
Permitted Use	A use allowed in a zoning district subject to the restrictions applicable to that zoning district.
Person	An individual, receiver, trustee, guardian, executor, administrator, fiduciary, or representative of any kind, or any partnership, firm, association, public or private corporation, or any of their affiliates, or any other entity.
Personal Services	Premises in which services with respect to the grooming of persons are conducted, including those of licensed massage therapists, cosmetologists, estheticians, nail technicians and make-up artistry.
Pets, Dangerous or Wild Animals	<a href="#"><u><b>See: Animals, Dangerous or Wild</b></u></a>
Pets, Household (9/22/09)	Any companion animals that have been bred and raised to live in or about the habitation of humans and may be permitted in the house, such as dogs, cats, pot-bellied pigs, rabbits, ferrets, domestic rodents, birds, fish, non-venomous reptiles and amphibians.
Pets, Livestock (Kept on Non-Farm Properties) (9/22/09)	Livestock such as horses, cows, sheep, swine, goats, llamas, alpacas, or poultry that are kept on a non-farm property as pets rather than for their productive value.
Phased Development	Commercial (non-residential) development of a recorded lot or parcel in Town Center, Employment Center/Town Center, Light Industrial, Marine Commercial, or Rural Commercial Zoning in which one specified area of the site is developed before other areas.
Physiographic Features	The soils, topography, land slope and aspect, and local climate that influence the form and species composition of plant communities.
Pier	Any marine structure generally referred to as a pier, dock or wharf, including pilings and other such facilities, used for the wet storage of watercraft.
Pier, Commercial	<a href="#"><u><b>See: Commercial Pier</b></u></a>
Pier, Community	<a href="#"><u><b>See: Community Pier</b></u></a>
Pier, Private	<a href="#"><u><b>See: Private Pier</b></u></a>
Pile, Mooring	<a href="#"><u><b>See: Mooring Pile</b></u></a>
Pile, Spoil	<a href="#"><u><b>See: Spoil Pile</b></u></a>
Place of Worship, Parish Hall, Convent, Monastery, or Rectory	A building or structure, or groups of buildings or structures, which by design and construction are primarily intended for the conducting of organized religious services and accessory associated uses.
Plan, Approved Forest Management	<a href="#"><u><b>See: Approved Forest Management Plan</b></u></a>
Plan, Comprehensive	<a href="#"><u><b>See: Comprehensive Plan</b></u></a>

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Plan, Concept	<a href="#"><u><i>See: Concept Plan</i></u></a>
Plan, Forest Conservation	<a href="#"><u><i>See: Forest Conservation Plan</i></u></a>
Plan, Forest Management	<a href="#"><u><i>See: Forest Management Plan</i></u></a>
Plan, Improvement	<a href="#"><u><i>See: Improvement Plan</i></u></a>
Plan, Landscaping	<a href="#"><u><i>See: Landscaping Plan</i></u></a>
Plan, Preliminary Subdivision	<a href="#"><u><i>See: Preliminary Subdivision Plan</i></u></a>
Plan, Project	<a href="#"><u><i>See: Project Plan</i></u></a>
Plan, Site	<a href="#"><u><i>See: Site Plan</i></u></a>
Plans, Soil Conservation & Water Quality	<a href="#"><u><i>See: Soil Conservation and Water Quality Plans</i></u></a>
Plant Habitat	A community of plants commonly identifiable by the composition of its vegetation and its physiographic characteristics.
Plant, Agricultural, Processing	<a href="#"><u><i>See: Agricultural/Seafood/Livestock Processing Plant</i></u></a>
Plant, Asphalt	<a href="#"><u><i>See: Asphalt Plant</i></u></a>
Plant, Livestock, Processing	<a href="#"><u><i>See: Agricultural/Seafood/Livestock Processing Plant</i></u></a>
Plant, Seafood, Processing	<a href="#"><u><i>See: Agricultural/Seafood/Livestock Processing Plant</i></u></a>
Plant, Wash	<a href="#"><u><i>See: Wash Plant</i></u></a>
Plat, Final Subdivision	<a href="#"><u><i>See: Final Subdivision Plat</i></u></a>
Plat, Record	<a href="#"><u><i>See: Record Plat</i></u></a>
Port	A facility or area established or designated by the State or local jurisdictions for purposes of waterborne commerce.
Portable Sawmill	<a href="#"><u><i>See: Sawmill, Portable</i></u></a>
Portable Sign	A sign that is not permanently affixed to a building, structure or the ground, including any sign attached to or displayed on a vehicle that is used for the expressed purpose of advertising a business establishment, product, service, or entertainment, when that vehicle is so parked as to attract the attention of motoring or pedestrian traffic.
Power Generating Facility, Accessory to a Residence or Business	A facility designed and constructed near an individual residence, business, or public building for the purpose of generating power for use in that residence, business or public building.

Power Generating Facility, Commercial

<u>Term</u> (Date of Amendment)	<u>Definition</u>
Power Generating Facility, Commercial	A generator that uses one or more sources and/or products for the production of power for sale. Types of power generating facilities include but are not limited to petroleum, methane, ethanol, thermal, wind, solar and hydroelectric.
Power Generating Facility, Qualified Commercial (07/27/06)	A Commercial Power Generating Facility as to which a certificate of public convenience and necessity has been issued under Public Utility Companies Article, Section(s) 7-205, 7-207 and/or 7-208, Annotated Code of Maryland, as amended from time to time.
Practices, Best Management	<u><a href="#">See: Best Management Practices</a></u>
Pre-Existing Towers and Pre-Existing Antennas	Any tower or antenna for which a special exception and/or a building permit has been issued prior to the effective date of these regulations (December 4, 2001), including permitted towers or antennas that have not yet been constructed so long as such approval has not expired.
Preliminary Approval	The approval of a minor or major subdivision by the Planning Commission or its designee. Preliminary approval is required prior to final approval.
Preliminary Subdivision Plan	A drawing prepared for the overall planning of a proposed subdivision in accordance with Section 7-1.07.B of this Ordinance.
Premise	A house, building, or structure and the land on which it is located.
Premise Address	The number assigned by the Planning Commission or its designee to identify the official address of a property. The Premise Address is assigned using the Grid Address Numbering System.
Private Harvesting	The cutting and removal of trees for personal use.
Private Lane	A private right-of-way, a minimum of 30 feet wide, for the purpose of providing access to no less than three single-family residential lots and no more than five single-family residential lots.
Produce	Agricultural products such as vegetables and fruits. For purposes of this Ordinance, produce includes flowers, vegetable seedlings, potted plants, jellies, jams, honey, pickles, butter and eggs, etc.
Products, Value-Added Agricultural	<u><a href="#">See: Value-Added Agricultural Products</a></u>
Professional Office	<u><a href="#">See: Non-Medical Office</a></u>
Project Approvals	The approval of development, other than development by a State or local government agency, in the Chesapeake Bay Critical Area by the appropriate local approval authority. The term includes approval of subdivision plats and site plans; inclusion of areas with floating zones; issuance of variances, special exceptions, and conditional use permits; and issuance of zoning permits. The term does not include building permits.
Project Plan	Relative to the Forest Conservation Program, a construction, grading, or sediment control activity on areas of 40,000 square feet or greater, by a local or State agency.

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Project Road	Any non-dedicated right-of-way used within an apartment, commercial, industrial, trailer or Manufactured Home Rental Community along which house numbers are assigned.
Project, Development	<b><u><i>See: Development Project</i></u></b>
Project, Development, Completion	<b><u><i>See: Development Project Completion</i></u></b>
Property	A building, structure or parcel of land or the combination thereof.
Property Owner (05/04/10)	A person holding title to a property or two or more persons holding title to a property under any form of joint ownership.
Public Events/Public Assemblies on Farmland	A special event held on a farm not related to farm activities. Such uses include performing arts and concerts.
Public Notice	The advertisement of a public hearing in accordance with legal requirements indicating the time, place and nature of the public hearing.
Public or Governmental Building	A building that is constructed, owned, or leased by a local, state, or federal government.
Public or Non-Profit Park and/or Recreation Area (08/07/07)	An area used primarily for recreational activities and owned by a government, institution, or non-profit organization.
Public Utility Lines & Accessory Structures (08/07/07)	Underground gas mains and pipes and underground 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.)
Public Water-Oriented Recreation	Shore-dependent recreation facilities or activities provided by public agencies which are available to the general public.
Ramp, Boat Launch	<b><u><i>See: Boat Launch Ramp</i></u></b>
Reader Board (9/22/09)	A visual display board of text on a sign.
Real Estate Sign	A sign pertaining to the sale or lease of the premises, or a portion of the premises, on which the sign is located.
Rear Lot Line	The lot line opposite and most distant from the front lot line. On a corner lot the rear lot line is determined by the orientation of the house.
Rear Yard	A space extending across the full width of the lot between any building, structure or use and the rear lot line, and measured perpendicular from the building, structure or use to the closest point of the rear lot line.
Reclamation	The rehabilitation of disturbed land for useful purposes, and the protection of the natural resources of adjacent areas, including waterbodies.
Reconfiguration (05/04/10)	A change of the configuration of an existing lot or parcel line of any legal parcel of land or recorded legally buildable lot. "Reconfiguration" includes a lot line adjustment, a boundary line adjustment, and a replatting.

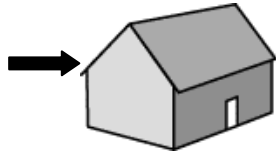
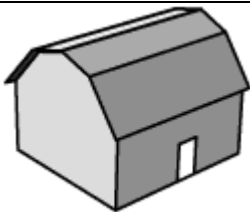
Record Plat

<p style="text-align: center;"><b><u>Term</u></b> (Date of Amendment)</p>	<p style="text-align: center;"><b><u>Definition</u></b></p>
<p style="text-align: center;">Record Plat</p>	<p>The final plat of a subdivision that is recorded in the Land Records of Calvert County.</p>
<p>Recreation Facility, Indoor</p>	<p>An entirely enclosed building or facility which offers commercial indoor sports activities including but not limited to tennis, batting cages, bowling, skating, racquetball, arcade games, volleyball, basketball, indoor soccer, martial arts, miniature golf, paint ball, laser tag or similar activities. This use may include associated accessory eating and drinking areas, retail sales areas and staff offices.</p>
<p>Recreation Facility, Indoor Commercial: Bingo Hall (9/22/09)</p>	<p>Premises used for the purposes of playing a game of chance in which players place markers on a pattern of numbered cards according to numbers drawn, announced or displayed either electronically or by a caller, in which money and/or prizes are wagered. This definition does not include player-operated video lottery terminals or slot machines.</p>
<p>Recreation Facility, Indoor Commercial: Fitness Center (9/22/09)</p>	<p>An establishment offering or providing facilities in controlled exercise, weight lifting, calisthenics, aerobics, and general physical fitness.</p>
<p>Recreation Facility, Indoor Commercial: Studio (9/22/09)</p>	<p>Premises used principally for the production of arts and craft products using paint, clay, fabric, metal or other medium and may include accessory sales, display and exhibition of arts and craft products.</p>
<p>Recreation Facility, Indoor Commercial: Studio, Performing Arts (9/22/09)</p>	<p>A facility, catering to more than three students at a time, that contains specialized equipment and other support services for the study and training of performing arts, including but not limited to dance, voice, theatre or music, and may include accessory sales, displays and exhibits.</p>
<p>Recreation Facility, Outdoor</p>	<p>An area or structure that offers commercial entertainment or recreation where any portion of the activity takes place outside. This includes but is not limited to a golf driving range, batting cages, riding arenas and corrals, racquet sports, miniature golf, paint ball, archery range, or similar activities. This use may include associated accessory eating and drinking areas, retail sales areas and staff offices. This definition does not include motorized vehicle sports such as go-car tracks, dirt bike trails and all-terrain vehicle trails.</p>
<p>Recreation, Public, Water-Oriented</p>	<p><b><u><a href="#">See: Public Water-Oriented Recreation</a></u></b></p>
<p>Recreational Vehicle</p>	<p>A vehicular portable structure without permanent foundation, which can be towed, hauled or driven and is primarily designed as temporary living accommodation for recreational, camping and travel use and including but not limited to travel trailers, truck campers, camping trailers and self-propelled motor homes.</p>
<p>Recreational Vehicle Camp</p>	<p><b><u><a href="#">See: Campground and/or Recreational Vehicle Camp, Non-Farm</a></u></b></p>
<p>Recycling Facility, Commercial</p>	<p><b><u><a href="#">See: Commercial Recycling Facility</a></u></b></p>
<p>Redevelopment</p>	<p>The process of developing land which is or has been developed.</p>

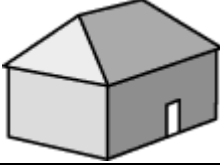

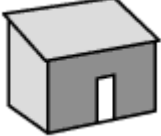
<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Reforestation (or Reforested)	The establishment of a forest through artificial reproduction or natural regeneration in areas that were previously cleared. More specifically and relative to the Forest Conservation Program: (1) Creation of a biological community dominated by trees and other woody plants containing at least 100 live trees per acre, with at least 50 percent of those trees having the potential of attaining a two-inch or greater diameter measured at four-and-a-half feet above the ground, within seven years; (2) The establishment of a forest according to procedures set forth in the Maryland Forest Conservation Technical Manual and (3) landscaping of areas under an approved landscaping plan establishing a forest at least 35 feet wide and covering an area of 2,500 square feet or more.
Reforested	<a href="#"><u><b>See: Reforestation</b></u></a>
Regeneration, Natural	<a href="#"><u><b>See: Natural Regeneration</b></u></a>
Regulated Activity	Relative to the Forest Conservation Program, any of the following activities when that activity occurs on a unit of land which is 20,000 square feet or greater: Subdivision; Grading; An activity that requires a sediment control permit; or Project plan of a State or local agency.
Regulation	A rule or order, including maps and plans, having the force of law issued by an executive authority of a government.
Renewable Resource	A resource that can renew or replace itself and, therefore, with proper management, can be harvested indefinitely.
Rental Facilities on Farms	Facilities or areas on farms that are available for rent for private events such as weddings, company picnics, or private parties.
Repair Shop, Truck, Bus & Diesel	<a href="#"><u><b>See: Truck, Bus and Diesel Service and Repair Shop</b></u></a>
Repair, Automobile	<a href="#"><u><b>See: Automobile Repair/Service Shop without fuel sales</b></u></a>
Repair, Boat	<a href="#"><u><b>See: Boat Service and/or Repair</b></u></a>
Replatting	The process of review, approval, and recording of a plat which shows changes to an existing recorded lot or parcel.
Research & Development Facility	A facility containing operations engaged in scientific research and investigation, the development of prototype products for test and evaluation, and/or the assembly or manufacture of prototype products.
Reserve, Hunting	<a href="#"><u><b>See: Hunting Reserve</b></u></a>
Resident, Age-Qualified	<a href="#"><u><b>See: Age-Qualified Resident</b></u></a>
Resident, Special	<a href="#"><u><b>See: Special Resident</b></u></a>
Residue (08/28/07)	The portion of a lot remaining after the creation of a minor or major subdivision.
Residue, Buildable	<a href="#"><u><b>See: Buildable Residue</b></u></a>
Residue, Non-Buildable	<a href="#"><u><b>See: Non-Buildable Residue</b></u></a>

Resource Conservation Area (RCA)

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Resource Conservation Area (RCA) (05/04/10)	Those areas in the Critical Area characterized by nature dominated environments (that is, wetlands, forests, abandoned fields) and resource utilization activities (that is, agriculture, forestry, fisheries activities, or aquaculture). These areas are designated on the Critical Area Map as RCA.
Resource, Renewable	<a href="#"><u>See: Renewable Resource</u></a>
Restaurant	<a href="#"><u>See: Eating Establishment</u></a>
Restaurant, Fast-Food	<a href="#"><u>See: Eating Establishment</u></a>
Restrictive Covenant	A restriction on the use of land usually set forth in the deed.
Resubdivision	The further subdivision of an existing recorded subdivision for additional lots and/or roads.
Retail	The sale, rental, or leasing of goods or commodities directly to the public.
Retail Commercial Building	A building that houses a commercial retail establishment that either stands alone or is connected to other buildings by a common wall having no entrances or exits. A commercial retail building may include more than one retail establishment and/or service.
Retail Commercial Building with Drive-up Facility	A commercial retail building that includes a structure or part of a structure designed to accommodate patrons' motor vehicles, from which the occupants of the motor vehicle may make purchases or transact business. This definition does not include Eating Establishments with Drive-up Facilities.
Retail Commercial Establishment	A business engaged in the retail sale, rental or leasing of goods or commodities.
Retail Commercial Sale or Display Area, Outdoor	The use of space exterior to the walls of a retail commercial building for the sale and/or display of products. This definition does not include outdoor storage and does not apply to temporary retail sales conducted by non-profit organizations (e.g., seasonal sales).
Retail Nursery	<a href="#"><u>See: Nursery, Retail</u></a>
Retention	The deliberate holding and protecting of existing trees, shrubs or plants on the site according to established standards as provided in the Maryland Forest Conservation Technical Manual.
Retreat, Day	A facility designed with the specific intent of facilitating spiritual and/or educational enrichment needs and that may include supporting dining, and recreational facilities as accessory uses without overnight accommodations.
Revetment (05/04/10)	An assemblage of stones or concrete, commonly known as riprap, placed to prevent shore erosion, fortify a bulkhead, or stabilize an embankment.
Revised Subdivision	Revisions to an existing, proposed, or recorded subdivision.
Rezone	To change the zoning district classification of particular lots or parcels of land.
Rezoning, Comprehensive	<a href="#"><u>See: Comprehensive Rezoning</u></a>

<p><b><u>Term</u></b> (Date of Amendment)</p>	<p><b><u>Definition</u></b></p>	
<p>Right-of-way</p>	<p>(1) A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied or currently occupied by a road, cross-walk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer and other similar uses; (2) Generally, the right of one to pass over the property of another.</p>	
<p>Riparian Habitat</p>	<p>A habitat that is strongly influenced by water and which occurs adjacent to streams, shorelines, and wetlands.</p>	
<p>Riparian Land</p>	<p>Land that is traversed or bounded by a natural watercourse or adjoining tidal lands.</p>	
<p>Riparian Owner</p>	<p>One who owns riparian land.</p>	
<p>Road</p>	<p>(1) A vehicular way constructed within a public or private right-of-way (a.k.a. avenue, drive, circle, street, highway, thoroughfare or other similar terms, but not driveways, lanes, or alleys). (2) When applying setbacks, the term road refers to the right-of-way. Setbacks shall be measured from the edge of the right-of-way unless other means of measurement are specified.</p>	
<p>Road Direction</p>	<p>Relative to the premise addressing system, the direction any road travels the longest in the distance.</p>	
<p>Road, Arterial</p>	<p><u><a href="#">See: Arterial Road</a></u></p>	
<p>Road, Collector</p>	<p><u><a href="#">See: Collector Road</a></u></p>	
<p>Road in the Critical Area (05/04/10)</p>	<p>A public thoroughfare under the jurisdiction of the State, a County, a municipal corporation or any other public body. Road does not include a drive aisle or driveway.</p>	
<p>Road, Local</p>	<p><u><a href="#">See: Local Road</a></u></p>	
<p>Road, Project</p>	<p><u><a href="#">See: Project Road</a></u></p>	
<p>Road, Service</p>	<p><u><a href="#">See: Service Road</a></u></p>	
<p>Roadside Stand</p>	<p><u><a href="#">See: Farm Stand</a></u></p>	
<p>Roof Pitch (9/22/09)</p>	<p>The ratio of rise to run of roof slope.</p>	
<p>Roof, False Mansard (9/22/09)</p>	<p>An architectural feature added to a structure that is primarily decorative and serves only to hide a flat roof and/or equipment on the roof, or to provide a crawl space attic over an upper story.</p>	
<p>Roof, Gable (9/22/09)</p>	<p>A sloping (ridged) roof that terminates at one or both ends in a gable.</p>	
<p>Roof, Gambrel (9/22/09)</p>	<p>A gabled roof that peaks at the ridgeline then falls away in a broad, low slope, breaks horizontally and changes to a steeper pitch. A gambrel roof has a broad upper story and side façade, and is often associated with barns.</p>	

Roof, Green

<p><b><u>Term</u></b> (Date of Amendment)</p>	<p><b><u>Definition</u></b></p>	
<p>Roof, Green (9/22/09)</p>	<p>A roof that is partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane.</p>	
<p>Roof, Habitable (9/22/09)</p>	<p>A roof containing space for human occupancy or use.</p>	
<p>Roof, Hipped (9/22/09)</p>	<p>A roof with slopes on all four sides.</p>	
<p>Roof, Mansard (9/22/09)</p>	<p>A hipped roof with two distinct roof pitches, low-sloped from the flat top or ridgeline, with the lower slope much steeper than the upper.</p>	
<p>Roof, Shed (9/22/09)</p>	<p>A gabled roof with a single roof face falling away from the main building. Shed roofs are often used for porches, additions, and raised-roof sections.</p>	
<p>Rubble</p>	<p>Demolition debris associated with the razing of buildings, roads, bridges and other structures including structural steel, concrete, bricks, lumber, plaster and plasterboard, sheet rock, insulation material, cement, shingles and roofing materials, floor and wall tile, asphalt, pipes and wires, and other items physically attached to structures, including appliances.</p>	
<p>Rubble Landfill</p>	<p><a href="#"><u>See: Landfill, Rubble</u></a></p>	
<p>Sales, Antiques</p>	<p><a href="#"><u>See: Antiques Sales</u></a></p>	
<p>Sales, Itinerant</p>	<p><a href="#"><u>See: Mobile Food Sales</u></a></p>	
<p>Sales, Mobile Food</p>	<p><a href="#"><u>See: Mobile Food Sales</u></a></p>	
<p>Salvage and/or Junk Yard</p>	<p>Any land, building, or vehicle used for the abandonment, sale, storage, collection, or baling of paper, scrap metal, other scrap or discarded materials, or for the abandonment, dismantling, processing, or sale of motor vehicles or other vehicles or for the abandonment of machinery, or parts thereof.</p>	
<p>Sand, Gravel or Mineral Extraction (No Processing)</p>	<p>The operations necessary to excavate, stockpile, or remove materials such as sand, gravel, aggregate, rock or other mineral resources. The retail, wholesale, contract purchase, or transfer of mineral products is within the scope of this definition. For purposes of this title, the leveling, grading, filling, or removal of materials during the course of normal site preparation for an approved use (e.g. residential subdivision, commercial development, etc.) does not constitute a mining site/operation, if: processing of the material does not occur on the property; does not occur over an extended period of time, and on-site stockpiles are fully depleted; and, a mining permit is not required.</p>	

<p style="text-align: center;"><b><u>Term</u></b> (Date of Amendment)</p>	<p style="text-align: center;"><b><u>Definition</u></b></p>
<p style="text-align: center;">Sand, Gravel or Mineral Extraction and Processing</p>	<p>The operations necessary to excavate, stockpile, or remove materials such as sand, gravel, aggregate, rock or other mineral resources. Includes the cleaning, mixing, sorting, washing, and other processing of this material including cement mixing. Does not include the manufacture of asphalt (see definition of asphalt plant). The retail, wholesale, contract purchase, or transfer of mineral products is within the scope of this definition. For purposes of this title, the leveling, grading, filling, or removal of materials during the course of normal site preparation for an approved use (e.g. residential subdivision, commercial development, etc.) does not constitute a mining site/operation, if: processing of the material does not occur on the property; on-site stockpiles are fully depleted; and, a mining permit is not required.</p>
<p style="text-align: center;">Sandwich Board Sign (9/22/09)</p>	<p>A portable A-frame sign readable on both sides.</p>
<p style="text-align: center;">Sanitary Landfill</p>	<p><b><u><a href="#">See: Landfill, Sanitary</a></u></b></p>
<p style="text-align: center;">Satellite Dish Antenna</p>	<p>An antenna in the shape of a shallow dish, used to receive communications (television and otherwise) from orbiting satellites or ground transmitters.</p>
<p style="text-align: center;">Sawmill, Commercial</p>	<p>An indoor or outdoor facility where timber or logs are sawn into lumber or boards.</p>
<p style="text-align: center;">Sawmill, Portable</p>	<p>A small, self-contained sawmill that is moved to the site where the timber is to be sawn and then moved on to another location. This use does not include those permitted under “Forest Product Processing”.</p>
<p style="text-align: center;">Scenic Landscape</p>	<p>A geographic area with landscape patterns and features, including but not limited to properties such as landform, land cover, slope and land use, arising from natural and/or cultural processes, which are visually or aesthetically pleasing or otherwise unique and which, therefore, contribute affirmatively to the definition of a distinct community or region within the County.</p>
<p style="text-align: center;">School, Elementary or Secondary</p>	<p><b><u><a href="#">See: Elementary or Secondary School</a></u></b></p>
<p style="text-align: center;">School, Trade or Business, Commercial</p>	<p><b><u><a href="#">See: Commercial Trade or Business School</a></u></b></p>
<p style="text-align: center;">Season, Growing</p>	<p><b><u><a href="#">See: Growing Season</a></u></b></p>
<p style="text-align: center;">Seasonal Use</p>	<p>A use carried on for only a part of the year such as the sale of vegetables during the summer months.</p>
<p style="text-align: center;">Sediment Control Permit</p>	<p>The authorization of an activity regulated under a sediment control plan as provided in the Environment Article, Title 4, Annotated Code of Maryland.</p>
<p style="text-align: center;">Seedlings</p>	<p>A woody plant, less than 24 inches in height and having a diameter of less than one-half inch measured at two inches above the root collar.</p>
<p style="text-align: center;">Selection</p>	<p>The removal of single, scattered, mature trees or other trees from uneven-aged stands by frequent and periodic cutting operations.</p>
<p style="text-align: center;">Selective Clearing</p>	<p>The removal of trees, shrubs, and plants using specific standards and protection measured under an approved Forest Conservation Plan or Forest Management Plan while maintaining a portion of the original vegetation.</p>

Service Road

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Service Road	A road paralleling and contiguous to a major thoroughfare designed primarily to promote safety by providing free access to adjoining property and limited access to major thoroughfares.
Service, Hunting	<a href="#"><u>See: Hunting Service</u></a>
Service, Vehicle Ferry	<a href="#"><u>See: Vehicle Ferry Service</u></a>
Services, Office Support	<a href="#"><u>See: Office Support Services, including printing, copying, faxing, internetworking, etc.</u></a>
Services, Personal	<a href="#"><u>See: Personal Services</u></a>
Setback (3/25/08)	The minimum distance by which any building, structure, or use must be separated from a road right-of-way, lot line, or Zoning District boundary unless other means of measurement are specified, or the point from which the measurement is to be determined, is otherwise specified.
Sex Businesses	<a href="#"><u>See: Entertainment Business, Adult</u></a>
Shelter, Bus	<a href="#"><u>See: Bus Shelter</u></a>
Shelter, Equipment	<a href="#"><u>See: Equipment Shelter</u></a>
Shop, Motor Vehicle Accessory	<a href="#"><u>See: Motor Vehicle Accessory Shop</u></a>
Shopping Center	A group of commercial buildings planned, constructed and managed as a total entity with customer and employee parking provided on-site.
Shore Erosion Protection Works	Those structures or measures constructed or installed to prevent or minimize erosion of the shoreline in the Critical Area.
Shoreline	For the purposes of determining lateral lines, the line as shown on the applicable Zoning Map for Harbor Lines defining the landward limit of the waterway. For all other purposes, the shoreline is determined by the mean high water line.
Shoreline, Living	<a href="#"><u>See: Living Shoreline</u></a>
Side Yard	A space extending from the front yard to the rear yard between any building, structure or use and the side lot line measured perpendicular from the side lot line to the closest point of the building, structure or use.
Sign	Any device, or part thereof, which is used to advertise, identify, display, direct or attract attention to an object, business, product, service, event or location by any means, including words, letters, figures, symbols, fixtures, illumination or projected images that can be seen from a right-of-way or adjoining property.
Sign Area	The entire face of a sign including the advertising surface and any framing, but not including the supporting structure.
Sign Height (06/03/08)	The maximum vertical distance of a sign (including the structure containing the sign) as measured from the average elevation of the finished grade at the front of the sign and/or structure facing the street to the highest point of the sign and/or structure.
Sign, Directional	<a href="#"><u>See: Directional Sign</u></a>
Sign, Free- Standing	<a href="#"><u>See: Free-Standing Sign</u></a>

<b>Term</b> (Date of Amendment)	<b>Definition</b>
Sign, Home Occupation	<a href="#"><u>See: Home Occupation Sign</u></a>
Sign, Portable	<a href="#"><u>See: Portable Sign</u></a>
Sign, Real Estate	<a href="#"><u>See: Real Estate Sign</u></a>
Sign, Subdivision	<a href="#"><u>See: Subdivision Sign or Feature</u></a>
Significantly Eroding Areas	Areas that erode two feet or more per year.
Simplified Buffer Management Plan (05/04/10)	A landscape plan required for an application under Section 8-1.08.D.3.k.v of this Ordinance.
Site	Any plot or parcel of land or combination of contiguous lots or parcels of land.
Site Plan	The development plan for one or more lots on which is shown the existing and proposed conditions of the lot including: topography, vegetation, drainage, floodplains, marshes and waterways; open spaces, walkways, means of ingress and egress, utility services, landscaping, structures and signs, lighting, and screening devices; any other information that reasonably may be required in order that an informed decision can be made by the approving authority.
Site, Canoe or Kayak Launching, Commercial	<a href="#"><u>See: Canoe or Kayak Launching Site, Commercial</u></a>
Slip	Berthing arrangement for a single vessel.
Slope	The deviation of a surface from the horizontal, usually expressed in percent or degrees.
Slopes, Steep	<a href="#"><u>See: Steep Slopes</u></a>
Small Shrub (05/04/10)	A shrub that, when mature, reaches a height no greater than 6 feet.
Soil Conservation and Water Quality Plans	A soil and nutrient management plan developed in conjunction with the Soil Conservation District.
Soils, Highly Erodible	<a href="#"><u>See: Highly Erodible Soils</u></a>
Soils, Hydric	<a href="#"><u>See: Hydric Soils</u></a>
Solar Panel (9/22/09)	A device that collects and inverts solar energy into electricity or heat.
Solid Waste	Unwanted or discarded material, including garbage with insufficient liquid content to be free flowing.
Space, Off-Street Parking	<a href="#"><u>See: Off-Street Parking Space</u></a>
Space, Open	<a href="#"><u>See: Open Space</u></a>
Special Exception	A grant of a specific use that would not be appropriate generally or without restriction. Approval of a special exception is based upon a finding that certain conditions as detailed in the Zoning Ordinance are met, that the use conforms to the Comprehensive Plan and is compatible with the existing neighborhood.

Special Resident

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Special Resident	An occupant of a dwelling unit in an Age Restricted Housing Community who provides significant services to the Association such as a serving as the resident manager.
Species in Need of Conservation	Those fish and wildlife whose continued existence as part of the State's resources are in question and which may be designated by regulation by the Secretary of Natural Resources as in need of conservation pursuant to the requirements of Natural Resources Article, 10-2A-06 and 4-2A-03, Annotated Code of Maryland.
Species, Endangered	<b><u><a href="#">See: Endangered Species</a></u></b>
Species, Threatened	<b><u><a href="#">See: Threatened Species</a></u></b>
Specimen Trees	Trees having a diameter of 30 inches or more, or trees having 75 percent or more of the diameter of the current state champion tree for that species.
Spoil Pile	The overburden and reject materials as piled or deposited during surface mining.
Sports Practice Fields on a Farm	Farm fields provided for non-motorized field games or sports including, but not limited to, soccer, football, volleyball, lacrosse, baseball, softball, and t-ball.
Stable, Commercial	<b><u><a href="#">See: Commercial or Non-Profit Stable or Horseback-Riding Club</a></u></b>
Stable, Commercial or Non-Profit	<b><u><a href="#">See: Commercial or Non-Profit Stable or Horseback-Riding Club</a></u></b>
Stand, Farm	<b><u><a href="#">See: Farm Stand</a></u></b>
Stand, Manufactured Home	<b><u><a href="#">See: Manufactured Home Stand</a></u></b>
Statement, Environmental Impact	<b><u><a href="#">See: Environmental Impact Statement</a></u></b>
Steep Slopes	Within the Critical Area: Slopes 15 percent or greater. Outside the Critical Area: 25 percent or greater slopes. Slopes greater than 50 percent are defined as Cliffs <b><u><a href="#">See: Cliff</a></u></b>
Stop Work Order	A notice issued by the Zoning Officer, or other designated official, that directs the owner to cease work that was undertaken without proper permits or approval.
Storage of Machinery & Equipment in Connection With Excavating and /or Contracting Business	Implements commonly used in association with site preparation and/or building construction including, but not limited to, bulldozers, front-end loaders, backhoes, tank trucks and/or trailers, trenchers, tar boilers, cement mixers, dump-bed trucks and/or trailers, graders, street sweepers, snowplow blades, flat-bed trucks and/or trailers, large riding mowers, and paving equipment. Implements may be self-propelled, trailered, towed, dragged, pushed, or pulled. Does not include hand tools or walk-behind equipment such as small mowers or tillers.
Storage, Boat, Commercial	<b><u><a href="#">See: Boat Storage, Commercial</a></u></b>
Storage, Outdoor	<b><u><a href="#">See: Outdoor Storage in Connection with Commercial and/or Industrial Uses</a></u></b>
Store, Farm Supply	<b><u><a href="#">See: Garden Center/Farm Supply Store</a></u></b>

<p style="text-align: center;"><b><u>Term</u></b> (Date of Amendment)</p>	<p style="text-align: center;"><b><u>Definition</u></b></p>
<p style="text-align: center;">Stormwater Management</p>	<p>(1) For quantitative control, a system of vegetative and structural measures that control the increased volume and mate of surface runoff caused by man-made changes to the land; and (2) For qualitative control, a system of vegetative, structural, and other measures that reduces or eliminates pollutants that might otherwise be carried by surface runoff.</p>
<p style="text-align: center;">Stream Buffer Outside the Critical Area</p>	<p>All lands and vegetation lying within at least 50 feet of a perennial or intermittent stream.</p>
<p style="text-align: center;">Stream, Ephemeral</p>	<p><a href="#"><u><b>See: Ephemeral Stream</b></u></a></p>
<p style="text-align: center;">Stream, Intermittent</p>	<p><a href="#"><u><b>See: Intermittent Stream</b></u></a></p>
<p style="text-align: center;">Stream, Perennial</p>	<p><a href="#"><u><b>See: Perennial Stream</b></u></a></p>
<p style="text-align: center;">Streams, Tributary</p>	<p><a href="#"><u><b>See: Tributary Streams</b></u></a></p>
<p style="text-align: center;">Street</p>	<p><a href="#"><u><b>See: Road</b></u></a></p>
<p style="text-align: center;">Structure (05/04/10)</p>	<p>A combination of building materials that are purposely joined together on, above or below the surface of the land or water including those that do not result in lot coverage.</p>
<p style="text-align: center;">Structural Alteration</p>	<p>Any change in either the supporting members of a building, such as bearing walls, columns, beams and girders, or in the dimensions or configurations of the roof or exterior walls.</p>
<p style="text-align: center;">Structure for the Keeping of Animals (on non-farm properties)</p>	<p>An accessory building or structure designed and used to contain animals. Such structures include, but are not limited to, dog houses or pens, rabbit pens, or aviaries. This definition does not apply to structures for the keeping of animals on farms. <a href="#"><u><b>See: Farm Building</b></u></a></p>
<p style="text-align: center;">Structure, Temporary</p>	<p><a href="#"><u><b>See: Temporary Structure</b></u></a></p>
<p style="text-align: center;">Studio, Commercial</p>	<p><a href="#"><u><b>See: Commercial Studio</b></u></a></p>
<p style="text-align: center;">Studio, Home</p>	<p><a href="#"><u><b>See: Home Studio</b></u></a></p>
<p style="text-align: center;">Studio, Performing Arts, Commercial</p>	<p><a href="#"><u><b>See: Commercial Performing Arts Studio</b></u></a></p>
<p style="text-align: center;">Subdivision</p>	<p>(1) The division of land. (2) The land or territory subdivided.</p>
<p style="text-align: center;">Subdivision Entrance</p>	<p>The intersection of an interior subdivision road with the local, collector, or arterial road from which it gains access.</p>
<p style="text-align: center;">Subdivision Entrance Sign (06/03/08)</p>	<p>A sign and/or structure containing a sign located at, and identifying the entrance to, an approved subdivision.</p>
<p style="text-align: center;">Subdivision, Cluster</p>	<p><a href="#"><u><b>See: Cluster Subdivision</b></u></a></p>
<p style="text-align: center;">Subdivision, Family Conveyance</p>	<p><a href="#"><u><b>See: Family Conveyance Subdivision</b></u></a></p>
<p style="text-align: center;">Subdivision, Major</p>	<p><a href="#"><u><b>See: Major Subdivision</b></u></a></p>
<p style="text-align: center;">Subdivision, Manufactured Home</p>	<p><a href="#"><u><b>See: Manufactured Home Subdivision</b></u></a></p>

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Subdivision, Minor	<a href="#"><u><i>See: Minor Subdivision</i></u></a>
Subdivision, Revised	<a href="#"><u><i>See: Revised Subdivision</i></u></a>
Substantial Alteration (05/04/10)	A repair, reconstruction, replacement or improvement of a principal structure, with a proposed total footprint that is at least 50 percent greater than that of the structure that is the subject of the alteration.
Substantial Construction	A building shall be considered to have substantial construction if over 50 percent of the square footage is under roof and enclosed.
Surety	A surety includes, but is not limited to, a Certificate of Guarantee as defined in Section 1-203 of the Insurance Article of the Annotated Code of Maryland.
Surface Mining	<a href="#"><u><i>See: Sand, Gravel or Mineral Extraction and Processing</i></u></a>
Target Range, Indoor	A building that is used for the purpose of organized shooting events or practice using, rifles, shotguns, pistols, etc.
Target Range, Outdoor	A permanently located and improved area that is designed and operated for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder or any other similar sport shooting in an outdoor environment, but does not permit the use of air guns or paintball guns.
Tavern, Bar (9/22/09)	An establishment, either open to the public or operated as a private club, where more than 50 percent of the total sales are from the sale of alcohol, and which may or may not include the sale of food or other beverages, but which does not include areas for entertainment and/or dancing.
Temporary Structure Incidental to Construction (non-residential)	A structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.
Temporary Structure Incidental to Sales or Rentals in New Residential or Commercial Developments (sales trailers)	A structure with an impermanent foundation used by a construction contractor, realtor, or other development professional as an office during construction of a subdivision or development.
Temporary Structure Incidental to Schools (classroom relocatables)	A structure containing one or more rooms, each of which is designed, intended, and equipped for use as a place for formal instruction of pupils by a teacher in a school, not constructed with a permanent foundation and which shall not remain permanently on the site.
Tenant	An occupant of land or premises who occupies, uses, and enjoys real property for a fixed time, usually through a lease arrangement with the property owner.
Tenant House	A farm dwelling, other than the main farm house, for occupancy by a person or family associated with the operation of the farm.
Terminal, Truck	<a href="#"><u><i>See: Truck Terminal</i></u></a>
Theater, Drive-In	<a href="#"><u><i>See: Drive-in Theater</i></u></a>

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Thinning	A forest practice of removing trees to accelerate growth of remaining trees in the shortest interval of time.
Threatened Species	Any species of fish, wildlife, or plants designated as such by regulation by the Secretary of the Department of Natural Resources which appear likely, with the foreseeable future, to become endangered, including any species of wildlife or plant determined to be a "threatened" species pursuant to the federal Endangered Species Act, 16 U.S.C. 153 et seq., as amended.
Timber Harvesting	A tree-cutting operation affecting one or more acres of forest or developed woodland within a one-year interval that disturbs 5,000 square feet or more of forest floor and does not include grubbing and clearing of root mass.
Timber Harvesting, Commercial	<a href="#"><u><i>See: Commercial Logging and Timber Harvesting</i></u></a>
Topography	The existing configuration of the earth's surface including the relative relief, elevation, and position of land features.
Tower, Communications, Commercial/Governmental	<a href="#"><u><i>See: Communications Tower, Commercial or Governmental</i></u></a>
Tower, Communications, Commercial/Governmental	<a href="#"><u><i>See: Communications Tower, Commercial Governmental</i></u></a>
Tower, Communications, Monopole	<a href="#"><u><i>See: Communications Tower, Monopole</i></u></a>
Tower, Communications, Private/ Not-for-Profit	<a href="#"><u><i>See: Communications Tower, Private/Not-for-Profit</i></u></a>
Towers, Pre-Existing	<a href="#"><u><i>See: Pre-Existing Towers and Pre-Existing Antennas</i></u></a>
Townhouse,	A single-family attached dwelling unit in a row of at least three such units. The land surrounding the units may be owned by the townhouse owners or held and maintained in a condominium arrangement.
Tract	Relative to the Forest Conservation Program, property or unit of land subject to an application for a grading or sediment control permit, subdivision approval, project plan approval, or areas subject to this subtitle.
Trailer	A structure standing on wheels, towed or hauled by another vehicle and used for short-term human occupancy, carrying materials, goods or objects, or as a temporary office (does not include manufactured homes).
Transfer Zone	An area in Calvert County where Transferable Development Rights (TDRs) may be used to increase the residential density.

Transferable Development Right (TDR)

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Transferable Development Right (TDR)	The right a landowner in an Agricultural Preservation District conveys to a person which permits that person to increase the density of residential use of land.
Transitional Habitat	A plant community and physiographic features whose species are adapted to the diverse and varying environmental conditions that occur along the boundary that separates aquatic and terrestrial areas.
Transportation Facilities	Anything that is built, installed, or established to provide a means of transport from one place to another.
Tree (9/22/09)	A large, branched woody plant having one or several self-supporting stems or trunks that is capable of reaching a height of at least 16 feet at maturity.
Tree Canopy (9/22/09)	The aerial branches of terrestrial plants, together with their complement of leaves or needles.
Tree Canopy Coverage (9/22/09)	The area beneath the aerial extent of the tree canopy.
Tree Diameter	The diameter of a tree trunk measured at four-and-a-half feet above the ground.
Tree Drip Line (9/22/09)	An imaginary line projected to the ground delineating the outermost extent of tree foliage in all directions.
Tree Farm	<a href="#"><u>See: Farm, Tree</u></a>
Tree, Champion	<a href="#"><u>See: Champion Tree</u></a>
Tree, Champion of the State	See: Champion Tree of the State
Tree, Monument	<a href="#"><u>See: Monument Tree</u></a>
Trees, Specimen	<a href="#"><u>See: Specimen Trees</u></a>
Trespass, Light	<a href="#"><u>See: Light Trespass</u></a>
Tributary Streams (05/04/10)	Perennial or intermittent streams within the Critical Area that have been identified by site inspection or in accordance with County program procedures approved by the Critical Area Commission.
Triplex	A residential building on a permanent foundation consisting of three dwelling units, each of which has primary ground floor access to the outside and which are attached to each other.
Truck Terminal	A facility where truck transport goods are transferred or stored pending transfer, and which may include truck dispatching, parking and servicing and temporary (not more than 24 hours) accommodation for truck drivers.
Truck, Bus and Diesel Service and Repair Shop	An establishment that repairs heavy equipment such as trucks, construction equipment, diesel engines and similar heavy equipment. Typical uses include truck and bus repair garages, excavation implement service, diesel engine repair, and shops related to the machining of related parts, but specifically excluding the dismantling or salvaging of vehicles.
Understory Tree (05/04/10)	A tree that, when mature, reaches a height of 12 to 35 feet.

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Unit, Dwelling	<a href="#"><u><b>See: Dwelling Unit</b></u></a>
Unit, Mobile Food Vending	<a href="#"><u><b>See: Mobile Food Vending Unit</b></u></a>
Unit, Multi-family	<a href="#"><u><b>See: Multi-family Unit</b></u></a>
Unwarranted Hardship (05/04/10)	That without a variance, an applicant would be denied reasonable and significant use of the entire parcel or lot for which the variance is requested.
Upland Boundary (05/04/10)	The landward edge of a tidal wetland or a nontidal wetland.
Use	The purpose or activity for which land or buildings are designed, arranged, or intended, or for which land or buildings are occupied or maintained.
Use and Occupancy Permit	A document issued by the proper authorities allowing the occupancy or use of a building and certifying that the structure or use has been constructed or will be used in compliance with all the applicable County codes, ordinances and regulations.
Use, Accessory	<a href="#"><u><b>See: Accessory Use</b></u></a>
Use, Accessory	<a href="#"><u><b>See: Accessory Building or Use</b></u></a>
Use, Agritourism	<a href="#"><u><b>See: Agritourism Use</b></u></a>
Use, Compatible	<a href="#"><u><b>See: Compatible Use</b></u></a>
Use, Conditional	<a href="#"><u><b>See: Conditional Use</b></u></a>
Use, Ecotourism	<a href="#"><u><b>See: Ecotourism Use</b></u></a>
Use, Heritage Tourism	<a href="#"><u><b>See: Heritage Tourism Use</b></u></a>
Use, Non-Conforming	<a href="#"><u><b>See: Non-Conforming Use</b></u></a>
Use, Permitted	<a href="#"><u><b>See: Permitted Use</b></u></a>
Use, Seasonal	<a href="#"><u><b>See: Seasonal Use</b></u></a>
Useable Waterway Area	The area of a waterway enclosed by the harbor line, lateral lines and shoreline.
Uses, Motor Vehicle-Related	<a href="#"><u><b>See: Motor Vehicle Related Uses including: Bus depot, taxi service, vehicle rental or leasing</b></u></a>
Utility Transmission Facilities	Fixed structures that convey or distribute resources, wastes, or both, including, but not limited to, electric lines, water conduits, and sewer lines.
Utility, Public	<a href="#"><u><b>See: Public Utility</b></u></a>
Value, K	<a href="#"><u><b>See: K Value</b></u></a>
Value-Added Agricultural Products	Goods produced on Calvert County farms that have been increased in value or price at the post-harvest stage of production through alterations in size, shape, appearance, or convenience.
Variance	A modification of the density, bulk, or area requirements in the Zoning Ordinance where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property, and not the results of any action taken by the applicant, a literal enforcement of the Ordinance would result in unnecessary hardship; granted by the Calvert County Board of Appeals.

Vegetation, Hydrophytic

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Vegetation, Hydrophytic	<a href="#"><u>See: Hydrophytic Vegetation</u></a>
Vegetation, Natural	<a href="#"><u>See: Natural Vegetation</u></a>
Vehicle Ferry Service	The point-to-point transport of passenger and commercial vehicles aboard a waterborne vessel. May be either a public or private service.
Vehicle, Inoperative	<a href="#"><u>See: Inoperative Vehicle</u></a>
Vehicle, Recreational	<a href="#"><u>See: Recreational Vehicle</u></a>
Veterinary Hospital or Clinic, Livestock	A place where livestock is given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the medical use. Such use may include outdoor facilities such as runs, pens, and walking areas.
Veterinary Hospital or Clinic, Small Animal and Household Pets	A place where small animals or household pets are given medical or surgical treatment and the boarding of animals is limited to indoor, short-term care incidental to the medical use.
Violation, Zoning	<a href="#"><u>See: Zoning Violation</u></a>
Warehouse	A structure used for the storage and/or distribution of products.
Wash Plant	A facility where sand and gravel is washed during processing.
Waste, Solid	<a href="#"><u>See: Solid Waste</u></a>
Water and Sewer Service Areas	Areas of the County designated by the Water and Sewerage Plan as potential areas for service by a community or public water or sewer system.
Water Dependent Facility	A facility or structure is water dependent if it cannot exist outside the Critical Area Buffer and is dependent on the water by reason of its intrinsic nature.
Water Frontage	The point at which land abuts a body of water.
Water-Dependent Activities	An activity is water-dependent if it cannot exist outside the Critical Area Buffer and is dependent on the water by reason of the intrinsic nature of its operation.
Water-Dependent Facility (05/04/10)	A facility or structure is water dependent if it cannot exist outside the Critical Area Buffer and is dependent on the water by reason of its intrinsic nature.
Waterfowl	Birds which frequent and often swim in water, nest and raise their young near water, and derive at least part of their food from aquatic plants and animals.
Watermen's Market	<a href="#"><u>See: Market, Watermen's</u></a>
Watershed	All land lying within a drainage area or subbasin.
Water-Use Industry	An industry that requires location near the shoreline because it utilizes surface waters for cooling or other internal purposes.
Waterway	Any water area providing access from one place to another, principally a water area providing a regular route for water traffic, that is owned, managed or controlled by the State or under the jurisdiction of the County either in incorporated or unincorporated territory.

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Wetlands	Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. (Man-made stormwater management devices and sediment control devices are not included under this definition.)
Wetlands Buffer	A naturally vegetated area or vegetated area established or managed to protect wetlands from man-made disturbances.
Wetlands Overlay	Those lands both within and outside the Critical Area which exhibit hydrologic, soil, and vegetation characteristics sufficient to qualify as jurisdictional wetlands according to State and/or Federal requirements.
Wetlands, Jurisdictional Determination of	<a href="#"><u>See: Jurisdictional Determination of Wetlands</u></a>
Wetlands, Nontidal	<a href="#"><u>See: Nontidal Wetlands</u></a>
Whip	An unbranched woody plant greater than 24 inches in height and having a diameter of less than one inch measured at two inches above the root collar.
Wholesale	The sale, rental, or lease of goods or commodities to retailers or other businesses. Does not include the sale, rental, or lease of goods or commodities directly to the public.
Wholesale Lumber and/or Other Building Materials	A business primarily engaged in sales to contractors of bulk or large building materials including, but not limited to, lumber, drywall, windows, doors, trusses, roofing, insulation, and masonry materials.
Wholesale Nursery	<a href="#"><u>See: Nursery, Wholesale</u></a>
Wholesaling, Indoor Only	Those uses primarily engaged in the sale of merchandise to retailers; to industrial, commercial, institutional or professional business users; or to other wholesalers. Wholesale or warehouse membership clubs are considered to be a commercial retail use.
Width, Lot	<a href="#"><u>See: Lot Width</u></a>
Wildlife Corridor	A strip of land having vegetation that provides habitat and a safe passageway for wildlife.
Wildlife Habitat	Those plant communities and physiographic features that provide food, water and cover, nesting, and foraging or feeding conditions necessary to maintain populations of animals in the Critical Area.
Wind Energy System, Accessory to a Residence or Business (10/13/10)	A wind-powered electric system sized for homes, farms, and small businesses with a capacity of 100 kilowatts and below.
Wind Energy System, Commercial (10/13/10)	A wind-powered electric system designed and constructed for the production of power for sale.

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Wind Turbine (10/13/10)	The part of a wind energy system that includes the blades, generator and tail.
Winery, Farm	<a href="#"><u><i>See: Farm Winery</i></u></a>
Wireless Communications	Personal wireless services including cellular, personal communications services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), paging, and similar services that currently exist or that may be developed in the future.
Wood-Drying Kiln	<a href="#"><u><i>See: Kiln, Wood-Drying</i></u></a>
Woodlands, Developed	<a href="#"><u><i>See: Developed Woodlands</i></u></a>
Workforce Housing	Housing that is affordable (no more than 30% of median income) to households of moderate income that is up to 80 percent of the median income level for Calvert County as determined by Department of Housing and Urban Development (HUD) statistics.
Works, Shore Erosion Protection	<a href="#"><u><i>See: Shore Erosion Protection Works</i></u></a>
Worship, Place of	<a href="#"><u><i>See: Place of Worship</i></u></a>
Yard Sale	<a href="#"><u><i>See: Garage Sale, Yard Sale or Estate Sale</i></u></a>
Yard, Front	<a href="#"><u><i>See: Front Yard</i></u></a>
Yard, Junk	<a href="#"><u><i>See: Salvage and/or Junk Yard</i></u></a>
Yard, Rear	<a href="#"><u><i>See: Rear Yard</i></u></a>
Yard, Salvage	<a href="#"><u><i>See: Salvage and/or Junk Yard</i></u></a>
Yard, Side	<a href="#"><u><i>See: Side Yard</i></u></a>
Zero Grid	The horizontal and vertical lines specified on a map, which are used as starting points for determining premise addresses.
Zone, Fall	<a href="#"><u><i>See: Fall Zone</i></u></a>
Zone, Transfer	<a href="#"><u><i>See: Transfer Zone</i></u></a>
Zoning Interpretation	A formal, written determination of the proper application of a Section of the Zoning Ordinance made by the Zoning Officer after consultation with the County Attorney.
Zoning Map	The official Zoning Maps of Calvert County adopted by the Board of County Commissioners, together with all amendments thereto.
Zoning Officer	The administrative officer authorized to administer the Zoning Ordinance, give zoning approval for permits, enforce the provisions of this Zoning Ordinance, and clarify the intent of the Ordinance.
Zoning Violation	Any use of property which is not in compliance with this Ordinance. Also, A violation of this Ordinance occurs when there is any work on property which requires approval of the Zoning Officer or his designee and which has not been approved, or exceeds the scope of, or is not in compliance with, any issued building or zoning permit.