

**AMENDMENTS TO THE  
CALVERT COUNTY ZONING ORDINANCE  
EFFECTIVE DATE OF AMENDMENTS: AUGUST 7, 2007  
Amendments Issued: August 10, 2007**

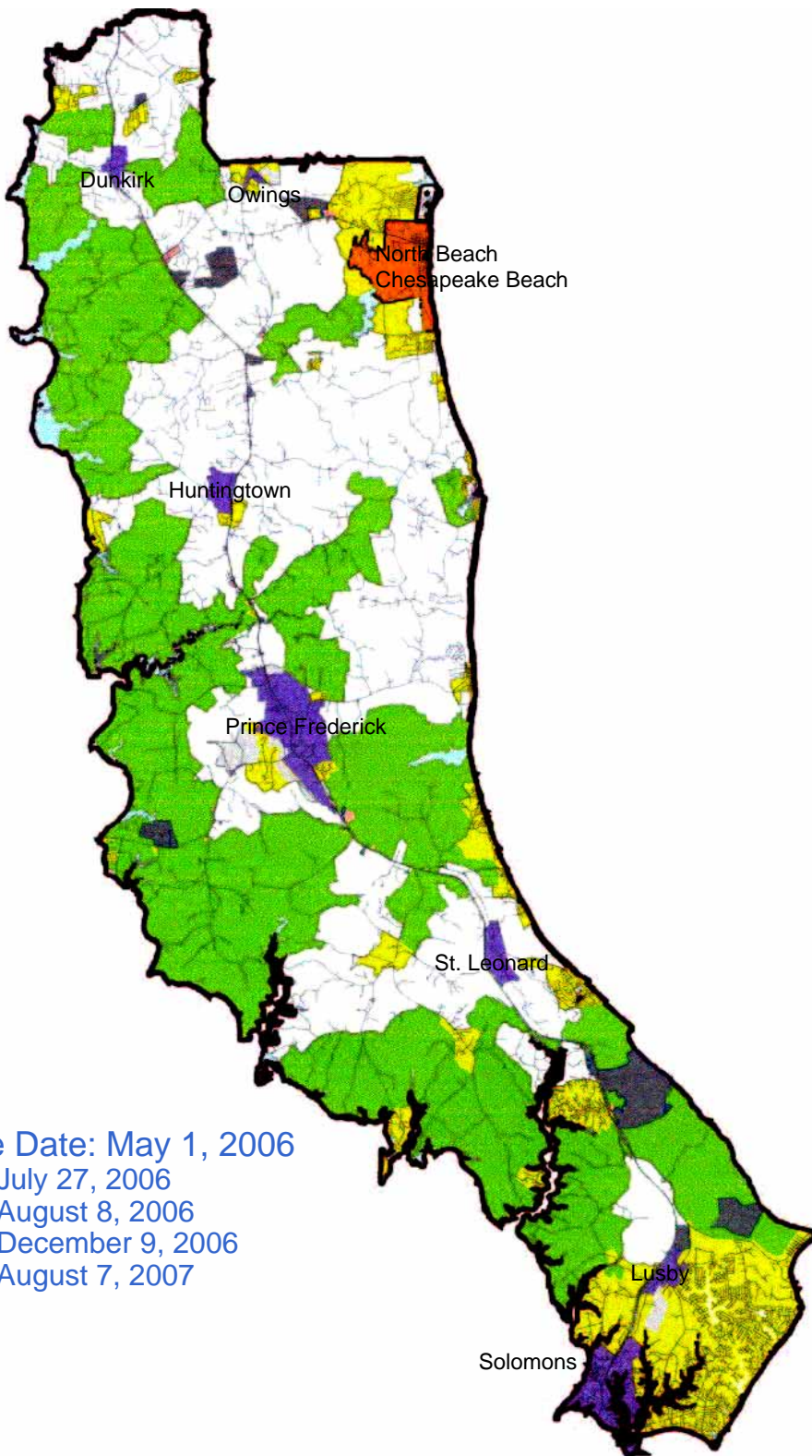
Z.O. Section	Article-Pg. #	Purpose of Amendment
3-1 & 3-2	Art. 3, pg. 2 & pg. 57	Amendments to introductory statement and correction of typographical error.
3-1.08, Use #15	Art. 3, pg. 41	Correction of typographical error: Add "Parking of Commercial Motor Vehicles" and make a conditional use in all Districts except WL. (Use was allowed by former Zoning Ordinance and inadvertently deleted from Ordinance adopted in 2006).
3-1.10, New Use #15	Art. 3, pg. 52 & Article 12, pg. 44	Correction of typographical error: Add "Public or Non-Profit Park and/or Recreation Area including: tennis courts, swimming pools, athletic fields, etc.", define, and allow in certain Zoning Districts (use was allowed by former Zoning Ordinance and inadvertently deleted from Ordinance adopted in 2006).
3-1.10, Use #16 (formerly #15)	Art. 3, pg. 52 & Article 12, pg. 44	Amend definition of "Public Utility Lines & Accessory Structures" to include substations and exclude other utilities such as commercial power generating facilities, communications towers, etc.
Table 6-2	Article 6, pg. 11	Add requirement for parking spaces for vehicles with boat trailers when a marina has a boat ramp.
6-8.06	Article 6, pg. 35	Add wording to Section so that it applies to both business uses and institutional uses.

**Note 1: A Revised Cover Page is also attached.**

**Note 2: This packet of amendments also includes the amendment described below, adopted December 9, 2006. The change was inadvertently not shown in the packet issued at that time.**

<b>December 9, 2006 Amendment</b>		
3-1.02, Use #26	Article 3-Page 12	Allow a Veterinary Office or Clinic for Small Animals and Household Pets as a Permitted Use in the Employment Center (EC) District.

# Calvert County Zoning Ordinance



Effective Date: May 1, 2006  
Revised: July 27, 2006  
Revised: August 8, 2006  
Revised: December 9, 2006  
Revised: August 7, 2007

Also Available on the Dept. of Planning & Zoning's Website at:  
[www.co.cal.md.us](http://www.co.cal.md.us)

USE #	3-1.02 AGRICULTURAL USES & DEFINITIONS <i>(in italics)</i>	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
25.	Veterinary Hospital or Clinic, Livestock <i>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.</i> (12/09/06)	P	S			P	P		P		P	
26.	Veterinary Hospital or Clinic, Small Animal and Household Pets (12/09/06) <i>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.</i>								P		P	

USE #	3-1.10 INSTITUTIONAL USES & DEFINITIONS <i>(in italics)</i>	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
13.	Place of Worship, Parish Hall, Convent, Monastery or Rectory, with seating capacity of all sanctuaries combined greater than 1500		SC	SC			SC		SC			The property shall be located within the one-mile radius of a Town Center as described in Section 2-10.02.C.
14.	Public or Governmental Building		P	P				P	P	P	P	
15.	Public or Non-Profit Park and/or Recreation Area including: tennis courts, swimming pools, athletic fields, etc. (08/07/07) <i>An area used primarily for recreational activities and owned by a government, institution, or non-profit organization.</i>	SC	C	C	C							1. In the WL District, no buildings shall be constructed. 2. In all other Districts, only buildings that are accessory to the primary use such as restrooms, dressing rooms, equipment storage, maintenance buildings, open-air pavilions, accessory offices and meeting space, etc. shall be permitted.
16.	Public Utility Lines & Accessory Structures (08/07/07) <i>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.)</i>	P	P	P	P	P	P	P	P	P	P	
17.	Solid Waste Collection Site	C	C	C				C				It shall be constructed and maintained in accordance with the Comprehensive Solid Waste Management Plan.
18.	Temporary Structure Incidental to Schools (classroom relocatables) <i>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.</i>	P	P	P				P	P	P	P	
19.	Wastewater Treatment Facility	C	C	C				C	C	C	C	It shall be constructed and maintained in accordance with the Comprehensive Water & Sewerage Plan.

USE #	3-1.10 INSTITUTIONAL USES & DEFINITIONS <i>(in italics)</i>	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
13.	Place of Worship, Parish Hall, Convent, Monastery or Rectory, with seating capacity of all sanctuaries combined greater than 1500		SC	SC			SC		SC			The property shall be located within the one-mile radius of a Town Center as described in Section 2-10.02.C.
14.	Public or Governmental Building		P	P				P	P	P	P	
15.	Public or Non-Profit Park and/or Recreation Area including: tennis courts, swimming pools, athletic fields, etc. (08/07/07) <i>An area used primarily for recreational activities and owned by a government, institution, or non-profit organization.</i>	SC	C	C	C							1. In the WL District, no buildings shall be constructed. 2. In all other Districts, only buildings that are accessory to the primary use such as restrooms, dressing rooms, equipment storage, maintenance buildings, open-air pavilions, accessory offices and meeting space, etc. shall be permitted.
16.	Public Utility Lines & Accessory Structures (08/07/07) <i>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.)</i>	P	P	P	P	P	P	P	P	P	P	
17.	Solid Waste Collection Site	C	C	C				C				It shall be constructed and maintained in accordance with the Comprehensive Solid Waste Management Plan.
18.	Temporary Structure Incidental to Schools (classroom relocatables) <i>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.</i>	P	P	P				P	P	P	P	
19.	Wastewater Treatment Facility	C	C	C				C	C	C	C	It shall be constructed and maintained in accordance with the Comprehensive Water & Sewerage Plan.

**3-2 LAND USES BY TOWN CENTER DISTRICT**

(08/7/07) The Tables of Land Uses contained in Sections 3-2.01 through 3-2.07 list the different uses and the areas of the Town Centers in which they are permitted. If a use is not listed or does not fall within one of the general categories, it is not a permitted use in the Town Center. If a use is specifically listed in the Land Use Tables, it takes precedence over general use listings.

**3-2.01 Dunkirk Town Center**

**DUNKIRK TOWN CENTER BOUNDARY**

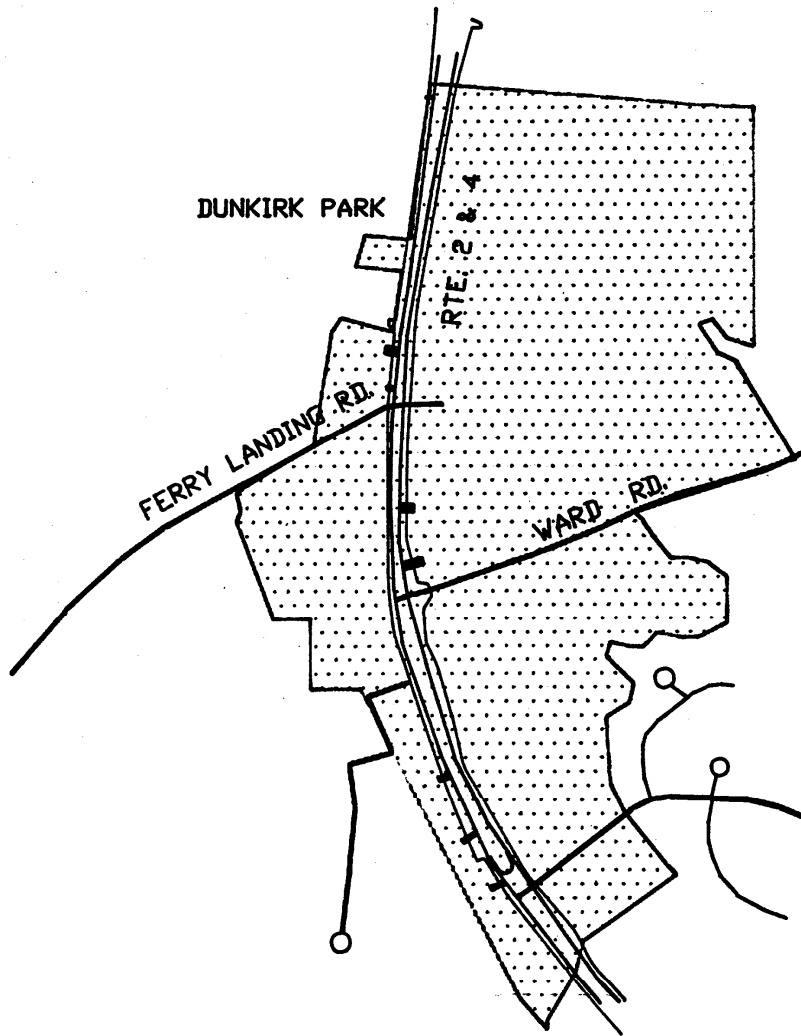


TABLE 6-2 NUMBER OF PARKING SPACES REQUIRED

TABLE 6-2 NUMBER OF PARKING SPACES REQUIRED	
RECREATION USES	PARKING CATEGORY
Bingo Hall, Arcade, Pool Hall	1 per 4 persons legal occupancy
Bowling Center	5 per lane
Campground and/or Recreational Vehicle Camp, Non-Farm	A
Carnival, Fair or Circus – Temporary, More than Five Acres	A
Carnival, Fair or Circus – Temporary, Less than Five Acres	A
Commercial or Non-Profit Meeting Hall, Banquet Hall	D
Convention Center	1 per 4 persons legal occupancy
Drive-in Theatre	A
Fitness Center	1 per 4 persons legal occupancy
Golf Course	4 per hole plus 1 per employee
Golf, Driving Range	2/tee
Golf, Miniature	1 per 2 holes plus 1 per employee
Marina (08/07/07)	1 per 2 boat slips + 1 overflow (grass permitted) per 4 slips 5 per boat ramp + 10 overflow (grass permitted) per boat ramp <sup>6</sup>
Recreation Facility, Indoor	1 per 4 persons legal occupancy
Recreation Facility, Outdoor	A
Retreat, Day	1 per 4 persons legal occupancy
Skating Rink	1 per 200 gross floor area + 1 per 1000 s.f. of rink area
Studio, Commercial	Instructional: 1 per 300 net floor area Artists': 1 per 500 net floor area Performing Arts: 1 per 4 persons legal occupancy
Target Range, Indoor	1 per 4 persons legal occupancy
Target Range, Outdoor	A
Theatre	1 per 4 persons legal occupancy
KEY TO TABLE:	
PARKING CATEGORY	NUMBER OF SPACES
A – Very Low Parking Generation Group and/or Seasonal Uses	A minimum of four spaces shall be required. In addition, the parking area shall be adequate in size so that there is no parking on the right-of-way. Parking areas shall meet all other requirements of this Section.
B – Low Parking Generation Group	One space per 300 square feet net floor area.
C – Normal Parking Generation Group	One per 200 square feet net floor area.
D – High Parking Generation Group	One per 150 square feet net floor area.
E – Eating Establishments	One per 50 square feet of interior and exterior patron area
N/A	No parking required.

<sup>6</sup> For boat ramps, the parking space size shall be 12 feet by 40 feet.

(08/07/07) 6-8.06 Signs Requiring Zoning Permits

- A. Signs referred to in this Section shall also be subject to the provisions of Section 6-8.03, Freestanding Signs, and Section 6-8.04, Building Sign Design, depending on their type of construction.
- B. The following signs are permitted in accordance with zoning district regulations and require a zoning permit. Any sign erected without a zoning permit shall constitute a Zoning Violation, which shall be enforced in accordance with Section 1-7.
  - 1. Business and Institutional Signs – Business and Institutional signs pertaining to the "use on the premises" are permitted as an accessory use in all districts, provided that the total square foot area of all signs shall be based on Table 6-4, Maximum Sign Areas.

TABLE 6-4 MAXIMUM SIGN AREAS

Length of Front Building Wall (ft.)	Maximum Square Footage of Sign (sq. ft.)
10-19	30
20-29	50
30-39	70
40-49	90
50-59	110
60-69	125
70-79	140
80-89	155
90-99	170
>100	See Note 3 Below
	NOTE 1: Fractions will be rounded off to the closest integral number.
	NOTE 2: A cumulative measurement shall be taken for businesses or institutional uses sharing party walls.
	NOTE 3: For building walls which are longer than 100 feet, add one square foot of signage for every linear foot over 100 feet.
	NOTE 4: For each side of a building that has public entrances, the signage shall be calculated for the length of that building wall and the signs shall be located only on that side of the building.
	NOTE 5: Buildings with separate businesses or institutional uses on two or more stories are permitted 50 percent more signage.
	NOTE 6: For businesses or institutional uses having no permanent buildings, a maximum of 50 square feet of signage is permitted.
	NOTE 7: On a corner lot, the building wall facing each road shall be used to compute the square footage for signage on that road.
	NOTE 8: This table does not apply to signs for which square footage limitations are specified (i.e., Home Occupation signs).

- 2. Directional Signs Erected by the County - The purpose of directional signs erected by the County is to provide an attractive format for advertising businesses not located on major roads. Sign structures may be erected at intersections by the County on County rights-of-way and shall be designed to provide for advertising the name, location, type of business and/or principal products, under the following provisions:

Project, Development, Completion

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
Project, Development, Completion	<b><u><a href="#">See: Development Project Completion</a></u></b>
Property	A building, structure or parcel of land or the combination thereof.
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.
Qualified Commercial Power Generating Facility (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.
Ramp, Boat Launch	<b><u><a href="#">See: Boat Launch Ramp</a></u></b>
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.
Record Plat	The final plat of a subdivision that is recorded in the Land Records of Calvert County.
Recreation Facility, Indoor	<b><u><a href="#">See: Indoor Recreation Facility</a></u></b>
Recreation Facility, Outdoor	<b><u><a href="#">See: Outdoor Recreation Facility</a></u></b>
Recreation, Public, Water-Oriented	<b><u><a href="#">See: Public Water-Oriented Recreation</a></u></b>