

**AMENDMENTS & CORRECTIONS TO THE
CALVERT COUNTY ZONING ORDINANCE
EFFECTIVE DATE: MARCH 25, 2008**

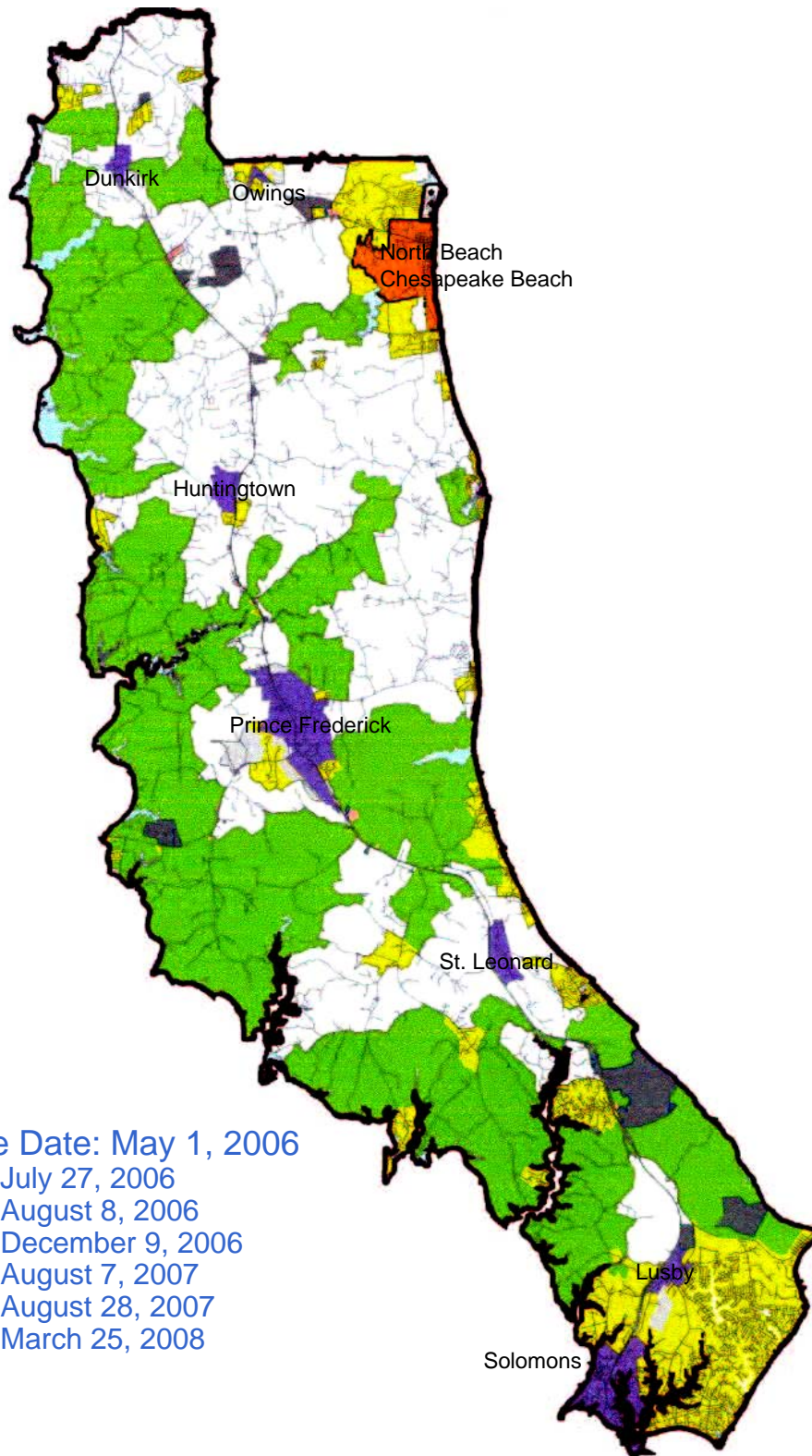
Amendments Issued: April 9, 2008

Z.O. Section	Article-Pg. #	Description of Amendment
3-1.02, Use # 25	Art. 3-Pg. 12	Correction – ‘P’ Removed from EC Column for “Veterinary Hospital or Clinic, Livestock”
3-1.03, Use # 3	Art. 3-Pg. 14	Change “Apartment Over a Business” to “Apartment Attached to a Business”
3-1.04, Use # 7	Art. 3-Pg. 23	Change to definition of “Farmers’ Market”
3-1.05, Use # 12	Art. 3-Pg. 28	Clarification of conditions for “Flex Space Business”
3-1.06, Use # 2	Art. 3-Pg. 33	Correction – Section referenced in conditions for “Campground and/or R.V. Camp, Non-Farm”
3-1.08, Use # 8	Art. 3-Pg. 39	Make “Commuter Parking Lots” a conditional use in the RCD and RD
3-1.10, Use # 20	Art. 3-Pg. 52	Correction - Restore use that was mistakenly omitted (“Water Supply Treatment Facility”)
3-1.11, Use # 1	Art. 3-Pg. 53	(1) Change to definition of “Accessory Building, Structure, or Use”, (2) Change to a conditional use in all Districts except Wetlands, and (3) addition of two conditions.
3-2.01, Use # 3	Art. 3-Pg. 60	Change “Apartment Over a Business” to “Apartment Attached to a Business”
3-2.02, Use # 3	Art. 3-Pg. 74	Change “Apartment Over a Business” to “Apartment Attached to a Business”
3-2.03, Use # 3	Art. 3-Pg. 88	Change “Apartment Over a Business” to “Apartment Attached to a Business”
3-2.04, Use # 3	Art. 3-Pg. 101	Change “Apartment Over a Business” to “Apartment Attached to a Business”
3-2.05, Use # 3	Art. 3-Pg. 118	Change “Apartment Over a Business” to “Apartment Attached to a Business”
3-2.06, Use # 3	Art. 3-Pg. 133	Change “Apartment Over a Business” to “Apartment Attached to a Business”
3-2.07, Use # 3	Art. 3-Pg. 148	Change “Apartment Over a Business” to “Apartment Attached to a Business”
5-1.02.D.3 & 5-1.03.D.3	Art. 5-Pg. 4-8	Add text addressing lands excluded from APDs
5-1.05.B & C	Art. 5-Pg. 11	Amendments made to be consistent with changes to the Land Use Charts Re: “Apartment Attached to a Business”

Z.O. Section	Article-Pg. #	Description of Amendment
Table 6-1	Art. 6-Pg. 4	Changes to table to clarify the points from which setbacks are measured. Addition of footnote #3
7-1.07.A.3.e & 7-1.07.B.4.f	Art. 7-Pg. 18 & 20	Amendments to description of "Net Acreage"
Article 12	Art. 12-Pg. 1	Amendments to Definition of "Accessory Building, Structure, or Use"
Article 12	Art. 12-Pg. 4	Amendments to Definition of "Apartment Attached to a Business"
Article 12	Art. 12-Pg. 15	Correction – Reference to "Substantial Construction"
Article 12	Art. 12-Pg. 22	Amendments to Definition of "Farmers' Market"
Article 12	Art. 12-Pg. 49	Amendments to Definition of "Setback"

Note: A Revised Cover Page is also attached.

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
Revised: August 28, 2007
Revised: March 25, 2008

Also Available on the Dept. of Planning & Zoning's Website at:
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			
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 #	3-1.03 RESIDENTIAL USES & DEFINITIONS <i>(in italics)</i>	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
3.	Apartment, Attached to a Business (8/28/07, 3/25/08) <i>A dwelling unit structurally attached to a business that functions as a complete, independent living facility with provisions for cooking, eating, sanitation, and sleeping.</i>						C		C	C	C	<ol style="list-style-type: none"> 1. In the RC, MC, and EC Districts, the conditions of Section 5-1.05 shall be met. 2. If located on an Historically Districted property, only one apartment attached to a business shall be allowed and the business shall be a permitted or special exception use within Historic Districts. In addition, the requirements of Section 2-10.04 shall apply to Historic Districts.
4.	Assisted Living Facility <i>A group home with more than 16 residents that provides housing and supportive services, including health-related services, in a home-like environment.</i>			SC								<ol style="list-style-type: none"> 1. The facility shall be operated in accordance with all applicable State and Federal requirements; and 2. site plan approval shall be obtained in accordance with Article 6, <u>Non-Residential Development Requirements</u>.
	Bed & Breakfast Facility <i>A residence where paying guests are lodged overnight and breakfast is the only meal served to overnight guests.</i>											
5.	Bed & Breakfast Facility with up to 2 Bedrooms in Use	C	C	C		C	C		C	C		<ol style="list-style-type: none"> 1. An owner or operator lives on the premises; and 2. the facility shall be a part of the dwelling unit with the exception that existing non-conforming guesthouses may be used; and 3. no separate kitchens shall be provided; and 4. Fire Marshall and Health Department approvals shall be obtained; and 5. breakfast shall be served to overnight lodgers only; and 6. an Occupancy Permit for such use shall be obtained.
6.	Bed & Breakfast Facility with 3 to 5 Bedrooms in Use	C	SC	C		C	C		SC	SC		<ol style="list-style-type: none"> 1. An owner or operator lives on the premises; and 2. the facility shall be a part of the dwelling unit with the exception that existing non-conforming guesthouses may be used; and 3. no separate kitchens shall be provided; and 4. Fire Marshall and Health Department approvals shall be obtained; and 5. breakfast shall be served to overnight lodgers only; and 6. an Occupancy Permit for such use shall be obtained.
7.	Boarding House <i>A dwelling or part thereof, in which the owner or operator provides lodging and meals to more than three boarders.</i>											

USE #	3-1.04 COMMERCIAL RETAIL USES & DEFINITIONS (<i>in italics</i>)	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
7.	Farmers' Market (3/25/08) <i>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.</i>								C	C		<ol style="list-style-type: none"> 1. It shall be restricted to selling farm-produced and/or value-added products only; and 2. it shall be located on property with the permission of the owner; and 3. any new permanent market shall meet the front setback requirements specified in Section 6-2.
8.	Flea Market <i>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.</i>								P	P		
9.	Home Improvement Center <i>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.</i>								C			The gross square footage of all buildings combined, regardless of use, shall not exceed 25,000 square feet per lot or parcel of record as of August 10, 2004.
10.	Manufactured Home Dealer <i>An establishment that sells manufactured homes as are defined by this Ordinance.</i>							C				The manufactured homes shall be screened from adjoining properties and the road.

USE #	3-1.05 BUSINESS & PERSONAL SERVICE USES & DEFINITIONS (in italics)	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
11.	<p>Entertainment Business, Adult</p> <p><i>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.</i></p>											
12.	<p>Flex Space Business (3/25/08)</p> <p><i>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.</i></p>							C		C	C	<ol style="list-style-type: none"> 1. Retail uses shall occupy no more than 15 percent of the net flex space business. 2. In the I-1 District, office uses shall occupy no more than 50 percent of the net flex space business. 3. In the MC District, all flex space businesses shall be marine-related. 4. In the EC District, no outside storage, including vehicles, is permitted.

USE #	3-1.06 RECREATION USES & DEFINITIONS <i>(in italics)</i>	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
1.	Bingo Hall <i>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.</i>											
2.	Campground and/or Recreational Vehicle Camp, Non-Farm <i>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.)</i>	SC								SC		1. See the conditions specified in Section 6-9. 2. In the Farm Community District, the campground shall be located on a collector or arterial road; and 3. the use shall not be permitted on a lot or open space within a subdivision.
Carnival, Fair or Circus, Temporary: <i>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.</i>												

USE #	3-1.08 MOTOR VEHICLE & RELATED SERVICE USES & DEFINITIONS (<i>in italics</i>)	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
5.	Automobile Parts Dismantling and/or Storage <i>Any premises used for the dismantling or wrecking of motor vehicles and trailers including premises used in the storing, keeping, buying, selling, or dealing in dismantled wrecked, inoperative or disabled vehicles or integral parts of component materials thereof, and the storage, sale or dumping of dismantled, partially dismantled or wrecked inoperative vehicles and trailers, or parts thereof. Automobile dismantling shall not include the incidental storage of inoperative or disabled vehicles in connection with the legal operation of an automobile repair garage or automobile body and fender repair shop while waiting for repair.</i>							P				
6.	Bus lot or garage <i>Location where more than one commuter, school or charter bus is parked or garaged.</i>							C				High screening shall be provided in accordance with Article 6.
7.	Car Wash <i>Mechanical facilities for the washing or waxing of private automobiles, light trucks and vans, but not commercial fleets, as an accessory use to an automobile filling station and/or service shop. May include self-service facilities.</i>							C	SC			<ol style="list-style-type: none"> 1. No new car washes shall be permitted within Rural Commercial property which adjoins or has access to an arterial road; and 2. car washes shall be designed to provide sufficient stacking room so that vehicles are not forced to use adjacent roadways as waiting areas; and 3. in the I-1 Districts, the car wash shall be accessory to the light industrial uses on site.
8.	Commuter Parking Lot (8/28/07, 3/25/08) <i>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.</i>		C	C				C	C		C	<ol style="list-style-type: none"> 1. The parking or storage of automobiles which have been dismantled, wrecked, or junked shall not be permitted; and 2. the sale of automobiles shall not be permitted.
8.	Inoperative Motor Vehicle, one per lot <i>A motor vehicle that cannot move along a road under its own power.</i>	P	P	P		P	P	P	P	P	P	
9.	Inoperative Motor Vehicles, two per lot	P	P			P	P	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.
20.	Water Supply Treatment Facility	C	C	C				C	C	C	C	It shall be constructed and maintained in accordance with the Comprehensive Water & Sewerage Plan.

USE #	3-1.11 UNCLASSIFIED USES & DEFINITIONS (in italics)	FFD	RCD	RD	WL	APD	HD	I-1	RC	MC	EC	CONDITIONS
1.	Accessory Building, Structure, or Use (3/25/08) <i>A building, structure, or use on the same lot with, and of a nature customarily incidental to, a principal building, structure, or use.</i>	C	C	C		C	C	C	C	C	C	1. A use may be deemed an accessory use on community open space if it is for the use of the residents of the community only and is not open to the public. 2. If a property contains more than one Zoning District, all accessory buildings, structures, and uses shall be located within the same Zoning District as the principal use to which they are accessory.
2.	Airport or Landing Field <i>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.</i>	SC	SC					S				1. Runways and approach and take-off areas are located not less than 1,000 feet from any public or private institution; and 2. runways are not less than one-half mile from any adjoining district boundary; and 3. runways are designed to minimize the approach or take-off area over residential districts; and 4. runways are not less than 200 feet from any adjoining property line. This setback may not be reduced.
3.	Cemetery or Memorial Garden <i>A place used for the permanent interment of dead human or animal bodies or the cremated remains thereof. It may be 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.</i>	P	P	P		C	C		P			The Cemetery or Memorial Garden shall be for the private use of the property owners.
	Communications Towers & Antennas (Government, Commercial & Private) <i>Various Definitions. See Article 12.</i>	See Section 3-3 of the Zoning Ordinance										
4.	Dock, Pier, Private <i>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.</i>	C	C	C	C	C	C			C		No part of the pier or slips shall be covered or enclosed.

DUNKIRK TOWN CENTER

USE #	3-2.01 DUNKIRK TABLE OF LAND USES - RESIDENTIAL	TC
1.	Apartment, Accessory	C
2.	Apartment, Accessory for Resident Watchman/Caretaker	C
3.	Apartment, Attached to a Business (3/25/08)	C
4.	Assisted Living Facility	P
5.	Bed & Breakfast Facility with up to 2 Bedrooms in Use	C
6.	Bed & Breakfast Facility with 3 to 5 Bedrooms in Use	SC
7.	Boarding House	C
8.	Dwelling, Attached: Duplex	P
9.	Dwelling, Attached: Fourplex	P
10.	Dwelling, Attached: Multi-family	C
11.	Dwelling, Attached: Townhouse	P
12.	Dwelling, Attached: Triplex	P
13.	Dwelling, Single Family Detached	C
14.	Group Home	P
15.	Liveaboards	
16.	Lodgers in Residence (no more than 3)	P
17.	Manufactured Home Community	
18.	Manufactured Home for Resident Watchman/Caretaker	
19.	Manufactured Home on Individual Lot	
20.	Manufactured Home or Recreational Vehicle (Emergency)	C
21.	Manufactured Home Subdivision	
22.	Manufactured Home, Farm	
23.	Tenant House	
24.	Tenant Houses, Additional (no more than 2 additional)	

OWINGS TOWN CENTER

USE #	3-2.02 OWINGS TABLE OF LAND USES - RESIDENTIAL	EDGE	VILLAGE	CORE
1.	Apartment, Accessory	C	C	C
2.	Apartment, Accessory for Resident Watchman/Caretaker	P	P	P
3.	Apartment, Attached to a Business (3/25/08)	P	P	P
4.	Assisted Living Facility			
5.	Bed & Breakfast Facility with up to 2 Bedrooms in Use	C	C	C
6.	Bed & Breakfast Facility with 3 to 5 Bedrooms in Use	C	C	C
7.	Boarding House	C	C	C
8.	Dwelling, Attached: Duplex	C	C	C
9.	Dwelling, Attached: Fourplex			
10.	Dwelling, Attached: Multi-family		P	P
11.	Dwelling, Attached: Townhouse		P	P
12.	Dwelling, Attached: Triplex			
13.	Dwelling, Single Family Detached	P	P	P
14.	Group Home	P	P	P
15.	Liveaboards			
16.	Lodgers in Residence (no more than 3)	P	P	P
17.	Manufactured Home Community			
18.	Manufactured Home For Resident Watchman/Caretaker			
19.	Manufactured Home on Individual Lot			
20.	Manufactured Home or Recreational Vehicle (Emergency)	C	C	C
21.	Manufactured Home Subdivision			
22.	Manufactured Home, Farm			
23.	Tenant House	C	C	
24.	Tenant Houses, Additional (no more than 2 additional)	SC	SC	

HUNTINGTOWN TOWN CENTER				
USE #	3-2.03 HUNTINGTOWN TABLE OF LAND USES - RESIDENTIAL	MIXED USE	NEIGHBORHOOD	RESIDENTIAL
1.	Apartment, Accessory	C	C	
2.	Apartment, Accessory for Resident Watchman/Caretaker	P	P	
3.	Apartment, Attached to a Business (3/25/08)			
4.	Assisted Living Facility	P	P	P
5.	Bed & Breakfast Facility with up to 2 Bedrooms in Use	P	C	C
6.	Bed & Breakfast Facility with 3 to 5 Bedrooms in Use	P	C	C
7.	Boarding House	C	C	C
8.	Dwelling, Attached: Duplex	P	P	
9.	Dwelling, Attached: Fourplex	P	P	
10.	Dwelling, Attached: Multi-family	C	C	
11.	Dwelling, Attached: Townhouse			
12.	Dwelling, Attached: Triplex	P	P	
13.	Dwelling, Single Family Detached	P	P	P
14.	Group Home	P	P	P
15.	Liveaboards			
16.	Lodgers in Residence (no more than 3)	P	P	
17.	Manufactured Home Community			
18.	Manufactured Home For Resident Watchman/Caretaker	S		
19.	Manufactured Home on Individual Lot			
20.	Manufactured Home or Recreational Vehicle (Emergency)	C	C	C
21.	Manufactured Home Subdivision			
22.	Manufactured Home, Farm			
23.	Tenant House			
24.	Tenant Houses, Additional (no more than 2 additional)			

PRINCE FREDERICK TOWN CENTER

USE #	3-2.04 PRINCE FREDERICK TABLE OF LAND USES - RESIDENTIAL	OLD TOWN	OLD TOWN RESIDENTIAL	OLD TOWN TRANSITIONAL	FAIR-GROUND	ENTRY	VILLAGE	NEW TOWN	FOREST
1.	Apartment, Accessory	C	C	C	C	C	C	C	C
2.	Apartment, Accessory for Resident Watchman/Caretaker								
3.	Apartment, Attached to a Business (3/25/08)								
4.	Assisted Living Facility	P	P	P	P	P	P	P	P
5.	Bed & Breakfast Facility with up to 2 Bedrooms in Use	C	C	C	C	C	C	C	C
6.	Bed & Breakfast Facility with 3 to 5 Bedrooms in Use	C	C	C	C	C	C	C	C
7.	Boarding House	C	C	C	C	C	C	C	C
8.	Dwelling, Attached (Duplex, Triplex, Fourplex and Townhouse)	P		P	C	C	C	C	C
9.	Dwelling, Attached: Multi-family			C	C	C	C	C	C
10.	Dwelling, Single Family Detached	C	C	C	C	C	C	C	C
11.	Group Home	P	P	P	P	P	P	P	P
12.	Liveaboards								
13.	Lodgers in Residence (no more than 3)	P	P	P	P	P	P	P	P
14.	Manufactured Home Community								C
15.	Manufactured Home for Resident Watchman/Caretaker								
16.	Manufactured Home on Individual Lot								
17.	Manufactured Home or Recreational Vehicle (Emergency)	C	C	C	C	C	C	C	C
18.	Manufactured Home Subdivision								C
19.	Manufactured Home, Farm			C	C	C	C	C	C
20.	Tenant House		C	C	C	C	C	C	C
21.	Tenant Houses, Additional (no more than 2 additional)			SC	SC	SC	SC	SC	SC

ST. LEONARD TOWN CENTER

USE #	3-2.05 ST. LEONARD TABLE OF LAND USES - RESIDENTIAL	VILLAGE	RESIDENTIAL	EMPLOYMENT
1.	Apartment, Accessory	C	C	
2.	Apartment, Accessory for Resident Watchman/Caretaker			P
3.	Apartment, Attached to a Business (3/25/08)			P
4.	Assisted Living Facility	P	P	
5.	Bed & Breakfast Facility with up to 2 Bedrooms in Use	C	C	C
6.	Bed & Breakfast Facility with 3 to 5 Bedrooms in Use	C	C	
7.	Boarding House	C	C	
8.	Dwelling, Attached: Duplex	C	C	
9.	Dwelling, Attached: Fourplex			
10.	Dwelling, Attached: Multi-family			
11.	Dwelling, Attached: Townhouse	SC		
12.	Dwelling, Attached: Triplex			
13.	Dwelling, Single Family Detached	C	C	C
14.	Group Home	P	P	
15.	Liveboards			
16.	Lodgers in Residence (no more than 3)	P	P	
17.	Manufactured Home Community			
18.	Manufactured Home, Farm	C	C	
19.	Manufactured Home for Resident Watchman/Caretaker			
20.	Manufactured Home on Individual Lot			
21.	Manufactured Home or Recreational Vehicle (Emergency)	C	C	
22.	Manufactured Home Subdivision			
23.	Tenant House	C	C	
24.	Tenant Houses, Additional (no more than 2 additional)	SC	SC	

LUSBY TOWN CENTER

USE #	3-2.06 LUSBY TABLE OF LAND USES - RESIDENTIAL	INSTITUTIONAL	NEIGHBORHOOD COMMERCIAL	VILLAGE COMMERCIAL	VILLAGE RESIDENTIAL-OFFICE	VILLAGE EDGE
1.	Apartment, Accessory				C	C
2.	Apartment, Accessory for Resident Watchman/Caretaker	P	P	P	P	P
3.	Apartment, Attached to a Business (3/25/08)	P	P	P	P	P
4.	Assisted Living Facility	P	P	P	P	P
5.	Bed & Breakfast Facility with up to 2 Bedrooms in Use				C	C
6.	Bed & Breakfast Facility with 3 to 5 Bedrooms in Use				C	C
7.	Boarding House				C	C
8.	Dwelling, Attached: Duplex				P	P
9.	Dwelling, Attached: Fourplex					
10.	Dwelling, Attached: Multi-family				P	P
11.	Dwelling, Attached: Townhouse				P	P
12.	Dwelling, Attached: Triplex					
13.	Dwelling, Single Family Detached				P	P
14.	Group Home	P			P	P
15.	Liveaboards					
16.	Lodgers in Residence (no more than 3)				P	P
17.	Manufactured Home Community					
18.	Manufactured Home For Resident Watchman/Caretaker					
19.	Manufactured Home on Individual Lot					
20.	Manufactured Home or Recreational Vehicle (Emergency)	C	C	C	C	C
21.	Manufactured Home Subdivision					
22.	Manufactured Home, Farm					
23.	Tenant House					
24.	Tenant Houses, Additional (no more than 2 additional)					

SOLOMONS TOWN CENTER

USE #	3-2.07 SOLOMONS TABLE OF LAND USES - RESIDENTIAL	B1	B2	B3	B4	C1	C2	C3	C4	C5	C6	C7	D1	D2	D3	D4	D5	E1	E2	E3	F1	F2
1.	Apartment, Accessory	C	C	C	C	C				C	C	C	C	C	C	C	C	C	C	C	C	C
2.	Apartment, Accessory for Resident Watchman/Caretaker																					
3.	Apartment, Attached to a Business (3/25/08)																					
4.	Assisted Living Facility												P	P	P		P					P
5.	Bed & Breakfast Facility with up to 2 Bedrooms in Use	C	C	C	C	C				C	C	C	C	C	C	C	C	C	C	C	C	C
6.	Bed & Breakfast Facility with 3 to 5 Bedrooms in Use	SC	SC	SC	SC	SC				SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC
7.	Boarding House		C	C	C	C				C	C	C	C	C	C	C	C	C	C	C	C	C
8.	Dwelling, Attached: Duplex			P	P	P				P	P	P	P	P	P		P	P	P	P	P	
9.	Dwelling, Attached: Fourplex			P	P	P				P	P	P	P	P	P		P	P	P	P	P	
10.	Dwelling, Attached: Multi-family			SC	SC	SC						SC	SC	SC	SC		SC	SC		SC	SC	
11.	Dwelling, Attached: Townhouse			C	C	C				C	C	C	C	C	C		C	C	C	C	C	
12.	Dwelling, Attached: Triplex			P	P	P				P	P	P	P	P	P		P	P	P	P	P	
13.	Dwelling, Single Family Detached	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P
14.	Group Home	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P
15.	Liveaboards									C	C	C						C				
16.	Lodgers in Residence (no more than 3)	P	P	P	P	P				P	P	P	P	P	P	P	P	P	P	P	P	P
17.	Manufactured Home or Recreational Vehicle (Emergency)	C	C	C	C	C			C	C	C	C	C	C	C	C	C	C	C	C	C	C
18.	Manufactured Home Community																					
19.	Manufactured Home, Farm																					
20.	Manufactured Home on Individual Lot																					
21.	Manufactured Home or Recreational Vehicle (Emergency)																					
22.	Manufactured Home For Resident Watchman/Caretaker																					
23.	Manufactured Home Subdivision																					
24.	Tenant House													C	C		C		C		C	
25.	Tenant Houses, Additional (no more than 2 additional)																					

(3/25/08)

3. Land excluded from an Agricultural Preservation District (APD) for the purpose of future subdivision shall be exempt from the provisions of this Section if the APD was created prior to the effective date of this amendment (03/25/08). Such land shall be subject to the size, density, dimension, and other requirements of the Zoning Ordinance in effect at the time the APD was recorded.
4. Conventional Lot Density. To determine the number of conventional lots that may be created, subtract the number of acres in exception lots (paragraph D.2.h) from the net acreage (paragraph D.1) and divide by 5.0. To this total, add the number of exception lots (paragraph D.2) and divide by 4.0. If the product includes a decimal of 0.5 or more, round up. If the product includes a decimal of less than 0.5, round down.
5. TDR Lots. Additional lots may be created with the application of Transferable Development Rights (TDRs) up to a maximum of 1 lot per 10 acres. To determine the actual number of additional lots, divide total net acreage (paragraph D.1) by 10. Subtract the number of conventional lots (paragraph D.3) from this number. Five Transferable Development Rights are required for each additional lot up to a maximum density of 1 lot per 10 acres.
6. Family Conveyance Lots. Additional lots may be created through family conveyance. To be eligible to create and convey family conveyance lots, the current owner(s) must have owned the property as of November 2, 1999 or be a family member of lineal descent or ascent to whom the right has been transferred by will or deed. The following provisions apply:
 - a. Any lot created as a family conveyance lot shall only be conveyed to a family member of lineal descent or ascent, being parent, child, grandchild or grandparent of the grantor. Only one lot may be granted to any one individual. An affidavit shall be executed by the grantor affirming that the grantee is of lineal descent or ascent and has not received any lots from the parent tract (as of June 29, 1967). The affidavit shall be submitted with the preliminary plan. A note shall be recorded on the plat identifying the lot as a family conveyance lot and the affidavit shall be shown on the final plat and signed by the owner.
 - b. Any deed for a lot that is created by a family conveyance subdivision under this Section shall contain a covenant stating that the lot is created subject to the provisions of this Section.
 - c. A lot created by a bona fide family conveyance subdivision may not be conveyed subsequently to any person other than a family member of lineal descent or ascent, unless five Transferable Development Rights (TDRs) per lot are applied and recorded by deed. This provision shall be in effect for seven years after the lot is recorded.
 - d. The number of conventional lots calculated in 'D.3' above may be doubled through the use of family conveyance lots up to a total maximum of five lots, if the minimum lot size requirements can be met.
 - e. Notwithstanding the calculations above, up to three family conveyance lots may be created without the application of Transferable Development Rights (TDRs) provided that all of the conditions in this Section are met. Any family conveyance lots created after the first three lots shall require the application of five Transferable Development Rights per lot.

5-1.03 Residential Density Requirements in the Rural Community District

- a. A maximum of five exception lots may be created on a parcel recorded on or before October 21, 1974. If there are questions about eligibility for exception lots, the burden of proof is on the applicant. Decisions concerning eligibility are to be made by the Zoning Officer and may be appealed to the Board of Appeals with the decisions based on the provisions below.
- b. If the parcel was recorded on or before June 29, 1967, three of the five lots shall be no less than one acre in size and two of the lots shall be no less than three acres in size.
- c. If the parcel was recorded on or after June 29, 1967 and on or before October 22, 1974, all five exception lots shall be no less than three acres in size.
- d. Any lots created from the parcel after June 29, 1967 that are below 4.999 acres count as exception lots and must be deducted before determining the number of exception lots that can still be created.
- e. A title history is required to verify the number of exception lots that have been previously created and the number of exception lots that may still be created. In no event shall more than one set of exception lots be granted for any deed recorded on or before October 21, 1974.
- f. If the original property has been subdivided and the owner of record as of June 29, 1967 retains a portion of the property, that owner may designate which parcel is eligible for the one-acre lots, unless the right has already been legally conveyed by deed.
- g. If there are questions concerning eligibility for one-acre lots, the burden of proof is on the applicant. A title search may be required. Decisions concerning eligibility for one-acre lots are to be made by the Zoning Officer and may be appealed to the Board of Appeals with the decision based on the above provisions. In no event shall more than one set of exception lots be granted for any deed recorded as of June 29, 1967.
- h. To determine the total number of acres in exception lots that can still be created, multiply the number of one-acre exception lots that have not been previously created by one and multiply the number of three-acre exception lots that have not been previously created by three and add together.

(3/25/08)

3. Land excluded from an Agricultural Preservation District (APD) for the purpose of future subdivision shall be exempt from the provisions of this Section if the APD was created prior to the effective date of this amendment (03/25/08). Such land shall be subject to the size, density, dimension, and other requirements of the Zoning Ordinance in effect at the time the APD was recorded.
4. Conventional Lot Density. To determine the number of conventional lots that may be created, subtract the number of acres in exception lots (paragraph D.2) from the net acreage (paragraph D.1) and divide by 5.0. To this total, add the number of exception lots (paragraph D.2) and divide by 4.0. If the product includes a decimal of 0.5 or more, round up. If the product includes a decimal of less than 0.5, round down.

5. TDR Lots. Additional lots may be created with the application of Transferable Development Rights up to a maximum of 1 lot per 10 acres. To determine the actual number of additional lots, divide total net acreage (paragraph D.1) by 10. Subtract the number of conventional lots (paragraph D.3) from this number. Five TDRs are required for each additional lot up to a maximum density of 1 lot per 10 acres.
6. Receiving Area Lots. The Rural Community Districts are Receiving Areas for Transferable Development Rights (TDRs). To determine the number of receiving area lots that may be created:
 - a. In the Rural Community District outside the one-mile radius of Town Centers³, divide the total net acreage (paragraph D.1) by 4 and round down to the nearest whole number. Subtract the number of conventional lots (paragraph D.3) and the number of TDR lots (paragraph D.4). The remaining number of lots may be created as receiving area lots with the application of five Transferable Development Rights for each lot provided conditions i, ii, and iii below are met.
 - b. In the Rural Community District within the one-mile radius of the Town Centers⁴, take the total net acreage (paragraph D.1) and round down to the nearest whole number. Subtract the number of conventional lots (paragraph D.3) and the number of TDR lots (paragraph D.4). The remainder is the number of lots that may be created as receiving area lots with the application of five Transferable Development Rights for each lot provided the conditions i, ii, and iii below are met.
 - i. The property is not located in the Resource Conservation Area or the Limited Development Area of the Critical Area.
 - ii. Receiving area lots (paragraph 5a or b) are not permitted within a major subdivision unless all owners in the subdivision sign the application. Those subdivisions which are only considered major subdivisions because of the creation of a right-of-way are exempt from this regulation.
 - iii. If the recording occurs in sections, then the developer shall be required to apply a proportionate number of the total development rights required for the entire subdivision to that section except for the recording of APFO exemption lots. When a parcel is developed in sections, a note shall be placed on the initial subdivision plat and all subsequent plats reserving for the remainder of the parcel the density available at the time the initial subdivision plat was approved. The density shall be expressed as dwelling units per acre. If, for whatever reason, a developer records more development rights than necessary to complete the development of a parcel, the number of such excessive development rights shall be determined by the Department of Planning and Zoning and recertified as eligible for use elsewhere.

³ See Section 2-10.02.C for the definition of the 1-mile radius.

⁴ See Section 2-10.02.C for the definition of the 1-mile radius.

5-1.04 Residential Density Requirements in the Residential District

6. Family Conveyance Lots. Additional lots may be created through family conveyance. To be eligible to create and convey family conveyance lots, the current owner(s) must have owned the property as of November 2, 1999 or be a family member of lineal descent or ascent to whom the right has been transferred by will or deed. The following provisions apply:
 - a. Any lot created as a family conveyance lot shall only be conveyed to a family member of lineal descent or ascent, being parent, child, grandchild or grandparent of the grantor. Only one lot may be granted to any one individual. An affidavit shall be executed by the grantor affirming that the grantee is of lineal descent or ascent and has not received any lots from the parent tract (as of June 29, 1967) The affidavit shall be submitted with the preliminary plan . A note shall be recorded on the plat identifying the lot as a family conveyance lot and the affidavit shall be shown on the final plat and signed by the owner.
 - b. Any deed for a lot that is created by a family conveyance subdivision under this Section shall contain a covenant stating that the lot is created subject to the provisions of this Section.
 - c. A lot created by a bona fide family conveyance subdivision may not be conveyed subsequently to any person other than a family member of lineal descent or ascent, unless five Transferable Development Rights (TDRs) per lot are applied and recorded by deed. This provision shall be in effect for seven years after the lot is recorded.
 - d. The number of conventional lots calculated in 'D.3' above may be doubled through the use of family conveyance lots up to a total maximum of five lots if the minimum lot size requirements can be met.
 - e. Notwithstanding the calculations above, up to three family conveyance lots may be created without the application of Transferable Development Rights provided that all of the conditions in this Section are met. Any family conveyance lots created after the first three lots shall require the application of five Transferable Development Rights (TDRs) per lot.

5-1.04 Residential Density Requirements in the Residential District

- A. Purpose. The Residential District is intended for residential development.
- B. Land in Agricultural Preservation Overlay Districts (APDs)⁵. Within an approved APD, the following number of residential lots shall be permitted:
 1. APDs consisting of less than 25 acres –no additional lots or houses are allowed.
 2. APDs consisting of at least 25 acres but less than 50 acres – 1 lot in addition to the existing house.
 3. APDs consisting of at least 50 acres but less than 75 acres – 2 lots in addition to the existing house.
 4. APDs consisting of 75 acres or more – 3 lots in addition to the existing house.

This lot density may not be increased. Lots must be approved by the Agricultural Preservation Board as per the criteria in the Program Rules and Regulations.

⁵ Note: The provisions of this Section apply to APDs in the County Agricultural Preservation Program only. If a property is in a State APD, the subdivision must also be approved by the Maryland Agricultural Land Preservation Foundation.

5-1.06 Minimum Lot Size Requirements for Single-Family Detached Development Outside
Town Centers

- (3/25/08) B. Apartments intended for occupancy by persons who meet the criteria for workforce housing may be structurally attached to approved businesses in the Employment Center, Rural Commercial, and Marine Commercial Districts subject to the conditions of this Section. The owner or applicant shall provide verification of compliance with these conditions prior to approval of the site plan.
1. The floor area occupied by the apartment(s) may be divided into any number of apartments provided that:
 - a. the total square footage of all apartments combined shall not exceed the square footage of the business; and
 - b. the size of the apartments shall be no less than 400 square feet and no more than 800 square feet; and
 2. In addition to the parking required for the business, a minimum of one parking space shall be provided for each apartment plus an additional 20% for overflow and visitor parking; and
 3. Prior to final site plan approval, covenants shall be recorded in the Land Records of Calvert County indicating that the apartments are restricted to occupants who qualify for workforce housing in perpetuity.
 4. Renter eligibility shall be verified by the Calvert County Housing Authority.

- (3/25/08) C. Apartments that are not intended for occupancy by persons who meet the criteria for low-income, and/or workforce-housing may be structurally attached to approved businesses in the Employment Center, Rural Commercial, and Marine Commercial Districts subject to the following conditions:
1. the total square footage of all apartments combined shall not exceed the square footage of the business; and
 2. In addition to the parking required for the business, a minimum of one parking space shall be provided for each apartment plus an additional 20% for overflow and visitor parking; and
 3. There is no minimum or maximum square footage requirement for individual apartments; however, five Transferable Development Rights (TDRs) shall be applied for each apartment.

5-1.06 Minimum Lot Size Requirements for Single-Family Detached Development Outside
Town Centers

- A. Minimum lot sizes are specified where needed to:
1. encourage development in those areas of the County established in the Comprehensive Plan as suitable for development;
 2. encourage compatible development;
 3. promote a healthy living environment.

(3/25/08) TABLE 6-1 MINIMUM LOT AREA & SETBACK REQUIREMENTS FOR NON-RESIDENTIAL STRUCTURES & USES ¹				
Use	District ²	Minimum Lot Area	Minimum Depth of Front Setback (in Feet)	Minimum Width of Each Rear ³ & Side Setback (in Feet)
Non-Residential Buildings & Uses (does not include signs ⁴ , fences or uses that have lot area and/or setbacks specified as conditions in Article 3)	TC, EC, I-1, RC & MC	No minimum lot area	100 feet from arterial roads; 50 feet from collector roads; 35 feet from local roads	50 feet. May be reduced by the P.C. Administrator to 0 feet if: (1) the adjoining property is zoned TC, EC, I-1, RC, or MC; and (2) emergency vehicle access and maintenance are properly addressed; and (3) screening is waived by the P.C. Administrator.
	FFD, RCD, and RD outside 1-mile radius of TCs	3 acres	100 feet from arterial roads; 60 feet from all other roads	50 feet. May be reduced by the P.C. Administrator to 0 feet if: (1) the adjoining property is zoned TC, EC, I-1, RC, or MC; and (2) emergency vehicle access and maintenance are properly addressed; and (3) screening is waived by the P.C. Administrator.
	RD inside 1-mile radius of TCs	1 acre	100 feet from arterial roads; 35 feet from all other roads	35 feet. May be reduced by the P.C. Administrator to 0 feet if: (1) the adjoining property is zoned TC, EC, I-1, RC, or MC; and (2) emergency vehicle access and maintenance are properly addressed; and (3) screening is waived by the P.C. Administrator.
Parking Lots	All	N/A	35 feet from arterial roads; 20 feet from all other roads	20 feet. May be reduced by the P.C. Administrator to 0 feet if: (1) the adjoining property is zoned TC, EC, I-1, RC, or MC; and (2) emergency vehicle access and maintenance are properly addressed; and (3) screening is waived by the P.C. Administrator.
Utility Service Boxes	FFD, RCD	N/A	30 feet	5 feet
	All Others	N/A	15 feet	5 feet
Bus Shelters	All	N/A	15 feet ⁵	Side Setbacks: 2 feet ⁶ ; Rear Setbacks: N/A
Fences	All	N/A	0 feet	0 feet

¹ Note: Landscaping, buffering and screening may be required in addition to the setbacks specified in this table. See Section 6-5.

² Abbreviations for Districts: Farm and Forest District (FFD); Rural Community District (RCD); Residential (RD); Light Industrial (I-1); Rural Commercial (RC); Marine Commercial (MC); Employment Center (EC); and Town Center (TC).

³ In cases where a single parcel, owned by a single entity, is divided into more than one Zoning District, the Zoning District boundary may be used as the rear setback.

⁴ See Section 6-8.03.G for sign setbacks.

⁵ Front setbacks for bus shelters may be reduced to 0' if the Dept. of Public Works & the Dept. of Public Safety certify that the reduction will not adversely affect public safety.

⁶ Side setbacks for bus shelters may be reduced to 0' when written approval is obtained from the adjoining property owner on lots containing a lot stem of 25' or less.

4. Residue shown on a subdivision plat recorded prior to December 9, 2006 shall not be deemed buildable unless it met the size, density, dimension, and other requirements of this Ordinance at the time the subdivision was recorded. If the parcel is to be served by a private well and/or septic system, all required approvals by the Health Department shall be obtained.

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 acreage (gross acreage minus tidal wetlands, non-tidal wetlands, zoned wetlands, and State wetlands), 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.

(3/25/08)

- d. Where any revision is made, or when the Plan is a revision of a previously recorded plat, dotted lines shall be used to show features or locations to be abandoned and solid lines to show the presently proposed features. The title block of the Plan shall identify that the Plan is a revision and the previous Plan's name and deed reference.
 - e. The Plan shall be so prepared and bear an adequate legend to indicate clearly which features are existing and which are proposed.
 - f. The boundary line of the subdivision shall be shown as a heavy solid line.
4. Information to be Provided. The Preliminary Plan shall show or be accompanied by the following information:
- a. The subdivision name shall be shown in the title block in the bottom right corner of the plat.
 - b. Owner and developer's name and mailing and e-mail address.
 - c. Name, mailing and e-mail address and seal of the Registered Engineer, Registered Landscape Architect or Registered Land Surveyor (in each case, registered in the State of Maryland) responsible for the Plan.
 - d. Date, north point, and scale.
 - e. A vicinity map indicating the location of the site with relation to the area road system. The vicinity map shall also indicate the scale, the tax map number, the block and parcel number of the site and shall be shown in the top right corner of the plat.
 - f. All applicable Zoning Districts and Overlay Districts with acreages for each as well as gross acreage, wetland acreage, acreage in proposed rights-of-way and net acreage (gross acreage minus tidal wetlands, non-tidal wetlands, zoned wetlands, and State wetlands).
 - g. Existing Features
 - i. Complete outline survey of the property to be subdivided showing all courses, distances, and area, and tie-ins to all adjacent road intersections.
 - ii. The location of property with respect to surrounding property and roads, the names of all adjoining property owners of record and their deed references or the names of adjoining developments; the names, widths, and centerline of adjoining roads; and/or other pertinent features being outside the property as determined by the Planning Commission or its designated representative.
 - iii. Location of all existing monuments or boundary markers.
 - iv. The location of existing buildings, structures, roads, driveways, easements, utility lines, bridges, cemeteries, water bodies, streams, swamps, marshes, areas within the 100-year floodplain and other areas listed in Section 8-2 and/or other pertinent features being within the property, as determined by the Planning Commission or its designated representative.
 - v. Topography on two- foot contours as appropriate to the slope of the land.

(3/25/08)

**ARTICLE 12
DEFINITIONS**

<u>Term</u> (Date of Amendment)	<u>Definition</u>
Access	A way or means of approach to provide physical entrance to a property.
Accessory Apartment (08/27/07)	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.
Accessory Building, Structure, or Use (3/25/08)	A building, structure, or use on the same lot with, and of a nature customarily incidental to, a principal building, structure, or use.
Activities, Development	<u><i>See: Development Activities</i></u>
Activities, Fisheries	<u><i>See: Fisheries Activities</i></u>
Activity, Agricultural	<u><i>See: Agricultural Activity</i></u>
Activity, Regulated	<u><i>See: Regulated Activity</i></u>
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.
Address, Premise	<u><i>See: Premise Address</i></u>
Adult Bookstore	<u><i>See: Adult Entertainment Business</i></u>
Adult Cabaret	<u><i>See: Adult Entertainment Business</i></u>
Adult Drive-in Theatre	<u><i>See: Adult Entertainment Business</i></u>
Adult Entertainment Business	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.
Adult Motion Picture Theatre	<u><i>See: Adult Entertainment Business</i></u>

<p align="center"><u>Term</u> (Date of Amendment)</p>	<p align="center"><u>Definition</u></p>
Animals, Furbearing, Commercial Raising	<u><i>See: Commercial Raising of Furbearing Animals</i></u>
Animals, Structure for the Keeping of	<u><i>See: Structure for the Keeping of Animals (on non-farm properties)</i></u>
Animals, Wild or Dangerous	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 Crotolidae. Furthermore, reptiles greater than 6 feet in length shall be considered dangerous.
Animals, Wild or Dangerous, Commercial Raising	<u><i>See: Commercial Raising of Wild or Dangerous Animals</i></u>
Antenna	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).
Antenna, Satellite Dish	<u><i>See: Satellite Dish Antenna</i></u>
Antennas, Pre-Existing	<u><i>See: Pre-Existing Towers and Pre-Existing Antennas</i></u>
Antiques Sales	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.
Apartment, Accessory	<u><i>See: Accessory Apartment</i></u>
Apartment, Attached to a Business (08/28/07, 3/25/08)	A dwelling unit structurally attached to a business that functions as a complete, independent living facility with provisions for cooking, eating, sanitation, and sleeping.
Appeals, Board of	<u><i>See: Board of Appeals</i></u>
Applicant	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.
Approval, Preliminary	<u><i>See: Preliminary Approval</i></u>

<p style="text-align: center;"><u>Term</u> (Date of Amendment)</p>	<p style="text-align: center;"><u>Definition</u></p>
<p style="text-align: center;">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 style="text-align: center;">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 style="text-align: center;">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 style="text-align: center;">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 style="text-align: center;">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 style="text-align: center;">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 style="text-align: center;">Conservation, Forest</p>	<p><u>See: Forest Conservation</u></p>
<p style="text-align: center;">Conservation, Species in Need of</p>	<p><u>See: Species in Need of Conservation</u></p>
<p style="text-align: center;">Construction, Substantial</p>	<p><u>See: Substantial Construction</u></p>
<p style="text-align: center;">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 style="text-align: center;">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 style="text-align: center;">Corner Lot</p>	<p>A lot abutting upon two or more roads (not including alleys) at their intersection.</p>
<p style="text-align: center;">Corporate Headquarters</p>	<p>An office or complex of offices serving as the primary head office of a commercial or industrial corporation.</p>
<p style="text-align: center;">Corridor, Wildlife</p>	<p><u>See: Wildlife Corridor</u></p>
<p style="text-align: center;">County</p>	<p>Calvert County, Maryland.</p>
<p style="text-align: center;">Covenant, Restrictive</p>	<p><u>See: Restrictive Covenant</u></p>

Farm

Term (Date of Amendment)	Definition
Farm	Property receiving agricultural use assessment from the Maryland Department of Assessments and Taxation.
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 Campground	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.
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	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	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 from fresh fruits or other agricultural products.
Farmers' Market (3/25/08)	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.
Farming, Tree	<u>See: Tree Farming</u>
Fast-Food Restaurant	<u>See: Eating Establishment</u>
FCC	The Federal Communications Commission.
Features, Natural	<u>See: Natural Features</u>
Features, Physiographic	<u>See: Physiographic Features</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>See: Airport</u>
Filling Station, Automobile	<u>See: Automobile Filling Station</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.

Term (Date of Amendment)	Definition
Sediment Control Permit	The authorization of an activity regulated under a sediment control plan as provided in the Environment Article, Title 4, Annotated Code of Maryland.
Seedlings	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.
Selection	The removal of single, scattered, mature trees or other trees from uneven-aged stands by frequent and periodic cutting operations.
Selective Clearing	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.
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	<u>See: Hunting Service</u>
Service, Vehicle Ferry	<u>See: Vehicle Ferry Service</u>
Services, Office Support	<u>See: Office Support Services, including printing, copying, faxing, internetworking, etc.</u>
Services, Personal	<u>See: Personal Services</u>
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	<u>See: Adult Entertainment Business</u>
Shelter, Bus	<u>See: Bus Shelter</u>
Shelter, Equipment	<u>See: Equipment Shelter</u>
Shop, Motor Vehicle Accessory	<u>See: Motor Vehicle Accessory Shop</u>
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.
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.