

Article 5. Rural Residential Districts

- 5-1 PURPOSE
- 5-2 USES
- 5-3 MINIMUM STANDARDS

5-1 PURPOSE

The Rural Residential Districts are composed of existing subdivisions and parcels located throughout the rural areas of the County as well as farmland and forests located predominately within Tier III of the Growth Tiers Map (adopted April 25, 2017). The Sustainable Growth and Agricultural Preservation Act of 2012 requires that a residential major subdivision in a Tier III area not be approved unless the Planning Commission has reviewed and recommended approval of the major subdivision. Before recommending approval of a proposed major subdivision in a Tier III area, the Planning Commission must hold at least one public hearing.

A. Rural Community District (RCD)

The Rural Community District (RCD) is intended to maintain a mix of farms, forests, and residential uses, retain historic and scenic areas, and protect watersheds, fish and wildlife. These goals are to be achieved in part through the mandatory clustering of subdivisions on parcels 30 acres or greater in size, with a minimum of 60 percent of the subdivision to be permanently preserved as open space. It is the intent to maintain a low residential density within this district while still allowing for some use of Transferable Development Rights (TDRs). To avoid drawing traffic onto rural roads commercial uses are limited.

B. Rural Neighborhood District (RND)

The Rural Neighborhood District (RND) is intended to accommodate residential development as well as agricultural uses in proximity to the Town Centers of Dunkirk, Owings, Huntingtown, and St. Leonard. This district allows for higher residential densities within the proximity of Town Centers through the purchase of Transferable Development Rights (TDRs), however permitted residential densities are lower in this district than in the Residential District. The clustering of subdivisions is not mandatory and smaller lot sizes are permitted than in the RCD. To avoid drawing traffic onto rural roads commercial uses are limited.

C. Waterfront Community District (WCD)

This Waterfront Community District (WCD) is intended to recognize existing, long-established residential waterfront communities along the Patuxent River, the Chesapeake Bay, and their tributaries. This district is predominantly located within areas recognized as rural villages by the Maryland Department of Planning. The Smart Growth Areas Act of 1997 defines a rural village as an unincorporated area that is primarily residential, including an area with historic qualities, that is located in an otherwise rural or agricultural area and for which new growth, if any, would derive primarily from in-fill development or limited peripheral expansion. The predominantly small-lot residential development and water-dependent uses characteristic of these communities is recognized as distinct within Calvert County's rural landscape. The long-established nature of these communities limits future development within this district.

5-2 USES

Article 18 and Table 18-1 of this Ordinance lists allowed principal, accessory, and temporary uses in the Rural Residential Districts.

5-3 MINIMUM STANDARDS

Table 5-1: Rural Residential Districts Minimum Standards establishes the permissible density, lot area, lot width, building height, and setbacks for the Rural Residential Districts. See Article 2 of this Ordinance for related definitions and measurement standards.

| Density | RCD | RND | WCD |
|--------------------------------------|---|------------------------------|-----|
| Base Density | 1 dwelling unit per 20 acres | 1 dwelling unit per 20 acres | N/A |
| Transfer Zone Density ^[1] | 1 dwelling unit per 5 acres | 1 dwelling unit per acre | N/A |
| Single-Family Detached Residential | | | |
| Minimum Lot Area ^[2] | 3 acres in non-cluster subdivision 1 acre in clustered subdivision | 30,000 sf | N/A |

| | | | |
|--|--|--|------|
| Maximum Lot Area | 3 acres in clustered subdivision | N/A | N/A |
| Minimum Lot Width at Front Building Restriction Line | Lot less than 3 acres: 100' Lot 3 acres or more: 150' | Lot less than 3 acres: 100' Lot 3 acres or more: 150' | 75' |
| Minimum Lot Width at Water Frontage | Lot less than 3 acres: 150' Lot 3 acres or more: 200' | Lot less than 3 acres: 150' Lot 3 acres or more: 200' | 100' |
| Front Setback: MD 2, 4, 2/4, 260, 261, 263, 231^[3] | 100' | 100' | 25' |
| Front Setback: Interior Subdivision Roads | Lot less than 3 acres: 25' Lot 3 acres or more: 60' | Lot less than 3 acres: 25' Lot 3 acres or more: 60' | 25' |
| Front Setback: All Other Roads^[3] | 60' | 60' | 25' |
| Side Setback | Lot less than 3 acres: 10' Lot 3 acres or more: 30' | Lot less than 3 acres: 10' Lot 3 acres or more: 30' | 6' |
| Rear Setback | Lot less than 3 acres: 35' Lot 3 acres or more: 60' | Lot less than 3 acres: 35' Lot 3 acres or more: 60' | 20' |
| Nonresidential | | | |
| Minimum Lot Area | 3 acres | 3 acres | N/A |
| Minimum Lot Width | N/A | N/A | N/A |
| Front Setback: MD 2, 4, 2/4, 260, 261, 263, 231 | 100' | 100' | 25' |
| Front Setback: All Other Roads | 60' | 60' | 25' |
| Side Setback | 50' | 50' | 6' |
| Rear Setback | 50' | 50' | 20' |

[1] The purchase of Transferable Development Rights (TDRs) is required to obtain transfer zone density (See Article 17).

[2] Permitted lot area is pending Health Department approval.

[3] Note also front roadway buffer requirements of Section 25-2.B.4.