

Pertaining to the Amendments of the Prince Frederick Zoning Ordinance Sections IV.B & IV.J, Required Roof Pitch and Building Materials.
(Text Amendment Case No.15-07)

WHEREAS, Title 4 of the *Land Use Article* of the Maryland Annotated Code, as amended, empowers the Board of County Commissioners to enact a Zoning Ordinance to promote the health, safety and welfare of the citizens of Calvert County, and to provide for its administration, enforcement and amendment;

WHEREAS, the Board of County Commissioners of Calvert County, Maryland has heretofore adopted the Prince Frederick Zoning Ordinance by Resolution 8-92;

WHEREAS, after study and evaluation, the Calvert County Department of Community Planning & Building recommended to the Planning Commission and the Board of County Commissioners text amendments to the Prince Frederick Zoning Ordinance Sections IV.B and IV.J;

WHEREAS, after due notice was published, the Board of County Commissioners and the Planning Commission of Calvert County, Maryland (hereinafter, the "Planning Commission") conducted a joint public hearing on April 5, 2016, at which time the proposed amendments were discussed, staff's recommendations were considered, and public comment was solicited;

WHEREAS, at the conclusion of said public hearing the Planning Commission voted to recommend adoption of the amendments and conveyed its recommendation to the Board of County Commissioners by resolution; and

WHEREAS, after considering the evidence which had been presented at the public hearing regarding the proposed text amendments and the recommendation of the Planning Commission, and in furtherance of the public health, safety and welfare, the Board of County Commissioners determined it is in the best interest of the citizens of the County to enact the text amendments to the Prince Frederick Zoning Ordinance, as set forth in Exhibit A, attached hereto and made a part hereof.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Calvert County, Maryland, that the Prince Frederick Zoning Ordinance Sections IV.B and IV.J **BE**, and hereby **ARE**, amended by adopting the text amendments as shown in attached Exhibit A hereto and made a part hereof (Exhibit B depicts the amendments as they will actually appear in the Zoning Ordinance).

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that, in the event any portion of this Ordinance, the Calvert County Zoning Ordinance, or the Prince Frederick Zoning Ordinance are found to be unconstitutional, illegal, null or void, it is the intent of the Board of County Commissioners to sever only the invalid portion or provision, and that the remainder of the Ordinances shall be enforceable and valid.

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that the foregoing recitals are adopted as if fully rewritten herein.

BE IT FURTHER ORDAINED by the Board of County Commissioners of Calvert County, Maryland that this amendatory Ordinance shall be effective upon recordation without publication of a fair summary.

DONE, this 5th day of April 2016 by the Board of County Commissioners of Calvert County, Maryland.

Aye: 5
Nay: 0
Absent/Abstain: 0

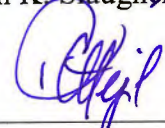
ATTEST:

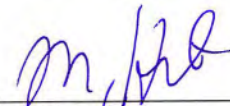
**BOARD OF COUNTY
COMMISSIONERS OF CALVERT
COUNTY, MARYLAND**

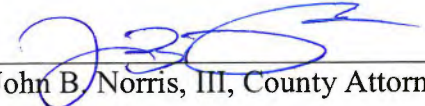

Maureen L. Frederick, Clerk


Evan K. Slaughterhoup Jr., President

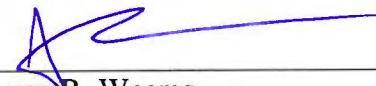
Approved for form and legal
sufficiency by:


Tom Hejl, Vice-President

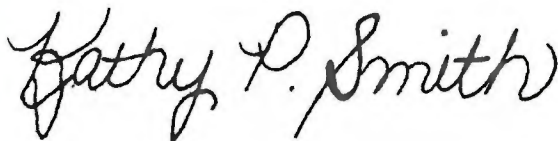

Mike Hart


John B. Norris, III, County Attorney


Pat Nutter


Steven R. Weems

Received for Record April 15, 2016.
12:15 o'clock A.M. Same day
Recorded in Liber KFS No. 49
Folio 198 COUNTY COMMISSIONERS
ORDINANCES AND RESOLUTION.



Prince Frederick Zoning Ordinance

IV. BUILDING DESIGN AND HEIGHT REQUIREMENTS

B. Exterior siding for all sides of buildings and accessory structures shall be ~~limited to one or a combination of:~~ brick, wood, wood appearance (vinyl, ~~aluminum metal, or fiber cement~~) horizontal or vertical board, shingles, stucco, split face block and stone. **Modular siding systems using flat metal panels and concealed fasteners in muted colors are permitted in the Entry, New Town, and Village Districts provided the building is architecturally compatible with neighboring buildings.** Uncovered cinder block and metal **corrugated or ribbed** siding (~~other than metal clapboard~~) are not permitted.

J. ~~Pitched roofs shall be a minimum 6:12 pitch.~~ **Pitched roofs shall be wood, metal or asphalt shingles in muted colors. The pitch of the main roof shall be a minimum 6/12 limited to gable, hipped, shed and true mansard. Gambrel roofs are permitted on accessory buildings that have a footprint of less than 200 square feet. False mansard roofs are not permitted. Dormer roofs and small roof areas under 100 square feet are not subject to these requirements. For buildings with a depth greater than 40 feet, a lower pitch is permitted provided the building is architecturally compatible with neighboring buildings.** Flat roofs shall be ~~modified~~ **enhanced** through the use of pediments and other traditional design motifs.

Roof pitches of less than 6/12 (excluding flat roofs of less than 2/12) may be permitted on consideration of the Planning Commission or its designee.

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