



CRU Task Force AGENDA

Wednesday, March 30, 2022, at 6 PM

Members of the public may participate by telephone conference call via Teams.

Dial 1-872-239-8359 and enter Conference ID 626 252 70#

Please mute your device until the Chair opens the floor for public comments.

The public may view meetings live at <https://www.kentcounty.com/youtube-live>.

Archived videos may be viewed on the [Kent County Government YouTube channel](#).

MISSION STATEMENT: *We value our land, our families, our neighbors, our friends, and our diverse, rural community. Kent County's history, its location, and the land itself enrich our lives and our lifestyles every day. The CRU Task Force's mission is to preserve the best of Kent County, Maryland, including prime farmland, local culture, and its small businesses, while supporting opportunities for expanding into new economies, via innovative and thoughtful changes to the County's zoning regulations that simplify regulatory processes and add new uses.*

I. **Welcome and Roll Call**

Al Nickerson	Buck Nickerson	Joe Hickman	Ray Strong
Bill Norris	Chikki Shajwani	Kim Kohl	Sam Shoge
Bill Sutton	Cindy Genter	Pat Langenfelder	Tom Mason
Bryan Greenwood	Jim Saunders	Paul Ruge	Tyler Brown

II. **Approval of the Summary** for the Task Force Meeting on December 8, 2021

III. **Purpose:** Fair and Open Discussion on Proposed Text Amendments

Outcome: Staff to summarize Task Force positions in Meeting Summary

Ground Rules

- A. Everyone is encouraged to share ideas openly and freely.
- B. There are no right or wrong inputs for discussion purposes.

Norms

- Participants speak ‘through the chair’. This means raising your hand if you want to speak, and waiting for the Chair to call on you.
- Don’t interrupt other people.
- Don’t talk/debate amongst yourselves.
- Respect other's views.
- Keep contributions short and to the point.
- Start and end on time.
- If online or on the phone: have your video ON and mute ON. Wait for the Chair to call your name before you unmute.

IV. Old Business

- A. ZoneCo presentation of text changes ([here](#)) related to the Diagnostic Report
- B. Discussion of Task Force schedule

V. New Business

- A. Presentation of proposed new graphics for individual zoning districts

Break – 10 minutes

- B. Discussion to revisit the topic of consolidation of limited zoning districts
- C. Discussion of Task Force schedule

VI. Task Force Comments

VII. Adjournment

*Please note a quorum of the Board of County Commissioners
may be present at any meeting.*

Special Announcement Regarding Meeting Attendance

The following options are provided for the public to participate in the Task Force meeting.

Since seating is limited, members of the public who would like to **attend the meeting in-person** are encouraged to register in advance by either email at compzone@kentgov.org, or by leaving a voice message at 410-778-7423, ext. 9 (voice/relay). The physical location is in the County Commissioners' Hearing Room at 400 High Street in Chestertown, MD.

Members of the public who wish to **participate via video in the Teams meeting** also need to register in advance by texting their name, street address for the record, and email address to 410-708-4063. Although not required, members of the public who wish to participate in the Teams meeting are encouraged to download the free app for Microsoft Teams, in order to improve their experience of the presentation. Prior to the meeting, a link to join Teams will be emailed to those who registered.

Members of the public may **call in with comments by phone** when the Chair opens the floor for comments. To participate via phone only (without video) via Microsoft Teams:

Call **1-872-239-8359** then enter Conference ID: **626 252 70#**

Please mute your phone / computer / or other electronic device until the Chair opens the floor in order to invite the public's comments.

To listen to the meeting only, the meeting will be livestreamed on the County website at: <https://www.kentcounty.com/youtube-live>

To submit written comments in advance of the meeting, please email your comments to compzone@kentgov.org or mail your comments to:

Bill Mackey, AICP, Director, Department of Planning, Housing, and Zoning
400 High Street, Suite 130; Chestertown, MD 21620

To review agendas, adopted summary minutes, and all meeting materials online, please visit <https://www.kentcounty.com/compzone>. To receive printed copies of materials or review the materials on file in person, please contact Bill Mackey at 410-778-7423 ext. 9 (voice/relay), or at the email address above, or in writing at the address above. Please allow time for USPS delivery, if corresponding by post.

If you require communication assistance, please call (410) 778-7423 (voice/relay) or visit Maryland Relay at www.mdrelay.org, or email compzone@kentgov.org.

Thank you for your participation!



To: Comprehensive Rezoning Update Task Force
From: Bill Mackey, Director DPHZ
Date: March 30, 2022
Subject: Proposed graphics for incorporation in the proposed Land use Ordinance

Memorandum

Request

As part of modernizing and making the Land Use Ordinance more accessible for users, the consultant team of ZoneCo and Hardesty & Hanover proposed the inclusion of illustrative graphics for zoning chapters. The attached graphics are submitted for review by the Task Force. The graphics include a character diagram and a regulation diagram. The character diagram shows an example of how development could appear as an illustrative model on a sample parcel. The regulation diagram lays out simple setbacks on a standard-size lot for the zoning district. Actual properties will vary greatly, and topographic and other features such as forests, existing structures, and lot configuration may be different for every parcel. These diagrams are intended to communicate the basic approach of the zoning district to aid in understanding. The attached is provided for review and comment before proceeding to a final version. One of the issues raised by staff is that front and rear yard setbacks may be reversed for properties on the waterfront, and this may require changes to the regulation diagrams or separate diagrams for waterfront and non-waterfront conditions.

Recommendation

Staff requests that the Task Force review and comment on the proposed zoning chapter graphics.

c: file

KENT COUNTY, MD LAND USE ORDINANCE

Draft Character & Regulatory Diagrams

v3: March 25, 2022

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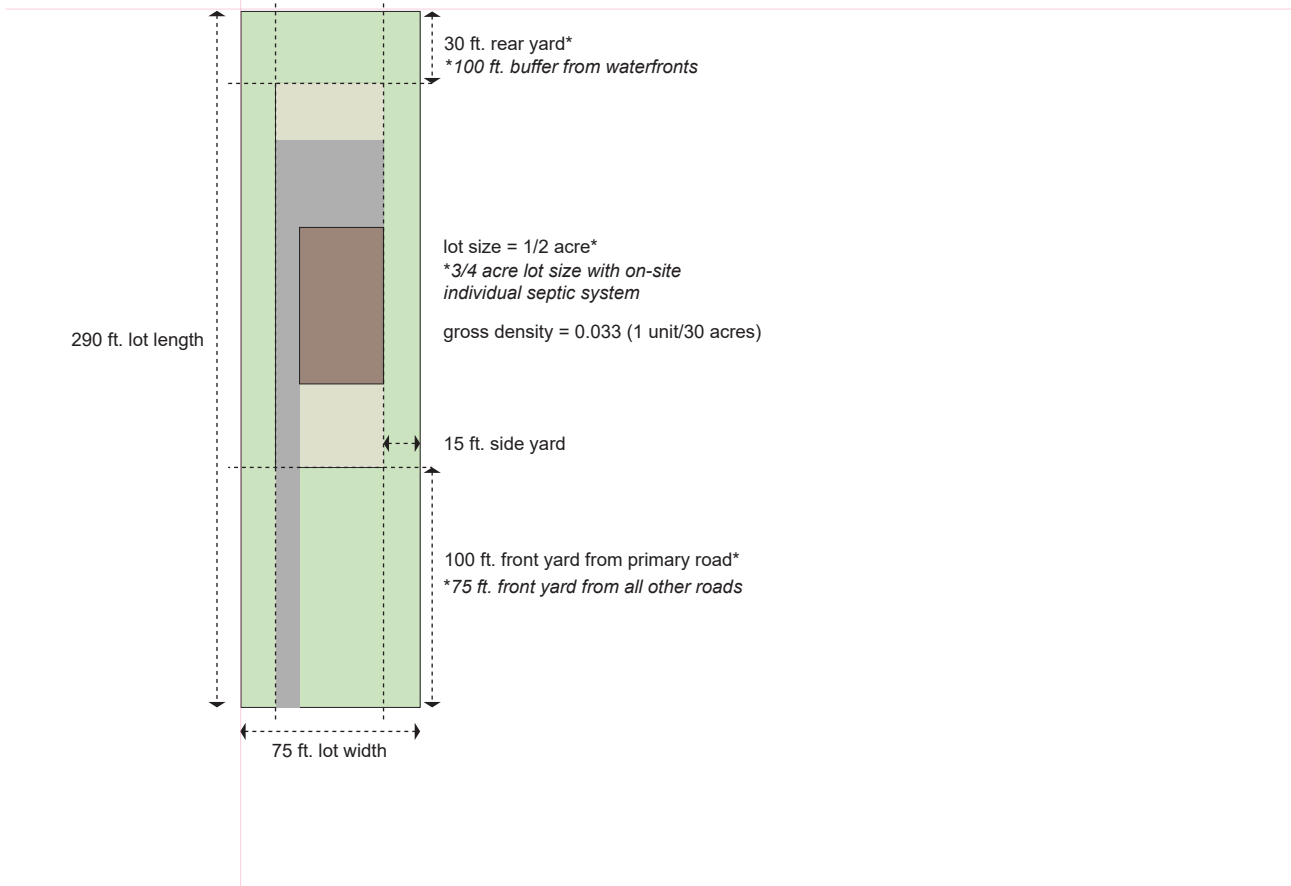
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AGRICULTURAL - STANDARD

Character Diagram



Regulatory Diagram

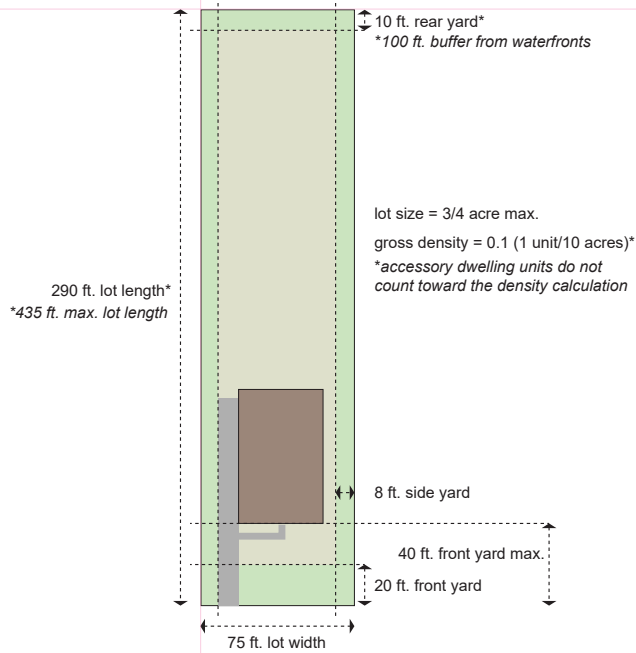


AGRICULTURAL - ENCLAVE

Character Diagram



Regulatory Diagram

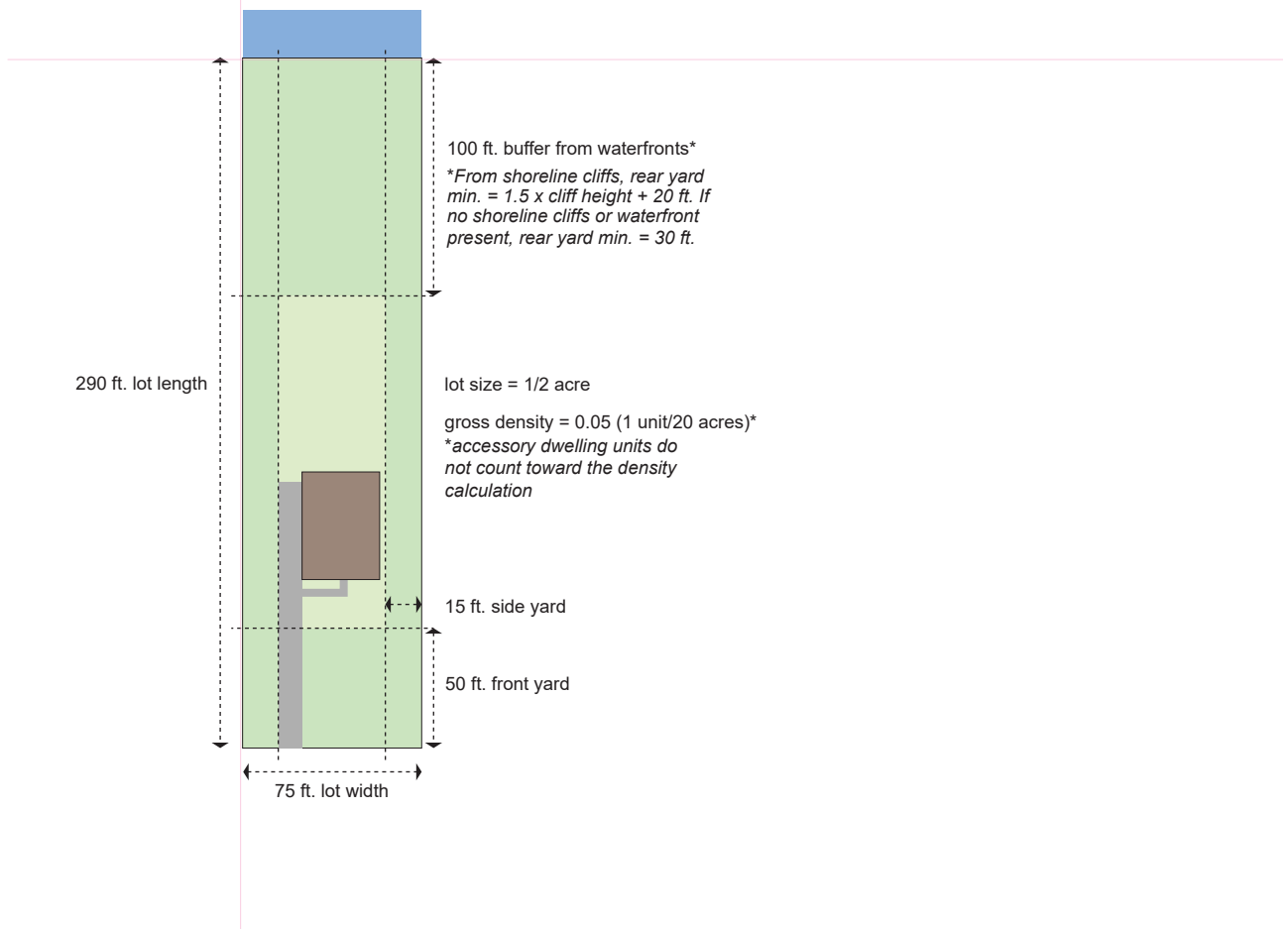


RESOURCE CONSERVATION DISTRICT

Character Diagram

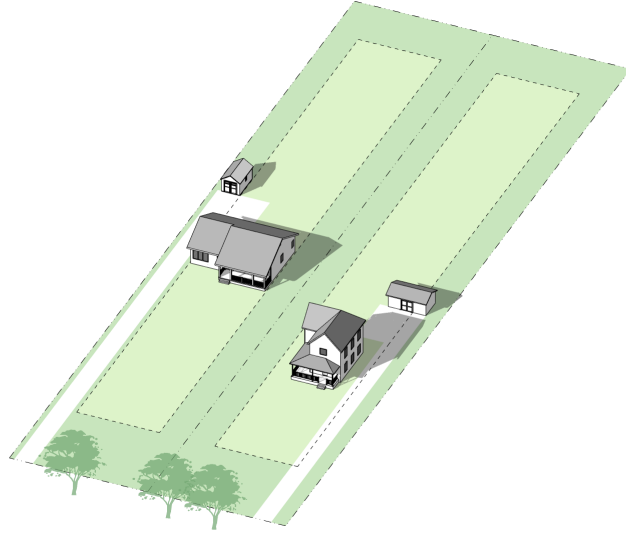


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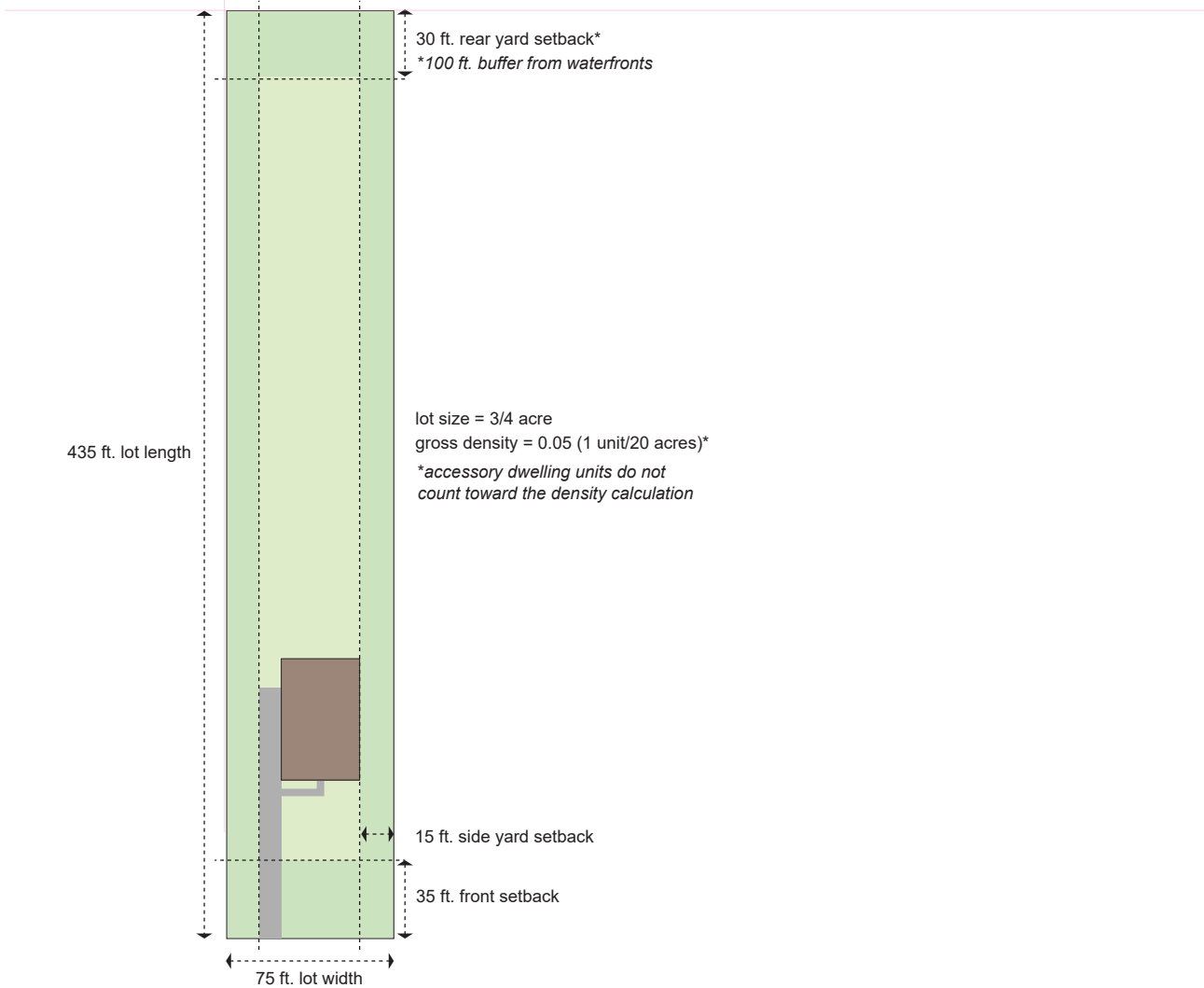


RURAL CHARACTER DISTRICT

Character Diagram

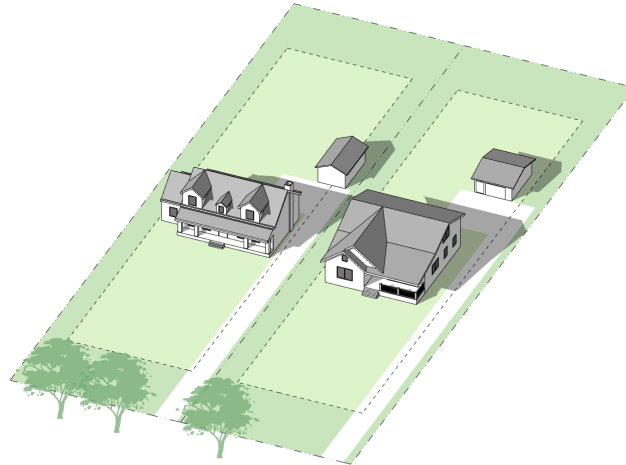


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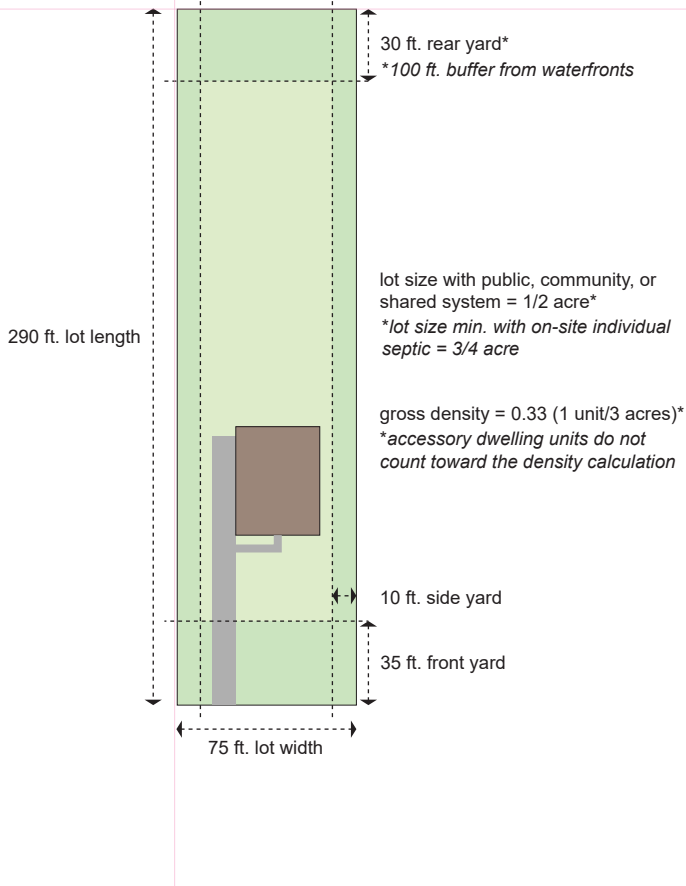


RURAL RESIDENTIAL

Character Diagram



Regulatory Diagram

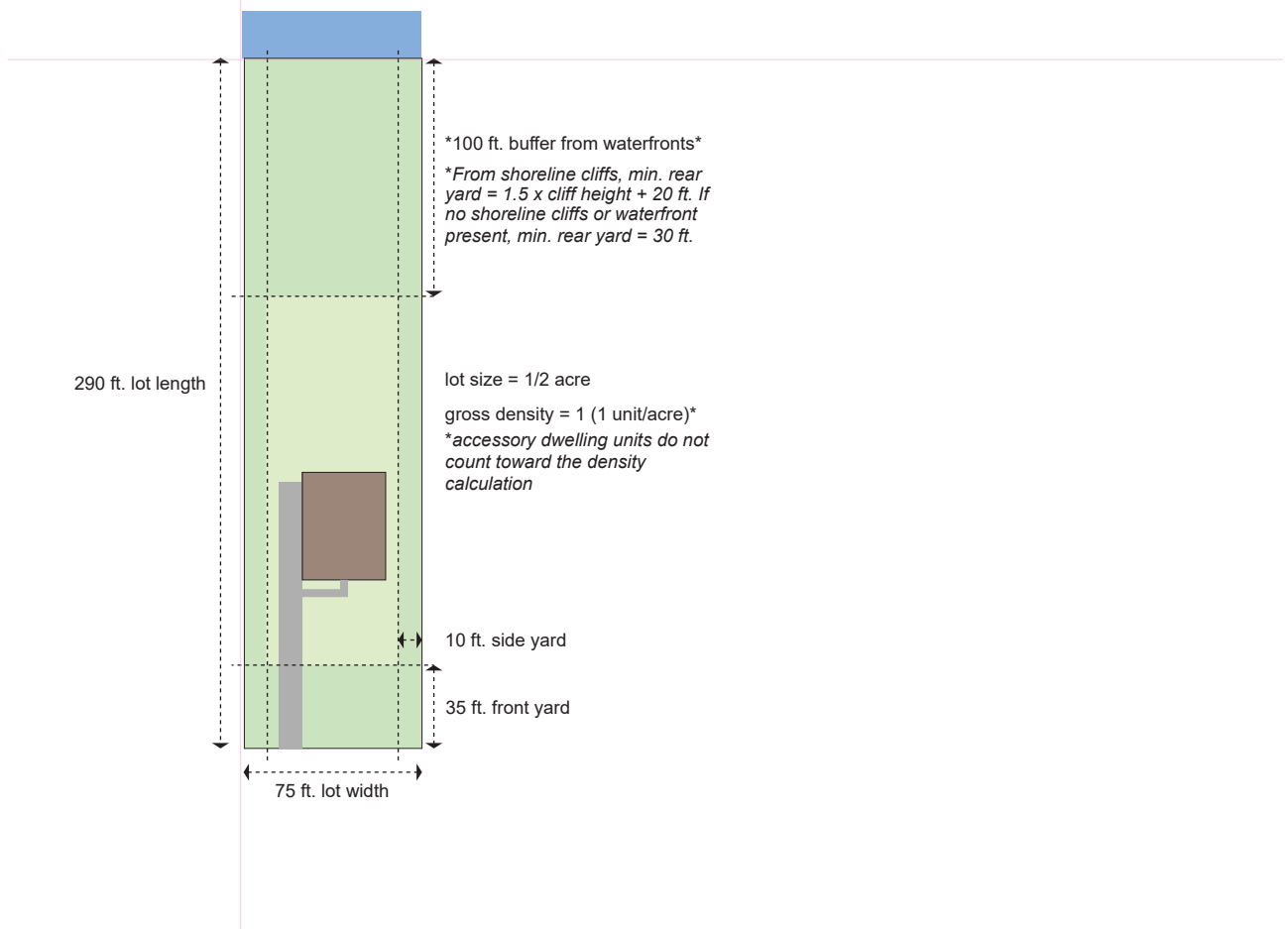


CRITICAL AREA RESIDENTIAL

Character Diagram



Regulatory Diagram

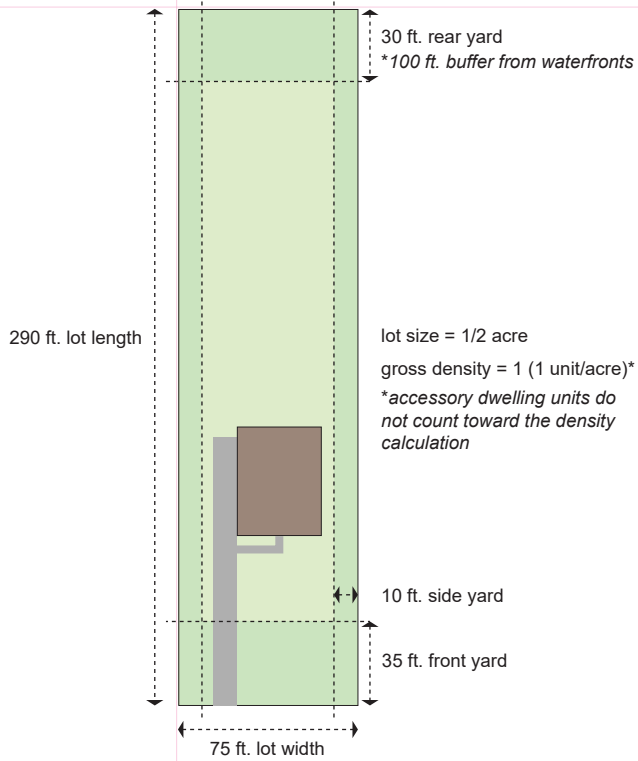


COMMUNITY RESIDENTIAL

Character Diagram

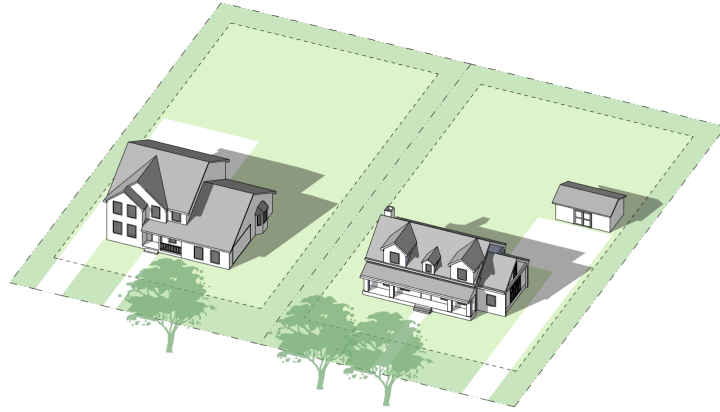


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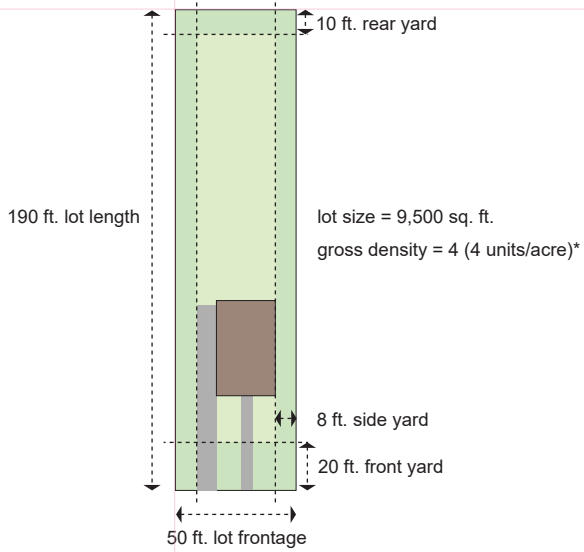


VILLAGE DISTRICT

Character Diagram

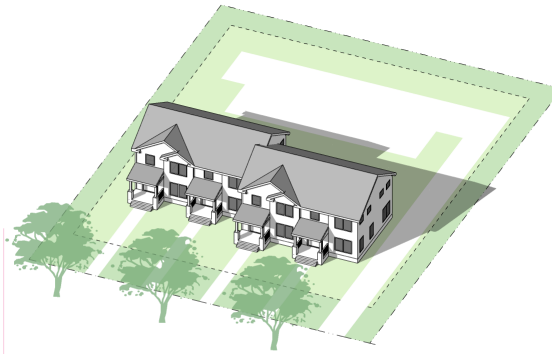


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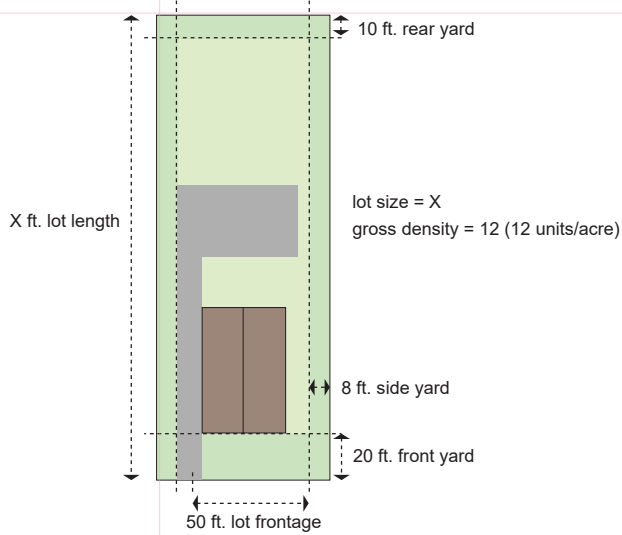


VILLAGE DISTRICT (TF/TH/MF) *(Two-family, Townhouse, Multifamily)*

Character Diagram

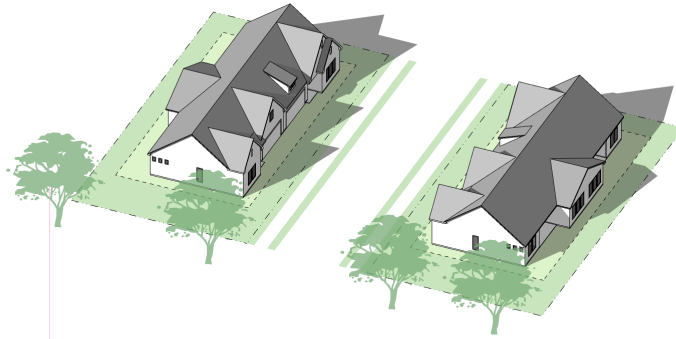


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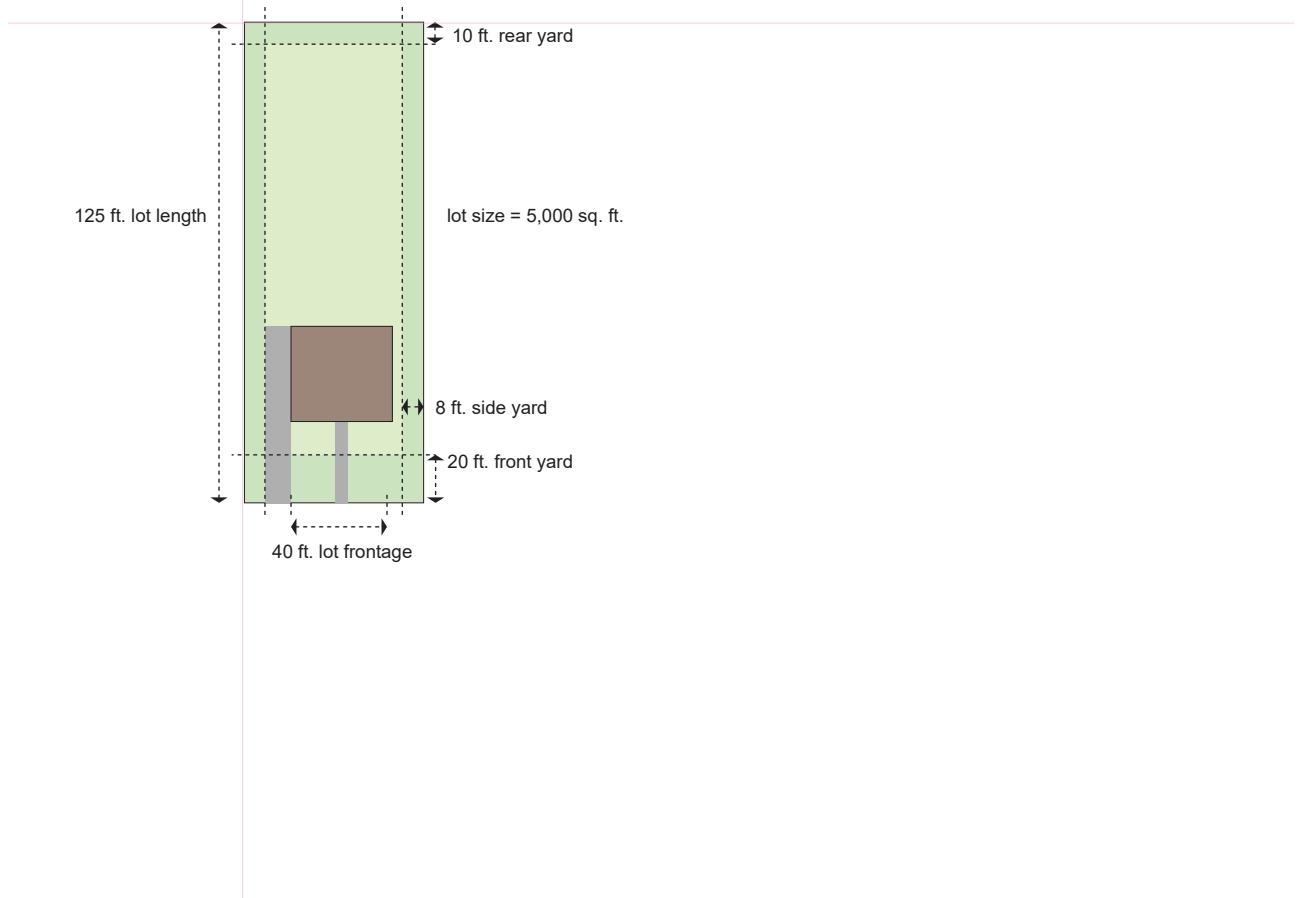


INTENSE VILLAGE DISTRICT

Character Diagram



Regulatory Diagram

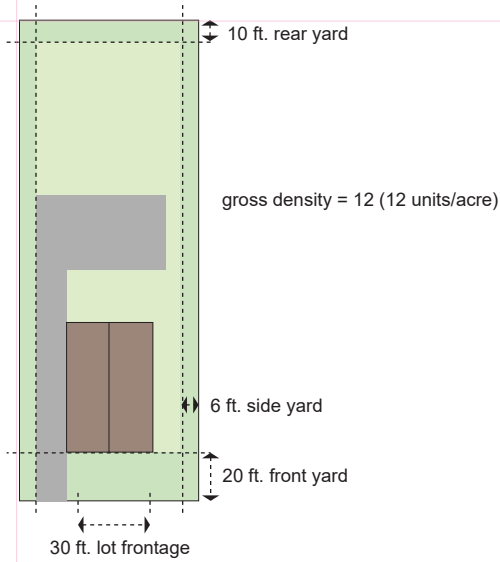


INTENSE VILLAGE DISTRICT (TF/TH/MF) *(Two-family, Townhouse, Multifamily)*

Character Diagram

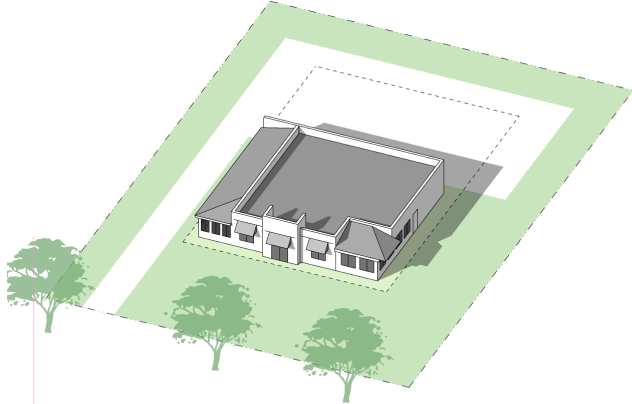


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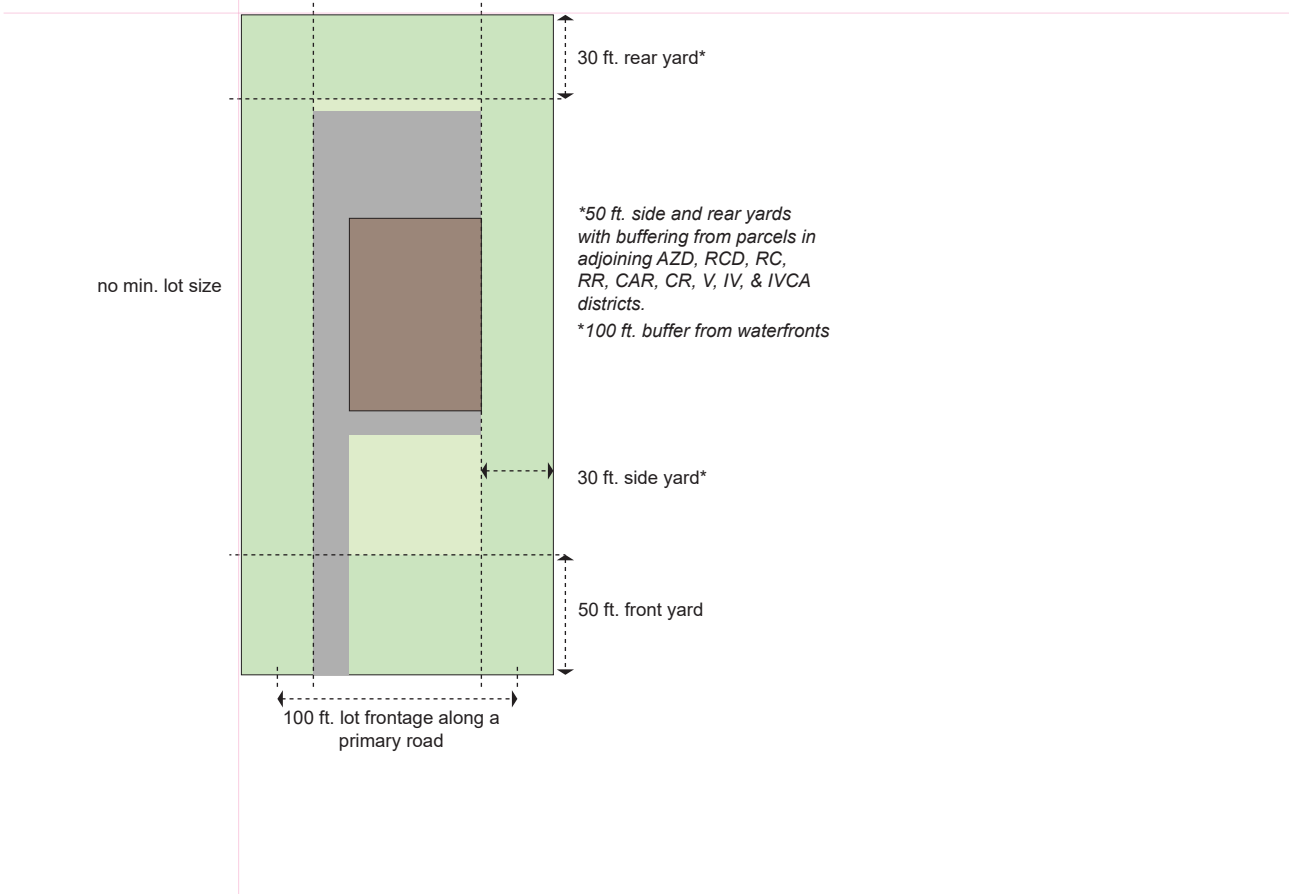


CROSSROADS COMMERCIAL DISTRICT

Character Diagram

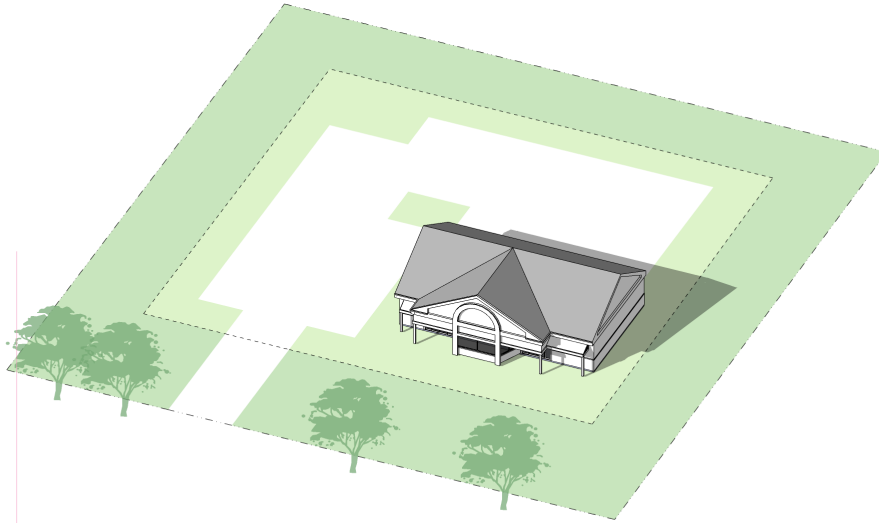


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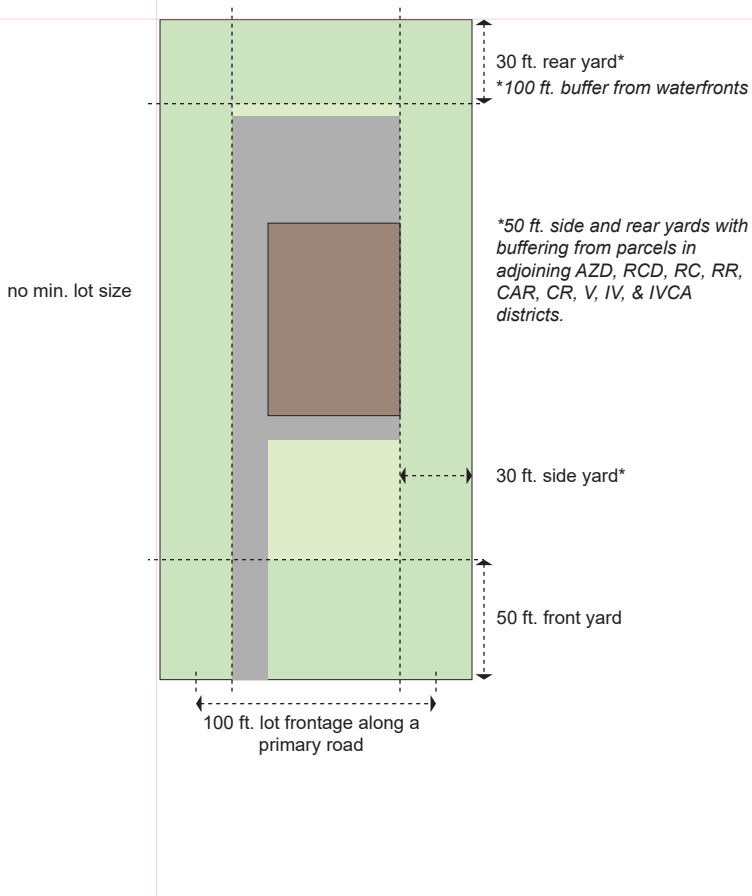


COMMERCIAL DISTRICT

Character Diagram

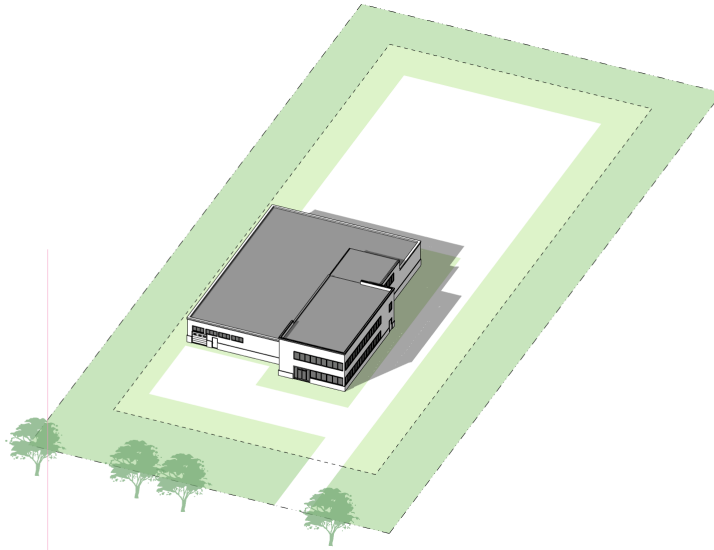


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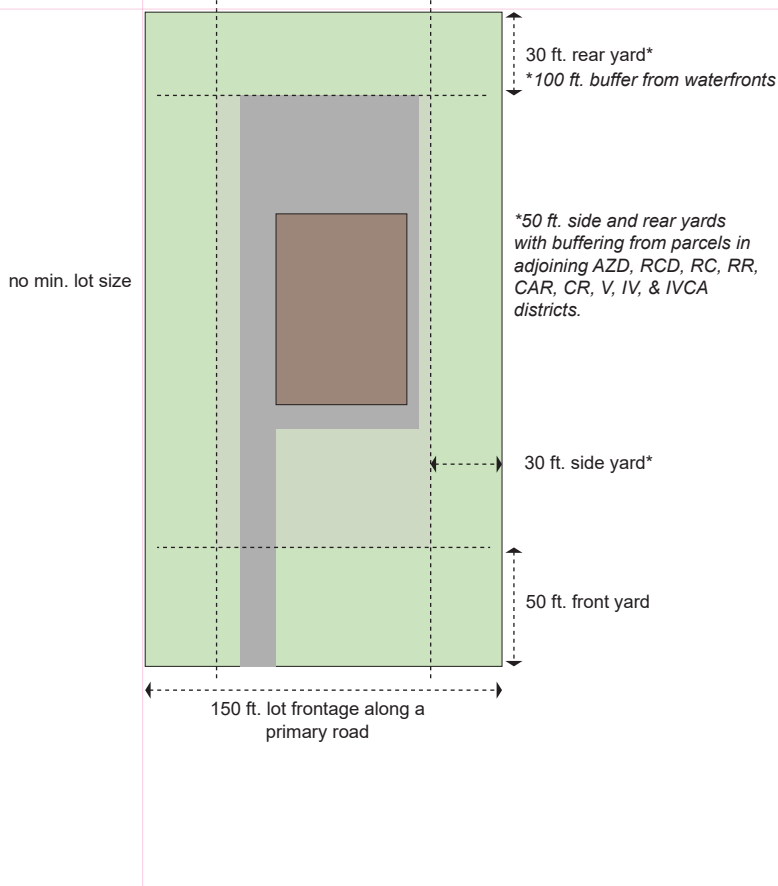


COMMERCIAL CRITICAL AREA

Character Diagram

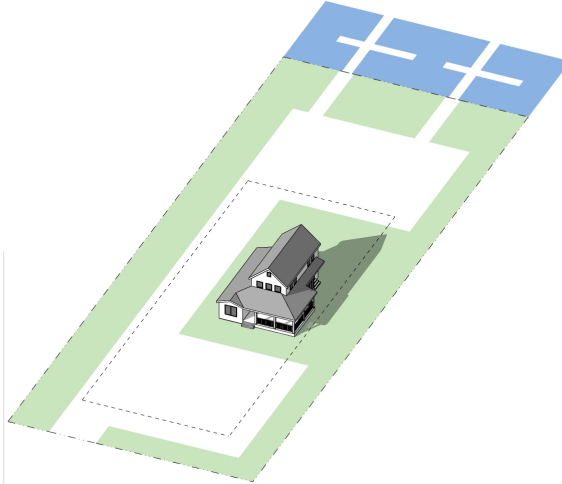


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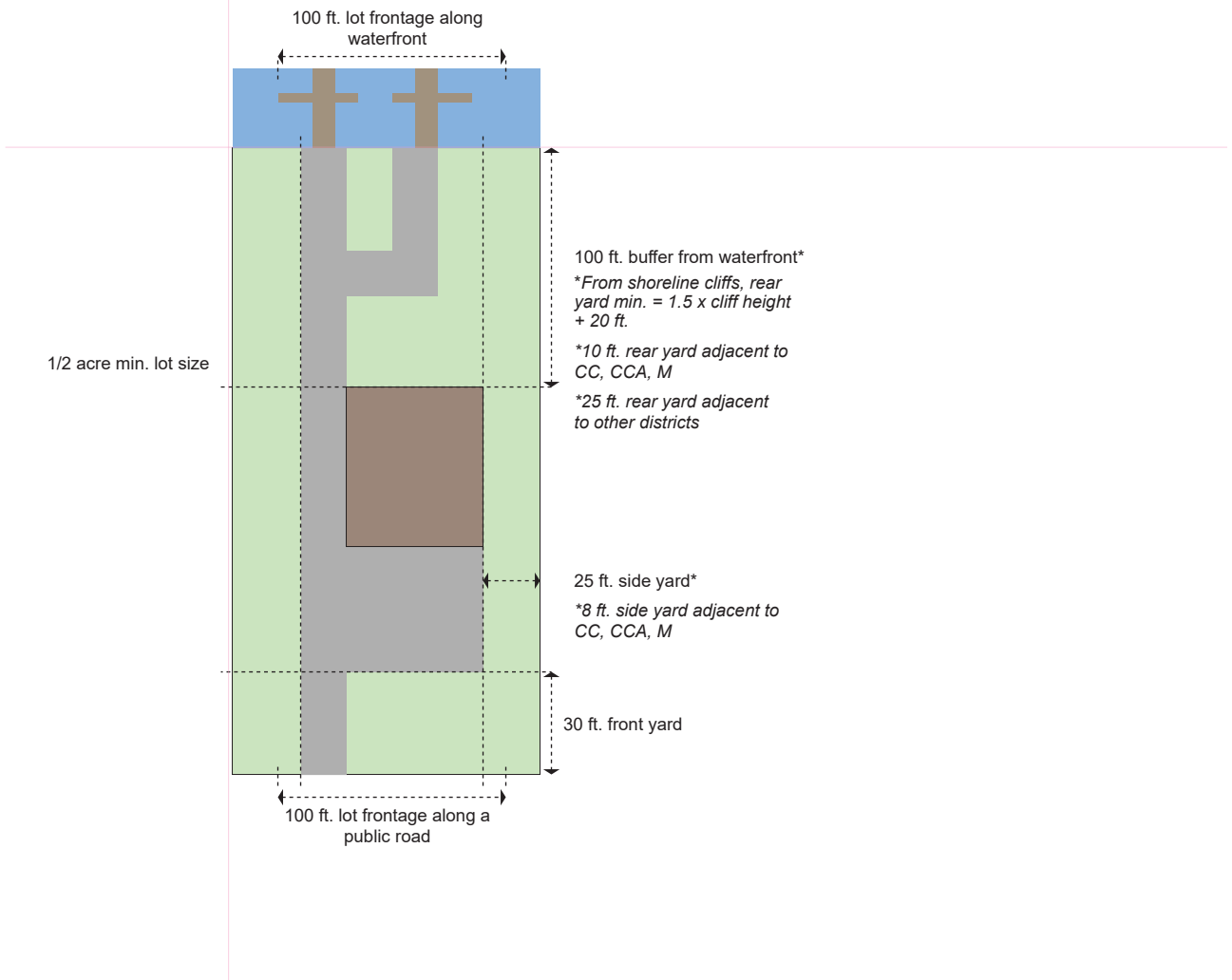


MARINE DISTRICT

Character Diagram

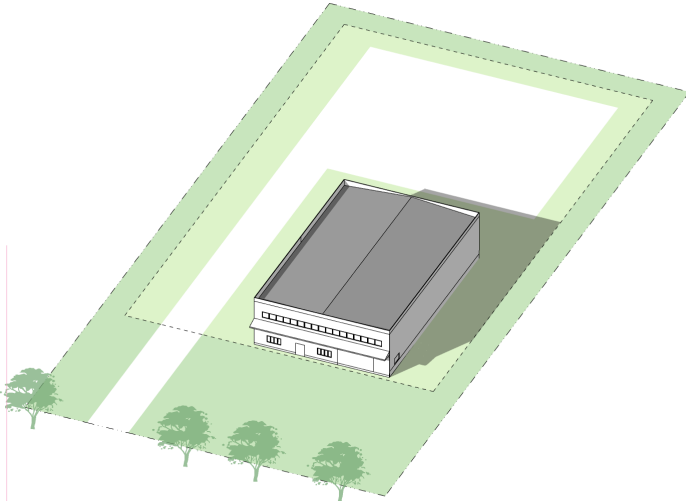


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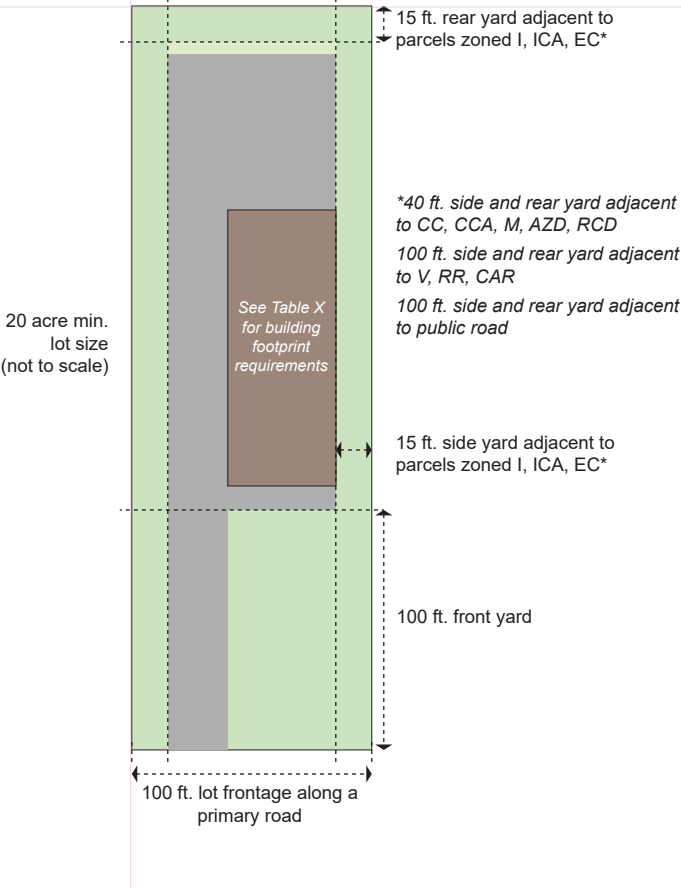


EMPLOYMENT CENTER DISTRICT

Character Diagram

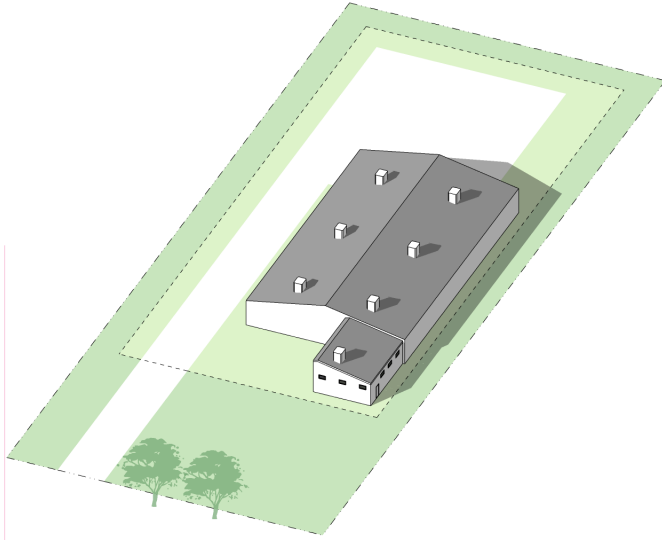


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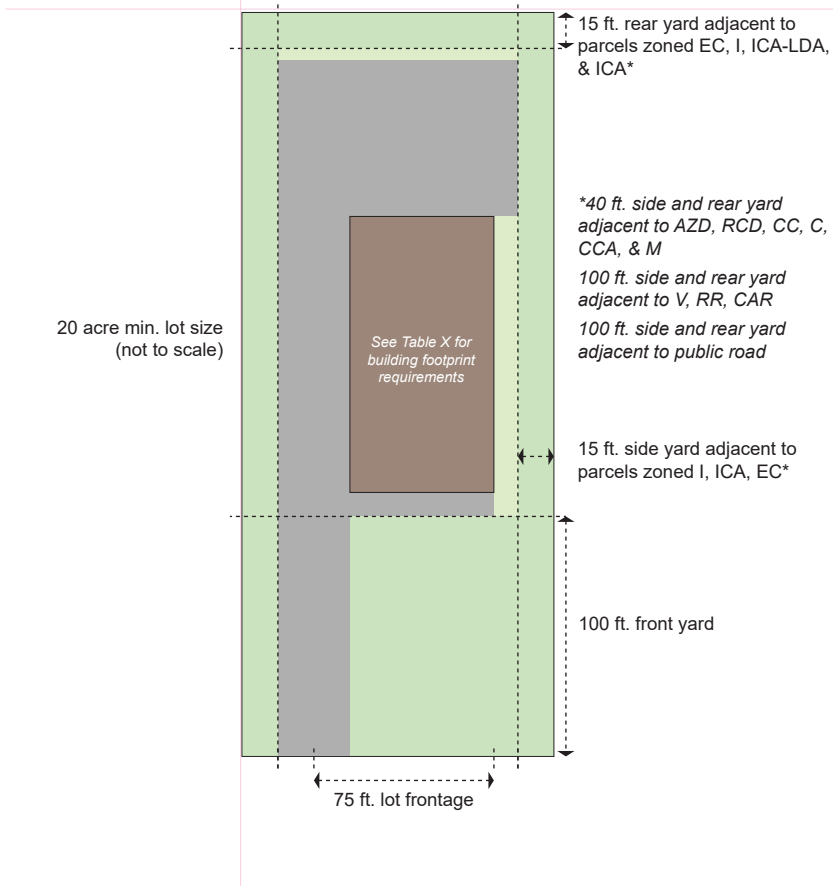


INDUSTRIAL DISTRICT

Character Diagram

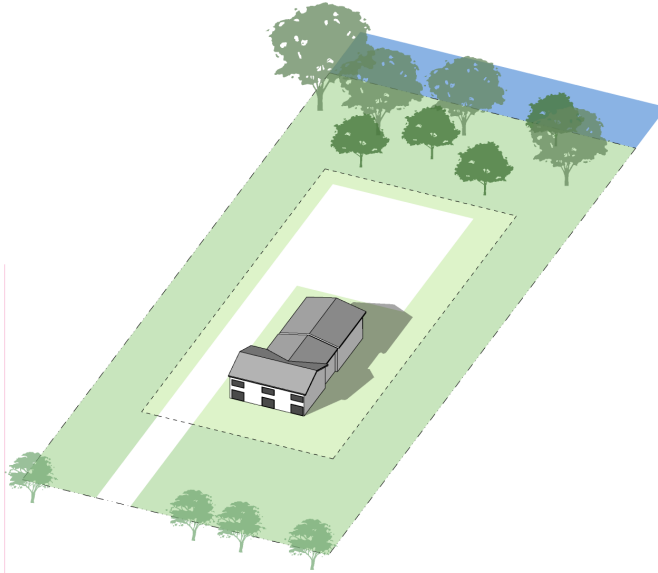


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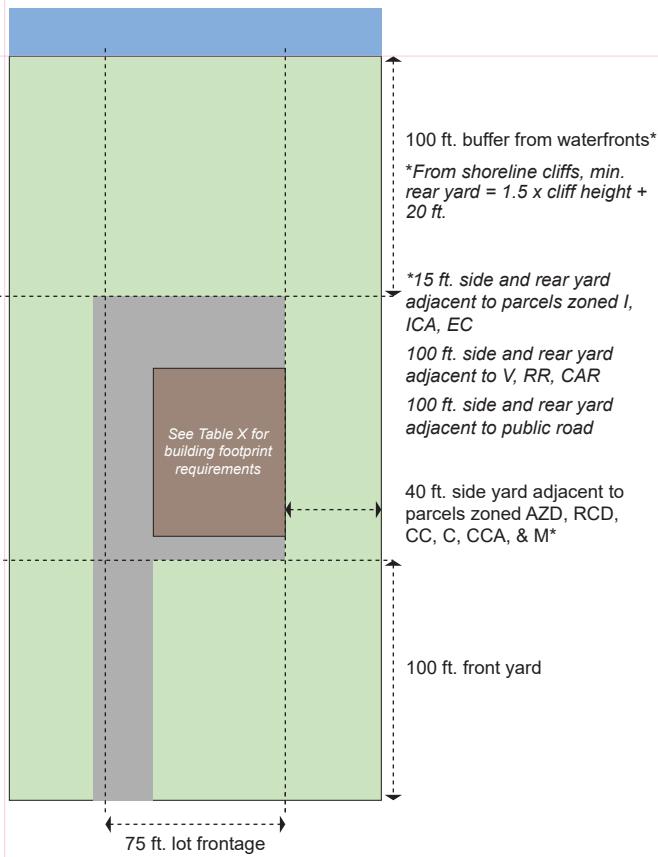


INDUSTRIAL CRITICAL AREA

Character Diagram



Regulatory Diagram



To: Comprehensive Rezoning Task Force
From: Carla Gerber, Deputy Director
Meeting: March 30, 2022
Subject: Proposal to combine certain zoning districts:
Community Residential and Rural Residential
Crossroads Commercial and Commercial
Employment Center and Industrial

Memorandum

Staff would like to revisit combining selected zoning districts as a way to simplify and modernize the Land Use Ordinance. The LUO currently has 17 zoning districts, and there are four pairs of districts that could be considered for consolidation into single districts. They are Community Residential and Rural Residential, Crossroads Commercial and Commercial, and Employment Center and Industrial. Staff used the compare function in Microsoft Word to review the similarities and differences between each pair. The following is a summary of those differences and similarities.

I. Community Residential and Rural Residential

In 1989, the Zoning Ordinance only had a Rural Residential district with a density of 1 dwelling unit per acre. There was approximately 8,560 acres in this district. In 2002, the district was revised. The district we now call Rural Residential was downzoned to 1 dwelling unit per 3 acres and Community Residential was the new name given to the old Rural Residential district with a density of 1 dwelling unit per acres. Approximately 1,960 acres remained Rural Residential, and 3,800 acres was zoned Community Residential. An additional 355 acres was zoned Rural Residential, and 476 acres was zoned Community Residential. Currently 2,315 acres is zoned Rural Residential and 4,276 acres is zoned Community Residential. The remaining Rural Residential areas were rezoned to a variety of districts: AZD, Rural Character, Village, Employment Center, etc.

The concept of the new Rural Residential district was a more suburban/neighborhood development pattern and Community Residential is concentrated closer to villages and towns. The only difference in the permitted uses is public stables are allowed in Rural Residential. There are no differences in the accessory uses, and a few differences in Special Exceptions. Rural Residential special exceptions include aquaculture, commercial dog kennels, more than 4 horses or mules on parcels less than 20 acres, raising of livestock or fowl, and sand and gravel pits.

Staff would ask that the Task Force consider recommending the elimination of the Rural Residential district and all land within this district be rezoned Community Residential. Based on current mapping, the total area zoned Rural Residential would be 6,591 acres.

II. Crossroads Commercial and Commercial

In 1989, the Zoning Ordinance only had a Crossroads Commercial district. In 2002, the Crossroads Commercial district became a district focused on smaller commercial uses and almost all of it is located at crossroads of major intersections. The Commercial district was created to allow larger commercial developments and was mapped in two locations: adjacent to Chestertown and west of

Millington at the MD 291/US 301 interchange. Currently, there is approximately 111 acres zoned Crossroads Commercial scattered throughout the County in 20 locations, and there is about 103 acres of Commercial in two locations – about 5 acres adjacent to Chestertown on MD 291 and the remaining 98 acres near Millington. There was additional land zoned Commercial that has since been annexed into Chestertown.

Crossroad Commercial has a wider mix of uses, but Commercial allows larger commercial buildings. For example, retail businesses in Crossroads Commercial are limited to 20,000 square feet, but in Commercial, the limit is 60,000 square feet.

Staff would ask that the Task Force direct staff to consider recommending elimination of the Crossroads Commercial and all land within this district be rezoned Commercial. Based on current mapping, the total area zoned Commercial would be 214 acres. In addition, staff would prepare a list of combined uses with conditions as necessary to limit certain uses by specifying location or minimum lot sizes. Similar conditions already exist to allow larger buildings and certain uses along US 301.

III. Employment Center and Industrial

The Employment Center and Industrial districts were intended to generate different styles of “industrial” development. The Employment Center district is only located along US 301 and was intended to encourage planned industrial/office park developments, whereas the Industrial district was intended to support more individual industrial uses near Chestertown, Worton, and Massey. However, both Statements of Intent speak to allowing industrial uses which are environmentally sound, sustainable, and compatible with adjacent uses.

The Industrial district has a few more permitted uses than Employment Center, such as animal shelters; manufacture processing and distribution of hot mix asphalt; and contractor’s yards. The Special Exceptions are similar, and there are no differences in the accessory uses or bulk standards.

Staff would ask that the Task Force direct staff to consider recommending elimination of the Industrial district and all land within this district be rezoned Employment. Based on current mapping, the total area zoned Employment Center would be 2,781 acres.

Plain text is identical in both districts
Underlined text is only in Community Residential
Strikethrough ~~text~~ is only in Rural Residential

SECTION 1 ~~RURAL~~ COMMUNITY RESIDENTIAL

1.1 Combined STATEMENT OF INTENT

The purpose of this district is to provide for ~~low density~~, single family residential development in areas of existing residential development, together with facilities and accessory uses normally compatible with residential surroundings, and at the same time to permit agricultural uses and to preserve open spaces and rural character. This district is ~~located~~ in areas ~~of~~near existing ~~rural development and those developed~~ areas ~~designated as neighborhood development areas in the Comprehensive Plan, villages and incorporated towns.~~

Community Residential Statement of Intent

The purpose of this district is to provide for single family residential development in areas of existing residential development, together with facilities and accessory uses normally compatible with residential surroundings, and at the same time to permit agricultural uses and to preserve open spaces and rural character. This district is in areas near existing developed areas, villages and incorporated towns.

Rural Residential Statement of Intent

The purpose of this district is to provide for low density, single family residential development in areas of existing residential development, together with facilities and accessory uses normally compatible with residential surroundings, and at the same time to permit agricultural uses and to preserve open spaces and rural character. This district is located in areas of existing rural development and those areas designated as neighborhood development areas in the Comprehensive Plan.

1.2 PERMITTED PRINCIPAL USES AND STRUCTURES

A building or land shall be used only for the following ~~principal~~permitted uses and structures. ~~Detailed limitations and standards for these uses may be found in Article III, Section 1.~~

1. Adaptive reuse of historic *structures* for a permitted principal use.
2. Agriculture
3. Camp, day or boarding, private or commercial, but not recreational vehicle or migrant labor camps.
4. Detached single family dwellings.
5. Erosion and flood control structures.
6. Greenhouses, wholesale or retail, provided structures are 200 feet from any property line and are adequately landscaped.
7. Public and private forests, wildlife reservations and similar conservation projects.

8. Public and private parks and playgrounds for the purpose of conserving and enjoying the natural resources,
9. Short-term vacation rentals, with the condition that County taxes be paid
10. Stable, private
- ~~11. Stable, public~~
- ~~12.11.~~ 11. Mobile homes existing and in use as of January 16, 1996

1.3 SPECIAL EXCEPTIONS

The following principal uses and structures may be permitted as special exceptions in the RuralCommunity Residential District, subject to site plan review by the Planning Commission or where applicable the Planning Director. **Detailed limitations and standards for these uses may be found in Article III, Section 2.**

1. Accessory storage *structures* with a *floor area* of more than 2,000 square feet or a height that exceeds 17 feet on parcels less than 5 acres
2. *Accessory structures* in the *front yard* of *through lots*
3. *Airport*, landing field, heliport, or helistop, public or private
- ~~4. Aquaculture, including accessory processing and sales~~
- ~~5.4.~~ 5.5 Assisted living facility with five to eight beds
- ~~5.4.~~ 5.4. Cemetery, including crematorium and mausoleum
- ~~6.5.~~ 6.5. Conference center
- ~~7.6.~~ 7.6. Cottage industries, tradesmen and artisan shops
- ~~8.7.~~ 8.7. Country inn
- ~~9.8.~~ 9.8. Country stores, on primary and secondary roads
- ~~10.9.~~ 10.9. Day care group
- ~~11.~~ 11. Dog kennels, commercial
- ~~12.10.~~ 12.10. Golf course, public or private
- ~~13.11.~~ 13.11. Houses of worship
- ~~14.~~ 14. ~~More than four horses and mules on land less than 20 acres in size~~
- ~~15.12.~~ 15.12. Private clubs
- ~~16.13.~~ 16.13. Private schools
- ~~17.14.~~ 17.14. Public landings
- ~~18.15.~~ 18.15. Public utilities and structures
- ~~19.~~ 19. ~~Raising of livestock and fowl but not including commercial feedlots, confinement dairies, or poultry houses~~
- ~~20.16.~~ 20.16. Raising of small animals, commercial, including birds, bees, fish, rabbits or other creatures, but not including dog kennels

~~21.17.~~ Recreational facilities, privately or commercially owned, but not including major sports arenas for football, baseball, drag racing, motocross, or other major sports activities

~~22.18.~~ Resort

~~23.19.~~ Retreat

~~24.20.5-~~ Rural Inn

~~24. Sand and gravel pits, excavation or extraction (not including the removal of sod and excavation for foundations, swimming pools, soil and water conservation practices, and those removals approved in connection with street construction, subdivision, or planned residential development)~~

~~25.20.~~ Wind energy systems, small, with a height that exceeds 80 feet or on parcels less than 20 acres

1.4 ACCESSORY USES AND STRUCTURES

A. The following *accessory uses and structures* are allowed on all *farms* in the **RuralCommunity Residential District**. Detailed limitations and standards for these uses may be found in Article III, Section 3A. Accessory uses and structures must be incidental and subordinate to the principal structure or use.

1. Accessory farm *buildings*, including barns, cribs, stables, sheds, tool rooms, shops, bins, tanks, and silos.
2. Accessory farm houses, one on all *farms*, two on *farms* with a minimum of 50 tillable acres.
3. Accessory open or enclosed storage of farm materials, products, equipment, or vehicles.
4. Accessory storage of fertilizer and chemicals used in connection with the farming operation of the owner.
5. *Guest house*; one, not including *mobile homes*,
6. One hunting trailer, temporary, from September 1 to the following May 31, continually,
7. Parking of commercial vehicles
8. The following *accessory uses* must be at least 200 feet from all property lines:
 - a. Assembly in a *totally enclosed building* not to exceed 10,000 square feet in size; and repair of all equipment normally used in *agriculture*.
 - b. Petroleum storage, not to exceed 10,000 gallons and subject to applicable safety codes, ordinances, and statutes.
 - c. Grain, flour, and feed blending and packaging, including milling, drying, and storing.
9. School buses, limited to five, parked around existing *buildings*
10. Wind energy systems, small,

- B. The following *accessory uses and structures* are allowed on all properties in the **RuralCommunity Residential District**. Detailed limitations and standards for these uses may be found in Article III, Section 3B. Accessory uses and structures must be incidental and subordinate to the principal structure or use.
1. Accessory *dwelling unit*, one, in principal or *accessory structures*
 2. Accessory *off-street parking* and loading of non-commercial vehicles that have current licenses and are operable.
 3. Accessory *off-street parking* of one commercial vehicle in the *rear yard*
 4. Appurtenant *signs* in accordance with Article VI, Section 2, of this Ordinance.
 5. Assisted living facilities or *group homes*, with no more than four beds
 6. *Day care home*
 7. *Home occupations* in main or accessory *buildings*
 8. 7.5 Keeping of backyard chickens
 9. Keeping of small ruminants
 10. *Private garages, swimming pools, game courts, and other customary residential outbuildings and structures* provided that *accessory structures* on parcels less than 5 acres do not exceed 2,000 square feet or 17 feet in height.
 11. *Roadside stands* offering for sale locally grown fresh agricultural products in season, operated by the owner, lessee or *tenant* of the *premises* upon which such stand is located.
 12. Satellite dish, private, with an antenna exceeding 3 feet in diameter
 13. Satellite dish, private, with an antenna of 3 feet or less, and solar panel arrays,
 14. School buses, limited to two, parked in the *rear* or *side yard* of the **dwelling**
 15. Solar energy systems, small,
 16. Storage in the rear or side yard of boats, campers, boat trailers, and camper trailers, which are titled under the name of the property owner, or occupant. .
 - 17.** Temporary *MET Tower* of any height

1.5 DENSITY, AREA, HEIGHT, WIDTH AND YARD REQUIREMENTS

Gross density (dwelling units/ac)	0.33 (1/3) ¹
Minimum lot size	1/2 acre
— On-site individual septic system	3/4 acre
— Public, community or shared system	1/2 acre
Minimum lot width	75 feet
Minimum yard	
- Front	35 feet
- Side	10 feet
- Rear	30 feet
- Waterfront	100 feet
- Accessory structures on farms in the side and rear yard	25 feet
- Accessory residential structures in rear yard	
Side	10 feet
Rear	10 feet
Maximum structure height ²	
- Residential or Agricultural structure	38 feet
- Fence ³	
- Security	8 feet
- Agricultural	5 feet
- Ornamental	
Side and Rear	8 feet
Front	4 feet

¹ Accessory dwelling units are not included in density calculations.

² Height of structures may be further restricted by of the Kent County Airport Safety Requirements as defined in Article V, Section 4.8.B.5 of this Ordinance. Except in an area defined as the Kent County Airport Safety Area, the height limitations do not apply to: belfries; ornamental towers and spires; church spires; public monuments; commercial radio, personal wireless facility, and television towers less than 200 feet in height; stage towers or scenery lofts; tanks; conveyors; silos and corn dryers; elevator bulkheads; fire towers; water towers; stand pipes; and flag poles.

Accessory structures on parcels less than 5 acres in size may not exceed 17 feet in height without a special exception.

³ Fences do not need to meet yard requirements.

² Height of structures may be further restricted by of the Kent County Airport Safety Requirements as defined in Article V, Section 6.8.B.5 of this Ordinance. Except in an area defined as the Kent County Airport Safety Area, the height limitations do not apply to: belfries; ornamental towers and spires; church spires; public monuments; commercial radio, personal wireless facility, and television towers less than 200 feet in height; stage towers or scenery lofts; tanks; conveyors; silos and corn dryers; elevator bulkheads; fire towers; water towers; stand pipes; and flag poles.

Accessory structures on parcels less than 5 acres in size may not exceed 17 feet in height without a special exception.

³ Fences do not need to meet yard requirements.

Plain text is identical in both districts
Underlined text is only in Crossroads Commercial
Strikethrough ~~text~~ is only in Commercial

SECTION 1 ~~CROSSROADS~~ COMMERCIAL DISTRICT

1.1 Combined STATEMENT OF INTENT

The purpose of this district is to ~~provide appropriate locations for a broad range of~~ accommodate commercial and service activities ~~such as retail, wholesale, and contracting activities serving the local community that are not normally located in central business concentrations.~~ These ~~activities~~ uses are primarily oriented to highway ~~uses rather than central business~~ locations. ~~Crossroads Commercial districts are generally and include services and destination retail.~~ Consequently, the district is located ~~at the intersection of~~ along major arterial highways. It is further intended that this District shall be for the purpose of limiting sprawling development by providing sites with adequate frontage and depth to permit controlled access to public streets. Because these uses are ~~located~~ subject to public view, which is ~~a~~ of concern ~~to~~ of the whole community, they should provide an appropriate appearance, controlled traffic movement, ample landscaping, and protect adjacent properties from the traffic and visual impacts associated with the commercial use activity. It is the intent that a ~~Crossroads~~ Commercial District shall have a minimum frontage of 150 feet on a single primary road. Whenever possible, frontage of the district shall not exceed depth.

Crossroads Commercial Statement of Intent

The purpose of this district is to provide appropriate locations for a broad range of commercial activities such as retail, wholesale, and contracting activities serving the local community. These activities are primarily oriented to highway uses rather than central business locations. Crossroads Commercial districts are generally located at the intersection of major highways. Because these uses are located subject to public view, which is a concern of the whole community, they should provide an appropriate appearance, controlled traffic movement, ample landscaping, and protect adjacent properties from the traffic and visual impacts associated with the commercial use. It is the intent that a Crossroads Commercial District shall have a minimum frontage of 150 feet on a single primary road. Whenever possible, frontage of the district shall not exceed depth.

Commercial Statement of Intent

The purpose of this district is to accommodate commercial and service activities that are not normally located in central business concentrations. These uses are primarily oriented to highway locations and include services and destination retail. Consequently, the district is located along major arterial highways. It is further intended that this District shall be for the purpose of limiting sprawling development by providing sites with adequate frontage and depth to permit controlled access to public streets. Because these uses are subject to public view, which is of concern to the whole community, they should provide an appropriate appearance, controlled traffic movement, ample landscaping, and protect adjacent properties from the traffic and visual impacts associated with the commercial activity. It is the intent that a Commercial District shall have a minimum frontage of 150 feet on a single primary road. Whenever possible, frontage of the district shall not exceed depth.

1.2 PERMITTED PRINCIPAL USES AND STRUCTURES

A building or land ~~may~~shall be used only for the following principal uses and structures, in all cases subject to site plan review by the Planning Commission, or where applicable the Planning Director. ~~Detailed limitations and standards for these uses may be found in Article III, Section 1:~~

1. *Agriculture,*
- ~~2. *Automobile repair*~~
- ~~3. *Automobile service stations*~~
- ~~4. *Car wash provided the waste water is recycled*~~
2. *Building material sales*
- ~~5.3. *Circus or carnival, midways and amusement parks, temporary, for a period of time not to exceed one week per year*~~
- ~~6.4. *Cottage industries, tradesmen and artisan shops*~~
- ~~7. *Country inn*~~
- 8.5. *Financial institutions*
- ~~9. *Fire and rescue squad stations*~~
- ~~10. *Home and business services such as grounds care, cleaning, exterminators, landscaping, and other repair and maintenance services*~~
- 11.6. *Hotels and motels*
7. *Mini storage facilities*
- 12.8. *Machinery and equipment sales, service, and rental*
- ~~13. *Modular building sales not including the storage of modular buildings*~~
- 14.9. *Motor vehicle sales, service, and rental*
10. *Offices - administrative, business, sales, and professional, subject to site plan review*
- 15.11. *Personal wireless facilities collocated*
- 16.12. *Public uses, buildings and utilities.*
- 17.13. *Restaurant without drive through facilities*
- 18.14. *Retail businesses, supplying on the premises, household goods, new automotive parts, agricultural supplies and commodities, sporting goods, and the like, including department, outlet and discount stores*
- ~~19. *Retail nurseries and greenhouses*~~
- ~~20. *Veterinary hospitals and offices*~~
- ~~21. *Wayside stands vegetable and agricultural produce*~~
15. *In the US Route 301 Corridor, the manufacture, processing, fabrication, and assembly of products.*
16. *Distribution centers and warehousing.*
- 22.17. *Microbrewery; as defined by the State of Maryland*

~~18. Class D Alcohol Retail Business, as defined by the State of Maryland~~Data processing centers, subject to the alternate design provisions of Section 11.8.C

1.3 SPECIAL EXCEPTIONS

The following principal uses and structures may be permitted as special exceptions in the ~~Crossroads~~ Commercial District, subject to site plan review by the Planning Commission, or where applicable the Planning Director. ~~Detailed limitations and standards for these uses may be found in Article III, Section 2..~~

~~1. Attached retail businesses~~

~~2.1.~~ Boat building and sales

~~3.5 The manufacture, processing, and assembling of food products to include baked and confectioners' goods, frozen food processing, fruit and vegetable processing, canning and storage, or businesses of a similar nature, excluding animal and seafood processing.~~

~~2. Townhouses, subject to site plan review~~

~~3. Multi-family dwellings, subject to site plan review~~

~~3.4. Personal wireless facility tower~~

~~5. Radio and television tower, commercial~~

~~4.6. Recreational facilities, privately or commercially owned, but not including major sports arenas for football, baseball, drag racing, motocross, or other major sports activities~~

~~5. Single family dwellings~~

~~7. Retail businesses, supplying on the premises, household goods, new automotive parts, agricultural supplies and commodities, sporting goods, and the like, including department, outlet and discount stores with a gross floor area that exceeds 60,000 square feet.~~

~~6.5 School bus parking lot~~

~~6.8. Any mix of permitted principal uses and structures shall be reviewed as a special exception~~

~~9. Shopping centers~~

~~8.5 Solar energy systems, utility scale~~

~~7.10. Truck parking lot~~

~~11. Truck terminals~~

~~12. Truck stops~~

~~8.13. Wind energy systems, small, with a height that exceeds 80 feet~~

1.4 ACCESSORY USES AND STRUCTURES

~~The following accessory uses and structures are permitted in the Crossroads Commercial District. Detailed limitations and standards for these uses may be found in Article III, Section 3B. Accessory uses and structures must be incidental and subordinate to the principal structure or use.~~

1. Storage of office supplies or merchandise normally carried in stock in connection with a permitted office, business, or commercial use, subject to the applicable district regulations.
2. Accessory *apartments*
3. Accessory truck parking
4. Accessory uses and structures ~~and uses customarily normally~~ associated with a permitted ~~uses~~ use
5. Appurtenant *signs* in accordance with Article ~~V~~VI, Section 2 of this Ordinance
- 5.5 School buses, limited to three, parked in the *rear* or *side yard* provided the buses are owned or operated by the property owner, have current licenses, and are operable
- ~~6.1. Offices—administrative, business, sales, and professional, subject to site plan review~~
- 7.6. *Solar energy systems, small,*
- 8.7. Temporary *MET Tower* of any height
- 9.8. *Wind energy systems, small,* limited to one tower

1.5 DENSITY, AREA, HEIGHT, WIDTH, AND YARD REQUIREMENTS

Minimum lot size	NA
Minimum frontage	
- Public road	100 feet
Minimum yard	
- Front	50 feet
- Side & Rear yard	50 feet with buffering from adjoining AZD, RCD, RC, RR, CAR, CR, V, IV, & IVCA 30 feet from CC, C, CCA, M, EC, I, ICA-LDA, & ICA which may be reduced to 0 if emergency and maintenance vehicle access are acceptably addressed and if the adjoining property is a compatible use
- Waterfront	100 feet
Height ¹	
- Commercial structure	45 feet
- Residential structure	38 feet
- Fence ²	
- Security	8 feet
- Ornamental	
Front and side yard	4 feet
Rear yard	8 feet

¹ Except in an area defined as the Kent County Airport Safety Area, the height limitations do not apply to: belfries; ornamental towers and spires; church spires; public monuments; commercial radio, personal wireless facility, and television towers less than 200 feet in height; stage towers or scenery lofts; tanks; conveyors; silos and corn dryers; elevator bulkheads; fire towers; water towers; stand pipes; and flag poles.

~~² Fences do not need to meet yard requirements.~~

² Fences do not need to meet yard requirements.

Plain text is identical in both districts
Underlined text is only in Employment Center
Strikethrough ~~text~~ is only in Industrial

SECTION 1 ~~INDUSTRIAL~~EMPLOYMENT CENTER DISTRICT

1.1 STATEMENT OF INTENT

~~This district is intended to provide~~Employment Center Districts are defined as planned developments primarily for ~~a range of~~light industrial uses which are environmentally sound, sustainable, and compatible with adjacent uses. ~~Furthermore, the district is limited to light manufacturing and support businesses. Light industries include those~~They are further defined as areas devoted to industrial uses which manufacture, process, store, package or distribute goods~~present an attractive appearance and complement surrounding land use character by means of appropriate setting of buildings and materials, service areas and are,~~landscape treatment.

It is intended that Employment Center Districts be located in general, dependent on raw materials refined elsewhere, areas having one or more major highways, and clearly demonstrated suitable for the intended uses in so far as physical characteristics and relationship to surrounding development.

Industrial Statement of Intent

This district is intended to provide for a range of industrial uses which are environmentally sound, sustainable, and compatible with adjacent uses. Furthermore, the district is limited to light manufacturing and support businesses. Light industries include those which manufacture, process, store, package or distribute goods and materials, and are, in general, dependent on raw materials refined elsewhere.

Employment Center Statement of Intent

Employment Center Districts are defined as planned developments primarily for light industrial uses which are environmentally sound, sustainable and compatible with adjacent uses. They are further defined as areas devoted to industrial uses which present an attractive appearance and complement surrounding land use character by means of appropriate setting of buildings and service areas and landscape treatment.

It is intended that Employment Center Districts be located in areas having one or more major highways, and clearly demonstrated suitable for the intended uses in so far as physical characteristics and relationship to surrounding development.

1.2 PERMITTED PRINCIPAL USES AND STRUCTURES

For every commercial and industrial structure and use erected, reconstructed, altered, or enlarged after the effective date of this Ordinance, a site plan shall be filed. No building permit shall be issued until said site plan is approved by the Planning Commission, or where applicable the Planning Director. Detailed limitations and standards for these uses may be found in Article III, Section 1.

1. Manufacture, processing, fabrication, and assembly of products.

2. Businesses and industries, including research and development companies, of a similar nature to those listed in Article V Section ~~15.2.1 of this Ordinance~~ 18.2.1 may also be permitted by the Zoning Administrator.
3. Distribution centers and warehousing provided that a single building footprint does not exceed 75,000 square feet in size. The restriction on building footprint does not apply to the Employment Center District in the Route 301 corridor.
- ~~4.5~~ ~~Animal shelters as defined by the County Code of Public Laws~~
- ~~4.~~ ~~Manufacture of concrete and ceramics products, commercial sawmills, and sewage treatment plants, and lumberyards~~
- ~~5.4.~~ ~~Manufacture, processing, and distribution of hot mix asphalt (a.k.a. bituminous concrete or asphalt concrete) including the storage of raw materials on-site,~~
- ~~6.5.~~ ~~Personal wireless facilities collocated~~
- ~~7.6.~~ ~~Public utility buildings, structures, water treatment plants, and transmission lines.~~
- ~~8.~~ ~~Blacksmith, welding and machine shops~~
- ~~9.~~ ~~Contractors' yard~~
- ~~10.7.~~ ~~Cottage industries, tradesmen and artisan shops.~~
- ~~11.8.~~ ~~Vocational and trade schools including training facilities~~
- ~~12.9.~~ ~~Airports, landing fields, helistops, and heliports.~~
- ~~13.10.~~ ~~Governmental public works and utility buildings or structures.~~
- ~~14.11.~~ ~~Boat building and boat repair.~~
- ~~15.12.~~ ~~Truck terminals, limited to 20 trucks~~
- ~~16.13.~~ ~~Storage and office trailers, temporary during construction.~~
14. Offices provided that a single building footprint is 10,000 square feet or greater.
- ~~17.15.~~ ~~Agriculture,~~
- ~~18.16.~~ ~~Solar energy systems, utility scale,~~
- 19.17. Data processing centers, subject to the alternate design provisions of Section 14.9.C

1.3 SPECIAL EXCEPTIONS

The following principal uses and structures may be permitted as special exceptions in the ~~Industrial~~ Employment Center District, subject to site plan review. ~~Detailed limitations and standards for these uses may be found in Article III, Section 2.~~

1. Personal wireless facility tower
2. Single family dwelling, one per existing property, subject to the yard requirements found in the Agricultural Zoning District.
- ~~2.3.~~ ~~Radio and television tower, commercial~~
- ~~3.~~ ~~Production of biofuels~~
4. Wind energy systems, small, with a height that exceeds 80 feet

1.4 PERMITTED ACCESSORY USES AND STRUCTURES

The following accessory uses and structures are permitted in the ~~Industrial~~Employment Center District. A site plan shall be required. ~~Detailed limitations and standards for these uses may be found in Article III, Section 3B.~~

1. Day care group
2. Dwellings, limited to two (2) for persons permanently employed on the premises
3. Offices
4. Out of water boat storage
5. Restaurants without drive through facilities
6. Retail sales of products produced on-site
- 6.25 Solar energy systems, small, ~~and~~
- 6.5 Temporary *MET Tower* of any height.
7. Uses and structures which are customarily accessory and incidental to any permitted use shall be permitted in the district provided they are clearly subordinate to the principal use
8. Wind *energy systems, small*, limited to one tower

1.5 DENSITY, HEIGHT, WIDTH, BULK, AND FENCE REQUIREMENTS

	STANDARD	INDUSTRIAL SUBDIVISION
Gross density(dwelling units/ acre)	0.05 (1/20) ¹	²
Minimum lot size	20 acres	NA
Maximum residential lot size	2 acres	2 acres
Minimum <u>lot</u> frontage	75 feet	²
Minimum yard		
- Front		
- Existing Primary road	100 feet ³	100 feet ³
- Other roads	²	²
- Side and Rear		
- Adjacent to EC, I, ICA, LDA, & ICA, EC	15 feet	²
- Adjacent to CC, CCCA, M, AZD, RCD, CCA, & M	40 feet ³	²
- Adjacent to V, RR, CAR	100 feet ³	²
- Adjacent to public road	100 feet ⁴	100 feet ⁴
Height		
- Industrial structure	45 feet	45 feet
- Residential structure	35 feet	35 feet
- Towers, silos, etc.	150 feet ⁵	150 feet ⁵
- Fence ⁶		
- Security	8 feet	8 feet
- Ornamental		
Front and Side	4 feet	4 feet
Rear	8 feet	8 feet
Maximum building footprint		
- Distribution Center		
- Route 301 Corridor	NA	NA
- Other locations	75,000 sq. ft.	75,000 sq. ft.
- Other industrial buildings		
- Route 301 Corridor	NA	NA
- Other locations	250,000 sq. ft.	250,000 sq. ft.
- Office buildings	10,000 sq. ft.	10,000 sq. ft.

¹ Intrafamily transfers only.

² As approved during subdivision review.

³ When a side or rear lot line coincides with a side or rear lot line of a property in a non-industrial zone, the required yard shall be landscaped and screened and shall be unoccupied by buildings, structures, or parking area.

⁴ May be reduced or increased during site plan review.

⁵ Except in the Airport Safety Zone.

⁶ Fences do not need to meet the yard requirements.

* ~~Errata 10/5/17~~



CRU Task Force Proposed 2022 Calendar Land Use Ordinance Text

MONTH	MEETING TOPIC
March 30	Review chapter graphics proposed by Consultant ZoneCo Discussion of the consolidation of limited zoning districts
May 25	Review new text change requests submitted by Oct 31, 2021
July 27	Review Sign Code changes proposed by Consultant ZoneCo Review Nonconformities proposed by Consultant ZoneCo
Sept 28	Review LUO with incorporated changes by Consultant ZoneCo
Dec 14	Hold Fourth Public Forum to receive input on Rezoning process

For more information, please contact the Kent County Department of Planning, Housing, and Zoning at 400 High Street, Chestertown MD 21620, or at 410-778-7423, or by email at compzone@kentgov.org.