

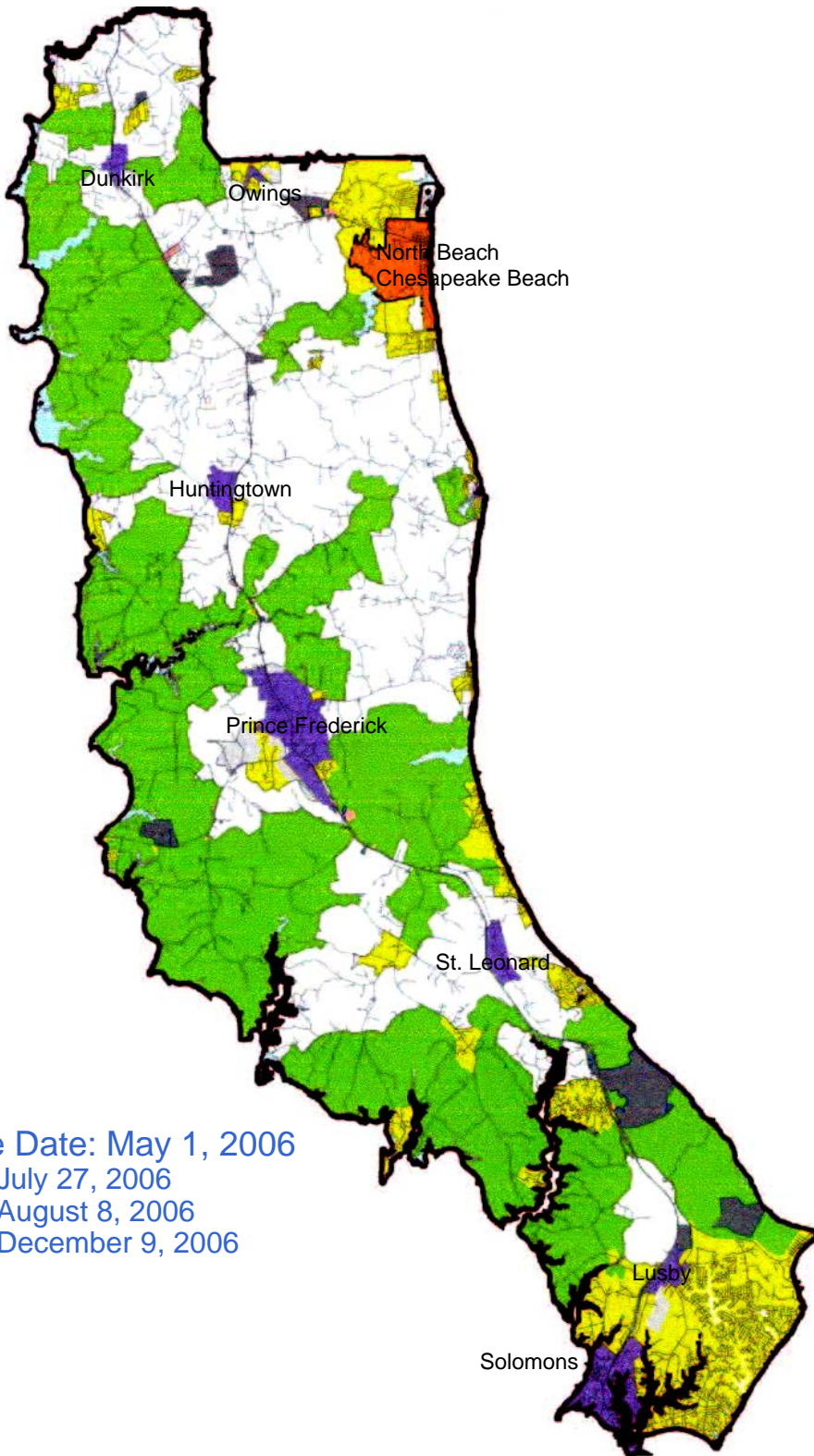
**AMENDMENTS TO THE  
CALVERT COUNTY ZONING ORDINANCE  
EFFECTIVE DATE OF AMENDMENTS: DECEMBER 9, 2006**

Z.O. Section	Article-Pg. #	Purpose of Amendment
2-6.01.A	Article 2-Page 4	Clarify the intent to limit the amount by which a non-conforming use may be expanded as of the date the use was deemed non-conforming by any Zoning Ordinance, past or present.
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.
4-1.01.C	Article 4-Page 2	Clarify that residue is not buildable unless it is approved by the Planning Commission or meets the requirements for a buildable lot.
4-2.01.E	Article 4-Page 4	Correction: specify that the Planning Commission Administrator is authorized to approve Category II site plans, rather than the Director of the Department of Planning & Zoning.
7-1.06.Q	Article 7-Page 17	Clarify that residue is not buildable unless it is approved by the Planning Commission or meets the requirements for a buildable lot.
Article 12, Definitions of "Buildable Residue", "Lot", and "Non-Buildable Residue"	Article 12-Page 9, Page 32, & Page 37, respectively	Clarify that residue is not buildable unless it is approved by the Planning Commission or meets the requirements for a buildable lot.

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

Amendments Issued: December 8, 2006

# Calvert County Zoning Ordinance



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

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

## **2-5 DISTRICT CHANGES**

The Official Zoning District Maps may from time to time be amended, through rezonings by application and comprehensive rezonings. Restrictions on the Zoning Maps may be amended by the same procedure as Ordinance amendments (See Section 1-6).

### **2-5.01 Rezoning by Application**

**A. Application procedure:**

Rezoning applications shall be submitted on forms obtained from the Department of Planning & Zoning. Each application shall be signed by all owners of the property and all persons having an interest in the property. The completed application, together with all required information and fees, shall be filed with the Department of Planning & Zoning. The Zoning Officer, upon receipt of a properly completed application, shall refer the application to the Planning Commission for its consideration and recommendation to the Board of County Commissioners.

**B. Public Hearing required:**

Before any rezoning by application can be adopted, a duly advertised joint public hearing shall be held by the Planning Commission and Board of County Commissioners.

**C. Public Hearing notice:**

The public hearing shall comply with the requirements of Article 66B, Section 4.05(c) of the Annotated Code of Maryland, as amended from time to time.

**D. Posting of property:**

At least 14 days prior to the scheduled public hearing, the Zoning Officer shall erect a sign on the land proposed to be rezoned. Such sign shall be erected within 25 feet of the boundary line of said land which abuts the most traveled County or State road and if no County or State road abuts thereon, then facing in such a manner as may be most readily seen by the public.

**E. Notice to Neighboring Property Owners:**

The Zoning Officer shall mail copies of the public hearing notice by U.S. Mail, First Class Postage Prepaid, to all parties shown by the record of said proceedings on file at the Department of Planning & Zoning, and to all adjoining owners of property, not less than 20 days before the date of the hearing. The applicant shall be responsible for submitting an accurate list of the names and addresses of the adjoining property owners.

**F. Reapplication after Denial:**

An application for rezoning shall not be accepted for any part of a property for which the Board of County Commissioners has denied a rezoning application within the previous 12 months.

**G. Basis for Approval**

1. The Board of County Commissioners may grant a rezoning by application based upon a finding that there was a substantial change in the character of the neighborhood where the property is located, or that there was a mistake in the existing Zoning District classification, and that the proposed change in Zoning District classification would be more desirable in terms of the objectives of the Comprehensive Plan.

## 2-5.02 Conditional Rezonings

2. Prior to a decision on any proposed rezoning, the Board of County Commissioners shall make findings of fact, based on the evidence presented, including the following matters: population change, availability of public facilities, present and future transportation patterns, compatibility with existing and proposed development, the recommendation of the Planning Commission, and compatibility with the Comprehensive Plan.
3. Even though an application for rezoning complies with all of the specific requirements and purposes of this Ordinance, the application may be denied if the proposed rezoning and possible resulting development would not be compatible with neighboring land uses.

### 2-5.02 Conditional Rezonings

The Board of County Commissioners, upon the approval of any rezoning by application, may impose such additional restrictions, conditions or limitations as it deems appropriate to preserve, improve or protect the general character and design of the land and improvements being rezoned, or of the surrounding or adjacent land and improvements. Conditions imposed shall not prohibit any use expressly permitted in the Zoning District to which the land is rezoned.

### 2-5.03 Comprehensive Rezonings

- A. Duly advertised public hearings shall be held by the Planning Commission and the County Commissioners. The provisions of Article 66B, Section 4.04 of the Annotated Code of Maryland, as amended from time to time, concerning public hearing and official notice apply to comprehensive rezonings.
- B. The public hearing notice shall contain a brief description sufficient to identify the property involved, the current and proposed Zoning District classifications, and the date, time and place of the public hearing.
- C. Posting of property and notification of neighboring property owners shall not be required.
- D. Comprehensive rezonings are not subject to the "change or mistake rule" described in Section 2-5.01.G if they are consistent with the Comprehensive Plan.

## **2-6 NON-CONFORMING USES (Land Uses not consistent with Zoning District)**

### 2-6.01 Continuation of Lawfully Existing Uses

Any building, structure or premises lawfully existing at the time of the adoption of this Ordinance, or lawfully existing at the time this Ordinance is subsequently amended, may continue to be used even though such building, structure or premises does not conform to use or dimensional regulations of the Zoning District in which located; subject, however, to the following provisions:

- (12/09/06) A. The Board of Appeals may approve structural expansion of a building or structure where the use is not in conformance with the provisions of this Ordinance provided that such expansion is restricted to 50 percent of the square footage of the building or structure existing at the time the use originally became non-conforming under this or any previous Zoning Ordinance (date of non-conformity). The intent of this Section is to limit the amount by which a non-conforming use may be expanded as of the date the use was deemed non-conforming by any Ordinance, past or present.

USE #	3-1.02 AGRICULTURAL USES & DEFINITIONS <i>(in italics)</i>	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
21.	Livestock Auction by a Non-Profit Organization or Farm Owner <i>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.</i>	C	C			C	C	P	P			Such auctions shall take place no more than two times per year on a single property.
22.	Nursery, Retail <i>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.</i>	C	C	C		C	C		P			<ol style="list-style-type: none"> <li>1. Outdoor lighting of the sales area is permitted subject to Article 6; and</li> <li>2. the Retail Nursery shall be part of the overall agricultural activities on a property with an Agricultural Use Assessment from the Maryland Department of Assessments and Taxation; and</li> <li>3. the sales inventory shall include plant materials and their containers only; and</li> <li>4. the use shall not be permitted on a lot or open space within a subdivision.</li> </ol>
23.	Nursery, Wholesale 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.	C	C	C		C	C		P			<ol style="list-style-type: none"> <li>1. Outdoor lighting of the sales area is permitted subject to Article 6; and</li> <li>2. the wholesale nursery shall be part of the overall agricultural activities on a property with an Agricultural Use Assessment from the Maryland Department of Assessments and Taxation; and</li> <li>3. the sales inventory shall include plant materials and their containers only; and</li> <li>4. the use shall not be permitted on a lot or open space within a subdivision.</li> </ol>
24.	Tree Farming <i>The operation of timber tracts, tree farms, forest nurseries, and the gathering of forest products.</i>	P	P	P	P	P	P	P	P	P	P	

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. (12/09/06)</i>	P	S			P	P		P		P	
26.	Veterinary Hospital or Clinic, Small Animal and Household Pets <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			

## ARTICLE 4

### GENERAL DEVELOPMENT SUBMITTAL REQUIREMENTS

CONTACT THE DEPT. OF PLANNING & ZONING FOR CUSTOMER ASSISTANCE GUIDES RELATING TO THE PROVISIONS OF THIS ARTICLE.

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#### **4-1 GENERAL REQUIREMENTS FOR ALL USES**

##### **4-1.01 Permits and Zoning Approval Required**

This Section describes the instances when permits and/or zoning approval are required. If a building permit is required, zoning approval will be addressed during the building permit process.

- A. Except as provided in paragraph 'B' below, building permits shall be obtained before:
1. constructing or erecting residential or non-residential buildings or structures;
  2. moving, adding to, or extending residential or non-residential buildings or structures; and
  3. constructing residential or non-residential buildings or structures, regardless of size, in the Critical Area, wetland and/or stream buffer, and/or cliff setback.

#### 4-1.01 Permits and Zoning Approval Required

B. Exceptions to Building Permit Requirements

If a proposed residential structure consists of less than 150 square feet and is not located in the Critical Area, stream buffers, or cliff setbacks, then a building permit is not required.

(12/09/06)

C. Building permits will be issued only for construction on buildable lots or buildable residue which meet the requirements of this Ordinance and other applicable agency requirements

D. A grading permit, grading permit exemption, and or zoning approval is required for any grading, clearing or excavating.

E. Zoning approval is required in the following instances to ensure that a building, structure, or use conforms to the requirements of this Ordinance:

1. Any change in the use of a building or premises from one use listed in the Land Use Tables of Article 3 to another use listed, regardless of size.
2. If a building, structure, or use, regardless of size, will be within:
  - a. a recorded Forest Retention Area;
  - b. a wetlands buffer;
  - c. a floodplain area;
  - d. a recorded Conservation Area; and/or
  - e. a recorded access easement.

F. Setback requirements shall be met for any building, structure, or use, regardless of its size. See Article 5 for setback requirements for residential uses and Article 6 for setback requirements for non-residential uses.

G. A temporary occupancy permit may be issued by the Zoning Officer for a period not exceeding six months during alterations or partial occupancy of a building pending its completion provided that such temporary permit may require such conditions and safeguards as will protect the safety of the occupants and the public.

H. A plat, or a stamped survey, from a Registered Surveyor may be required when zoning approval and/or the approval of all or part of a permit requires the determination of the location of, or relationships among, existing and proposed physical and/or legal site conditions. Such physical conditions include, but are not limited to, structures, roadways, wetlands, slopes, water bodies, and cliff edges. Such legal site conditions include, but are not limited to, property lines, lateral lines, easements, harbor lines, buffers, setbacks, rights of way, and zoning lines.

## **4-2 GENERAL REQUIREMENTS FOR DEVELOPMENT PLANS**

Approval of development plans is required in order to ensure that new development complies with all Zoning Ordinance and agency requirements, thereby promoting the health, safety, and general welfare of Calvert County residents. Development plans are reviewed for conformance with the Comprehensive Plan, Calvert County Zoning Ordinance, Subdivision Regulations, Town Center Master Plans and Zoning Ordinances, and design standards.

### **4-2.01 Development Plan Review**

- A. Types of Development Plans Subject to Review. There are two types of development plans that are subject to review—site plans and plot plans<sup>1</sup>.
- B. Site Plans
  - 1. General Requirements. The general requirements for a site plan are set forth in Section 4-4.01.
  - 2. Development Requiring Site Plan Review:
    - a. All commercial, industrial and institutional development except those uses listed in Section 4-2.01.C.2;
    - b. adaptive re-use from residential to commercial;
    - c. commercial accessory uses that intensify the use or alter the traffic pattern;
    - d. multi-family dwellings;
    - e. single-family attached dwellings (three units or more);
    - f. manufactured home communities;
    - g. places of worship; and/or
    - h. public facilities and quasi-public facilities.
  - 3. Category I Site Plans. Category I site plans are site plans for multi-family, single-family attached (three units or more), and manufactured home communities. Institutional, local governmental, commercial, and industrial development are also Category I site plans if any of the following criteria are met:
    - a. the cumulative square footage of any new construction (new buildings and additions to existing buildings) is more than 5000 square feet; or
    - b. the vehicular traffic within an existing development project will be altered; or

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<sup>1</sup> Note: the method for review of temporary structures will be based upon the proposed use of the structure. For example, a greenhouse being used for commercial purposes will be treated as a commercial building. A greenhouse being used in association with farming will be treated as a farm building. A greenhouse associated with a residence will be treated as a residential accessory structure.

#### 4-2.01 Development Plan Review

- c. the proposed development includes an automobile filling and/or service station, car wash, fast food restaurant, bank, or any use involving a drive-through/drive-up service.
4. Category II Site Plans. All other site plans not specified in 3a, 3b, or 3c above are classified as Category II site plans.

#### C. Plot Plans.

1. General Requirements. The general requirements for plot plans are set forth in Section 4-4.02.
2. Development Requiring Plot Plan Review:
  - a. single-family homes;
  - b. single-family attached dwellings (two units only) ;
  - c. residential accessory uses;
  - d. single-family residential projects and/or additions;
  - e. home occupations;
  - f. minor<sup>2</sup> commercial accessory uses;
  - g. minor commercial remodeling without additions; and/or
  - h. farm buildings

#### D. Planning Commission Review of Development Plans.

The Planning Commission shall review and approve or disapprove all Category I site plans and any major revisions to Category I site plans.

#### E. Department of Planning and Zoning Review of Development Plans.

The Planning Commission Administrator shall review and approve or disapprove:

1. Category II site plans and revisions to Category II site plans
2. Minor revisions to Category I site plans
3. Plot plans and revisions to plot plans.

- F. A plat, or a stamped survey, from a Registered Surveyor may be required when zoning approval and/or the approval of all or part of a site plan and/or plot plan requires the determination of the location of, or relationships among, existing and proposed physical and/or legal site conditions. Such physical conditions include, but are not limited to, structures, roadways, wetlands, slopes, water bodies, and cliff edges. Such legal site conditions include, but are not limited to, property lines, lateral lines, easements, harbor lines, buffers, setbacks, rights of way, and zoning lines.

(12/09/06)

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<sup>2</sup> Minor application does not intensify a use or alter the traffic pattern.

- c. Equipment:
  - i. half court - one basketball backboard and net; post holes for net games, and permanent seating for a minimum of six persons.
  - ii. whole court - two basketball backboards and nets; post holes for net games, and permanent seating for a minimum of nine persons.
  - iii. north/south orientation is strongly encouraged.
- d. Lighting:
 

When more than three paved areas are required, one shall be lighted. Paved areas and lighting shall be included in the public works agreement and graded at the time of base road construction and completed with the final road surface pavement. All outdoor lighting shall comply with Section 6-6, Outdoor Lighting Ordinance.
- e. Exceptions:
 

Variations in size and dimensions may be approved provided they meet the purpose and criteria listed above.

#### 4. Other Recreation Areas

The remaining required acreage may be utilized to provide a variety of recreational facilities including but not limited to: fishing piers, waterfront parks, outdoor theater/concert areas, gazebos, racquet courts, tennis courts, fitness trails, garden plots, playgrounds, handball courts, shuffle board, putting greens, or lap pools. Approval will be based on appropriateness to the age groups and population to be served, location and construction and maintenance standards.

#### 5. Maintenance

- a. When lands or facilities are deeded to and accepted by the County, development, supervision and maintenance of such areas shall be the responsibility of the County.
- b. When areas are reserved for common use by all property owners in the subdivision, covenants and Homeowners' Association documents shall be provided for recordation with the final plats that shall provide for construction (by the developer), supervision and maintenance of such areas.

#### 6. Land dedicated as open space shall be shown on the final plat as provided in Section 7-1.07.C.3.n.

(12/09/06) Q.

#### Buildable Residue

1. The buildable residue, if any, in a recorded subdivision shall be labeled as such on the subdivision plat and shall meet the following conditions in order to be labeled as buildable residue:
  - a. the residue is of sufficient size to be subdivided into two or more lots meeting the requirements of the Zoning Ordinance and
  - b. the original parcel qualified as a buildable lot prior to the subdivision.

Parcels which do not meet the above conditions shall be labeled as non-buildable residue on the subdivision plat.
2. The designation of a property as a buildable residue shall not be construed as a guarantee that the future subdivision of the buildable residue will be approved. Subdivision of the buildable residue shall be subject to the regulations in effect at the time it is subdivided.

7-1.07 Subdivision Review Procedures

There are three levels of subdivision review procedures, as described in the Sections that follow. They are: Concept Plan Review; Preliminary Plan Review; and Final Plat Review

A. Concept Plan Review

1. Prior to submittal of an official subdivision application, a concept plan shall be submitted showing existing features and all ultimate development with respect to lots, roads, and other site improvements located in accordance with the provisions of this Ordinance. The purpose of this approach is to resolve problems before extensive engineering begins. In the event that any of the individual provisions of this Ordinance, relating to the placement of lots and roads (Section 5-2.01), conflict with each other as applied to a given site, these conflicts shall be noted in writing by the applicant as part of the concept plan submittal. The Planning Commission or its designee may waive or reduce the requirement for a concept plan of the entire parent tract for certain minor subdivisions. Such waivers or reductions shall be granted on a case by case basis and limited to minor subdivisions where the proposal does not significantly impact the future layout and development of the parent tract (such as the creation of a lot containing an existing house or creation of a single lot on a large parent tract).
2. The concept plan submittal shall be accompanied by the following maps, each showing the boundaries of the proposed lots, the boundaries of the parent tract and the locations and boundaries of any lots created from the parent tract since June 29, 1967.
  - a. a soils map at a scale of one inch equals 600 feet (1" = 600'),
  - b. an aerial photograph at a scale of one inch equals 600 feet (1" = 600'),
  - c. a tax map at a scale of one inch equals 600 feet (1" = 600'), and
  - d. a topographic map at a scale of one inch equals 600 feet (1" = 600'),
3. The plan shall also indicate:
  - a. all applicable zoning districts and district overlays with acreages for each,
  - b. gross tract acreage,
  - c. wetland acreage,
  - d. acreage in proposed rights-of-way,
  - e. net tract acreage (gross tract acreage minus wetlands and proposed rights-of-way acreage), and
  - f. areas of unsuitable land (Natural Resources Protection Areas as described in Section 8-2), and
  - g. Land uses of all adjoining properties.
4. The concept plan shall be reviewed at a Concept Review meeting by applicable County reviewing agencies and written comments shall be submitted to the applicant within 15 working days of the meeting.

<b>Term</b> (Date of Amendment)	<b>Definition</b>
Buffer, Front Roadway	<a href="#"><u>See: Front Roadway Buffer</u></a>
Buffer, Stream	<a href="#"><u>See: Stream Buffer</u></a>
Buffer, Wetlands	<a href="#"><u>See: Wetlands Buffer</u></a>
Buildable Area	The area of a lot remaining after the minimum yard, sensitive area, and open space requirements of the Zoning Ordinance have been met.
Buildable Lot	A lot approved by the Health Department and Planning Commission that meets the size, 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.
Buildable Residue (12/09/06)	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.
Building	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.
Building Coverage	The horizontal area measured within the outside of the exterior walls of the ground floor of all principal and accessory buildings on a lot.
Building Height	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.
Building Permit	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.
Building Restriction Line	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.
Building, Accessory	<a href="#"><u>See: Accessory Building or Use</u></a>
Building, Agricultural Support	<a href="#"><u>See: Agricultural Support Building</u></a>
Building, Auction	<a href="#"><u>See: Auction Building</u></a>
Building, Farm	<a href="#"><u>See: Farm Building</u></a>
Building, Public or Governmental	<a href="#"><u>See: Public or Governmental Building</u></a>
Building, Retail Commercial	<a href="#"><u>See: Retail Commercial Building</u></a>

<b>Term</b> (Date of Amendment)	<b>Definition</b>
Building, Retail Commercial, with Drive-up Facility	<a href="#"><u><b>See: Retail Commercial Building with Drive-up Facility</b></u></a>
Bulkhead	A wall or an embankment along a waterfront that acts as a protective barrier.
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	<a href="#"><u><b>See: Farm Support Business</b></u></a>
Caliper of a Tree	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	<a href="#"><u><b>See: Campground, Farm</b></u></a>
Canoe or Kayak Launching Site, Commercial	A waterfront site where canoes and kayaks are launched into the water for a fee.
Car Wash	Mechanical or self-service facilities for the washing and/or waxing of motor vehicles.
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	<a href="#"><u><b>See: Eating Establishment</b></u></a>
Cemetery	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	<a href="#"><u><b>See: Day Care Center</b></u></a>
Center, Convention	<a href="#"><u><b>See: Convention Center</b></u></a>
Center, Day Care	<a href="#"><u><b>See: Day Care Center</b></u></a>
Center, Fitness	<a href="#"><u><b>See: Fitness Center</b></u></a>

<b>Term</b> (Date of Amendment)	<b>Definition</b>
Land-Clearing Debris Landfill	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.
Landfill, Land-Clearing Debris	<a href="#"><u>See: Land-Clearing Debris Landfill</u></a>
Landfill, Rubble	<a href="#"><u>See: Rubble Landfill</u></a>
Landfill, Sanitary	<a href="#"><u>See: Sanitary Landfill</u></a>
Landforms	Features of the earth's surface created by natural causes.
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>
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	<a href="#"><u>See: Industrial Laundry</u></a>
Library	A facility intended primarily for the repository of books and other similar items for public appreciation and information.
Light Manufacturing and/or Assembly	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.
Light Trespass	Light emitted by a lighting installation, which extends beyond the boundaries of the property on which the installation is sited.
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

<b><u>Term</u></b> (Date of Amendment)	<b><u>Definition</u></b>
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.
Livestock Kept as Pets on Non-Farm Properties	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.
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 Coverage	That portion of the lot that is covered by buildings and other structures.
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
Lot Line, Front	<a href="#"><u>See: Front Lot Line</u></a>
Lot Line, Rear	<a href="#"><u>See: Rear Lot Line</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>See: Buildable Lot</u></a>
Lot, Bus	<a href="#"><u>See: Bus Lot</u></a>
Lot, Corner	<a href="#"><u>See: Corner Lot</u></a>

<b>Term</b> (Date of Amendment)	<b>Definition</b>
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.
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	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.
Natural Vegetation	Those plant communities that develop in the absence of human activities.
Natural Vegetation	Vegetative cover that exists prior to any disturbance or development activity.
Nature-Dominated	A condition where landforms or biological communities, or both, have developed by natural processes in the absence of human intervention.
Net Acreage	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.
Net Floor Area	Net floor area of a building shall be calculated as 85 percent of the gross floor area.
Net Tract Area	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.
Nightclub	<b><u><i>See: Tavern, Nightclub, Lounge, Dance Hall</i></u></b>
Non-Buildable Residue (12/09/06)	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.
Non-Conforming Use	A use or activity which was lawful prior to the adoption, revision or amendment of the Zoning Ordinance, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the zoning district.
Non-Medical Office	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.

Non-Point Source Pollution

<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;">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 style="text-align: center;">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 style="text-align: center;">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 style="text-align: center;">Notice, Public</p>	<p><u><a href="#">See: Public Notice</a></u></p>
<p style="text-align: center;">Nursery, Retail</p>	<p><u><a href="#">See: Retail Nursery</a></u></p>
<p style="text-align: center;">Nursery, Wholesale</p>	<p><u><a href="#">See: Wholesale Nursery</a></u></p>
<p style="text-align: center;">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 style="text-align: center;">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 style="text-align: center;">Office, Medical</p>	<p><u><a href="#">See: Medical Office or Clinic</a></u></p>
<p style="text-align: center;">Office, Non-Medical</p>	<p><u><a href="#">See: Non-Medical Office</a></u></p>
<p style="text-align: center;">Officer, Zoning</p>	<p><u><a href="#">See: Zoning Officer</a></u></p>
<p style="text-align: center;">Off-Premise Directional Sign</p>	<p>Signs displaying directional messages not located on the premises.</p>
<p style="text-align: center;">Offsets</p>	<p>Structures or actions that compensate for undesirable impacts.</p>
<p style="text-align: center;">Offsite</p>	<p>Outside the limits of the area encompassed by a tract.</p>
<p style="text-align: center;">Off-Street Parking Space</p>	<p>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.</p>