

	<p style="text-align: center;">2040 DRAFT LAND USE CHAPTER</p> <p style="text-align: center;">I. 2010 ACTION ITEMS THAT HAVE BEEN DELETED FROM THE PROPOSED 2040 DRAFT</p> <p style="text-align: center;">Numbers correspond to numbers in the 2010 Comprehensive plan.</p>
I-1	Continue to support policies that link the amount, location and rate of residential growth to County land use objectives, including highway, school, and aquifer capacities. [P&Z]
I-2	Monitor residential growth and evaluate the effectiveness of existing regulations to meet growth management objectives. [P&Z]
I-3	<p>a. Consider the development impact of two growth scenarios on waterways in the County watersheds.</p> <p>b. After completion of sub-watershed plans, evaluate growth management regulations to determine the best approaches to maintain or improve water quality. [P&Z]</p>
I-9	Continue to support the land preservation efforts of local, State, and national land trusts. [P&Z]
I-12	Do not increase highway capacity within the Farm and Forest District. [PW]
I-15	Continue to work with the County's land trusts to identify and preserve farms that are critical to the protection of lands in Priority Preservation Areas. [P&Z]
1-17b	Work with all food health regulators so they honor the intent of the law and accommodate small operations
1-17d	Explore the opportunities for a local grain mill. [Sustainable Agriculture Workgroup]
I-19	Designate North Beach, Chesapeake Beach, Prince Frederick and Solomons as major Town Centers. Designate Dunkirk, Owings, Huntingtown, St. Leonard and Lusby as minor Town Centers.
I-20	Allow both major and minor Town Centers to have community water and sewer.
I-28	Continue to provide for the construction and maintenance of public infrastructure to support business growth such as roads, water and sewer, and high-quality communication systems in accordance with town center master plans. [PW]
I-29	Promote strong business growth in town centers. Identify and implement ways to improve growth in town centers. [P&Z]
I-30	Major town centers are to serve as regional centers, providing goods and services that attract visitors from the entire County and/or from outside the County (as in tourism). Minor town centers are to serve as local convenience centers unless individual town center master plans determine otherwise. [P&Z, BOCC]
I-31	To help ensure the efficient utilization of public funds for infrastructure and to promote strong markets for local businesses, continue to require that Employment Districts be located within and/or adjacent to town centers. [P&Z [P&Z]
I-32	Restrict retail and services uses in the Employment Center/Town Center District in order to reserve the EC/TC District for targeted businesses. Look for additional ways to encourage and promote these types of uses within the EC/TC District. [P&Z]
I-33	Develop a long-range infrastructure plan for the EC/TC
1-34	Maintain an inventory of EC/TC land [P&Z]
I-35b.	b. Do not expand existing town centers along MD 2, MD 4, or MD 2/4. In addition, do not expand Huntingtown, St. Leonard, or Lusby across MD 2/4 or Owings across MD 2.
I-35c.	Do not designate additional town centers.

I-44	To enhance tourism and guard against environmental degradation, conduct a study of County waterways, including issues related to derelict or sunken boats, mooring buoys, commercial boat sewage pumpout into sewer systems, outdoor lighting, unsightly vessels, boat lifts, and Molly's Leg. [P&Z]
I-45	Request enabling legislation for the County to take control of its waterways in town centers. [P&Z]
1-46	Continue to permit a higher residential density with the use of Transferable Development Rights (TDRs) within a one-mile radius of the perimeter of North Beach, Chesapeake Beach, Prince Frederick, and Solomons; continue to permit a higher residential density with the use of TDRs within a one-mile radius of a defined central point within Dunkirk, Owings, Huntingtown, St. Leonard, and Lusby [P&Z]
I-47	Allow multi-family housing (apartment and townhouses) in major Town Centers; do not allow multi-family housing in minor Town Centers except as may be permitted in Town Center Master Plans. [P&Z]
I-48	Work with area residents and builders to establish new design standards for residential neighborhoods within a one-mile radius of town centers. Connect residential neighborhoods to town centers by way of non-arterial roads, bikeways, and sidewalks. [P&Z, PW]
1-49	Identify and require or encourage amenities that will help retain and attract retirees.
I-51	Continue to work with existing small-lot communities to resolve issues specifically related to these communities. [P&Z, CR, PW, PS]
I-52	To address health and safety issues in small-lot communities platted before the adoption of current regulations, look for ways to reduce the number of dwelling units that can be developed within these communities. [P&Z]
I-53	Continue to look for ways to direct residential growth away from the Farm and Forest District. [P&Z]
I-54	Give priority to farming (such as "right to farm" regulations), forestry, wildlife habitat protection, and heritage/ecotourism within the Farm and Forest District. [P&Z]
I-55	Continue to look for ways to minimize potential negative impacts (such as traffic, trespassing, destruction of older buildings, and visual changes to the landscape) within the Farm and Forest District. [P&Z]

	<p align="center">II. PROPOSED 2040 ACTIONS THAT ARE NEW</p> <p align="center">Numbers correspond to numbers in the 2040 draft</p>	<p>✓ Consistent with 2010 Comprehensive Plan policies</p>
3.1.1.6	Periodically review and update the Calvert County Growth Tier Map. [BOCC, PC, and P&Z]	Needs further explanation
3.1.3.2	Look at the potential for linking agricultural and heritage tourism with other economic development activities such as the marketing of locally-grown foods. [P&Z, ED]	✓
3.1.3.3	Reduce negative environmental impacts of subdivision roads and make them visually compatible with the rural character of the surrounding area while maintaining road safety. [P&Z, PW]	✓
3.1.3.5	Look for opportunities to connect designated wetlands with other protected natural areas and preserved agricultural lands to create a network of green spaces (green infrastructure). Where appropriate, this network could include hiking trails to create recreation opportunities for residents and visitors. [P&Z, P&R]	✓
3.2.1.1	Consider options for public financial support for provision of public water and sewer facilities in the Prince Frederick, Lusby, and Solomons Town Centers to promote economic development, encourage multi-family housing opportunities, and protect public health. [BOCC, P&Z, PW, F&B]	Needs further explanation
3.2.1.2	Consider allowing developer-funded extension of public water and sewer systems into the Residential Areas around Prince Frederick, Lusby, and Solomons. [BOCC, PW, P&Z]	Change in policy
3.2.1.3	Allow privately-funded community sewage treatment facilities to serve commercial, industrial and employment uses located outside Town Centers and Residential Areas, consistent with economic development goals. [BOCC, PW, P&Z]	Change in policy
3.2.2.2	Limit public sewer systems to locations where public health is compromised by existing water supply and sewage disposal technologies. [BOCC, PW]	✓
3.2.2.3	Allow public water and sewer facilities in locations within a designated Waterfront Communities only when necessary to address public health and safety. [BOCC, PW]	✓
3.3.1.4	Allow the use of TDRs to increase the density and range of housing types provided in Town Centers. [BOCC, P&Z]	✓
3.3.1.5	Allow uses that serve both local residents and employees to locate in employment areas. [BOCC, P&Z]	Needs further explanation
3.3.2.1	Evaluate the use of TDRs within the Farm and Forest areas and the Rural Residential areas. [P&Z, APAB]	Needs further explanation
3.3.2.2	Explore the use of TDRs to increase commercial intensity in Town Centers. [BOCC, P&Z, ED, APAB]	✓
3.3.2.3	Evaluate the funding and administration of the Purchase and Retirement Program for development rights. [P&Z, APAB, F&B]	Needs further explanation
3.3.2.4	Evaluate the policy of using TDRs in the one-mile radius of the Minor Town Centers. [P&Z, PC, BOCC]	Needs further explanation

3.3.3.1	Review and update the Town Center Master Plans to reflect the policies of the Calvert 2040 Plan. [BOCC, PC, P&	Change in policy
3.3.3.3	Use the Prince Frederick Charrette Report as a basis for updating the Prince Frederick Town Center Master Plan. [BOCC, PC, P&Z]	✓
3.4.1.2	Identify and implement ways to improve commercial business and employment growth in Town Centers. [ED]	✓
3.4.1.3	Interconnect roadways, transit routes, bike routes and pedestrian networks to make the employment area part of the adjacent community. [P&Z, CR, PW]	✓
3.4.2.1	Develop a long-range infrastructure plan for the Industrial areas. [ED, PW, P&Z]	✓
3.4.2.3.	Allow office and business uses in Industrial areas {BOCC, P&Z]	Change in policy

	<p>III. 2010 COMPREHENSIVE PLAN ACTIONS THAT HAVE BEEN MODIFIED IN THE 2040 DRAFT.</p> <p>2010 action items are shaded. Proposed 2040 action items are in bold and shown immediately below the 2010 action. Numbers correspond to numbers in their respective plans. Significant modifications are shown in red. Changes in agency assignments have not been included.</p>
I-4	Reserve the Farm and Forest District (Priority Preservation Areas) for farming and natural resource-related uses and direct residential growth away from these areas. [P&Z]
Objective 1.	Objective 1: Reserve the Farm and Forest District for farming and natural resource-related uses. (<i>deleted: "and direct residential growth away from these areas"</i>)
I-5	Continue to support the goal of permanently preserving a minimum of 40,000 acres of prime farm and forestland through County, State, and federal land preservation programs. [P&Z]
3.1.1.4	Continue to support the goal of permanently preserving a minimum of 40,000 acres of prime farm and forestland through county, state, and federal land preservation programs <i>added: and land trusts.</i> [BOCC, Agricultural Preservation Advisory Board (APAB), P&Z]
I-8	Work with the Calvert County Tourism Advisory Committee to explore opportunities for developing heritage sites and ecotourism. [P&Z, ED]
3.1.3.1	Explore opportunities for developing heritage sites and ecotourism. [P&Z, ED, PR, CMM]
I-11	Do not locate public facilities such as sewer or water service areas, schools, and fire and rescue stations within the Farm and Forest District. [PW, PS, F&B, BOE]
3.2.2.1	Do not locate public facilities such as sewer or water service areas, schools, and fire and rescue stations within the Farm and Forest areas <i>and Wetlands areas.</i> [BOCC, GS, PW, PS, F&B, BOE]
I-13	Wherever possible, reduce negative environmental impacts of subdivision roads and make them visually compatible with the rural character of the surrounding area while maintaining road safety. [P&Z, PW]
3.1.3.3	Reduce negative environmental impacts of subdivision roads and make them visually compatible with the rural character of the surrounding area while maintaining road safety. [P&Z, PW]
I-16	Continue to limit the types of public and quasi-public uses in the Farm and Forest District based upon their intensity. [BOCC]
3.1.1.5	Continue to limit the types of public and quasi-public uses in the Farm and Forest District based upon their <i>purpose and</i> intensity. [BOCC, P&Z]
I-17	Strengthen marketing and value-added opportunities for farm product sales in the region by the following approaches: 1-17a-c)
3.1.2.1	Permit and market value-added opportunities for farm product sales. [P&Z, ED] <i>deleted: Strengthen marketing</i>
1-17 c	Work with the Southern Maryland Agricultural Development Commission to facilitate the development of an animal processing facility and regional grain depot.
3.1.2.2	Facilitate the development of an animal processing facility and regional grain depot. [P&Z, ED]
I-27	Continue to direct commercial growth to town centers. [P&Z]

3.4.1.1.	Continue to direction commercial and employment growth to Town Centers [BOCC, P&Z,ED]
I-35	Avoid the potential for strip commercial development along highways by using the following policies [P&Z, ED]
Goal 4, Objective 3:	Avoid the potential for strip commercial development along highways.
a.	Do not permit additional commercial development along highways outside town centers.
3.4.3.1	Do not permit additional commercial and retail development along highways outside Town Centers. [BOCC, P&Z]
e.	Prohibit the expansion of rural commercial districts.
3.4.4.2	Restrict the expansion of rural commercial uses and maintain a small-scale rural character. [BOCC, P&Z]
f.	Evaluate existing regulations governing rural commercial uses and make changes as needed to ensure that they maintain their existing small-scale rural character. (see 3.4.4.2)
h.	Develop a plan for phasing out some or all RC districts.
3.4.4.1	Develop a plan for phasing out Rural Commercial districts that are vacant or underutilized. [P&Z, ED]
I-38	Consider permitting low-impact supplemental income opportunities within the Farm and Forest District and Rural Community District that support, complement, and promote farming and heritage/ecotourism. [P&Z]
3.4.5.2	Permit low-impact supplemental income opportunities within the Farm and Forest and Rural Residential areas that support, complement, and promote farming and heritage/ecotourism. [BOCC, P&Z]
I-40	Maintain an inventory of Light Industrial (I-1) land. Periodically evaluate the need for additional I-1 land as part of a comprehensive rezoning process. [P&Z, ED]
3.4.2.2	Maintain an inventory of Industrial land. [P&Z, ED] <i>(deleted: Periodically evaluate the need for additional I-1 land as part of a comprehensive rezoning process [P&Z,ED])</i>

	<p style="text-align: center;">IV. PROPOSED 2040 ACTIONS THAT REMAIN THE SAME AS ACTIONS LISTED IN THE 2010 COMPREHENSIVE PLAN</p> <p>Numbers correspond to numbers in their respective plans (numbers in 2040 draft in bold). Changes in agency assignments have not been included.</p>
<p>I-7 Objective 3</p>	Protect the scenic quality of existing rural landscapes and vistas. [P&Z]
<p>1-10 3.1.1.3</p>	Provide local support to the Maryland Agricultural Land Preservation Program and other State and federal agricultural preservation programs. [P&Z]
<p>1-14 3.1.3.4</p>	Strengthen regulations and incentives governing the preservation of older structures. [P&Z]
<p>1-17 a 3.3.1.2</p>	Facilitate the creation of farmers markets in all town centers.
<p>1-18 Goal 3, Objective 1</p>	Continue to promote a broad mix of commercial, office, residential, public, and quasi-public development within town centers. [P&Z]
<p>1-21 3.3.1.1</p>	Promote town centers as community cultural and activity centers by locating schools, colleges, recreational, and cultural facilities within or adjacent to town centers [GS, F&B]
<p>1-22 3.3.3.5</p>	Continue to improve the appearance of town centers by emphasizing Town Center Master Plan Capital Improvements Projects and Architectural Review [P&Z]
<p>1-23 3.3.3.4</p>	Review Town Center Master Plans and Zoning Ordinances to look for additional ways to reduce dependence upon automobiles by promoting “pedestrian-friendly” site design and increasing pedestrian and bicycle circulation within and between residential, commercial, and office uses. P&Z, PWI
<p>1-24 3.3.3.6</p>	As Master Plans are revised, look for ways to preserve and enhance the unique character of each town center. [P&Z]
<p>1-25 3.3.1.3</p>	Consider ways to strengthen regulations regarding derelict buildings. [P&Z]
<p>1-26 3.3.3.2</p>	Maintain a schedule to review and update Town Center Master Plans [P&Z]
<p>I-35 d. 3.4.3.2</p>	Do not allow commercial uses to have direct access onto MD 2/4 in Huntingtown, St. Leonard, or Lusby.
<p>I-35 g. 3.4.3.3</p>	Require that rural commercial properties meet the same site design and architectural design standards that are required for businesses that locate within the nearest town centers.
<p>I-39 3.4.5.1</p>	Limit commercial uses in the Farm and Forest District and Rural Community District to help avoid traffic congestion and conflicts with existing residential communities. [P&Z]
<p>1-42 3.4.2.4</p>	Monitor the amount of marine zoning needed and the best locations in terms of the flowing factors: water depths, erosion potential, water quality, and critical navigation areas. [P&Z,ED]
<p>1-43 3.4.2.5</p>	Allow maximum utilization of areas zoned Marine Commercial (MC) without causing significant adverse effects on aquatic resources, visual aesthetics, or neighboring residential uses (e.g.outdoor lighting projecting onto residential property.) [P&Z]