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CIRCUIT COURT
DORCHESTER COUNTY

COUNTY COUNCIL

OF

DORCHESTER COUNTY, MARYLAND

2015 Legislative Session,
Legislative Day No. 2, 2015

Introduced By: County Council

BILL NO. 2015- 3

AN ACT OF THE COUNTY COUNCIL OF DORCHESTER COUNTY MARYLAND TO AMEND CHAPTER 155, ENTITLED ZONING ORDINANCE, SECTION 155-50, NN, SUPPLEMENTARY USE REGULATIONS, SECTION 155-13, TERMS DEFINED, AND SECTION 155 ATTACHMENT 1, TABLE OF PERMITTED USES OF THE DORCHESTER COUNTY CODE TO ADD RETREAT CENTER OR CAMP AS A SPECIAL EXCEPTION USE IN THE AC, AGRICULTURAL CONSERVATION, RC, RESOURCE CONSERVATION, AND AC-RCA, AGRICULTURAL CONSERVATION – RESOURCE CONSERVATION AREA DISTRICTS, ADD THE DEFINITION OF RETREAT CENTER OR CAMP, AND INCLUDE SUPPLEMENTARY USE REGULATIONS FOR A RETREAT CENTER OR CAMP.

Introduced, read first time, ordered posted on official bulletin board of County, County Office Building, 501 Court Lane, Cambridge, Maryland 21613.

Ordered publication for once a week for two (2) successive weeks, and public hearing scheduled on Tuesday, April 7, 2015 in Room 110, County Office Building, 501 Court Lane, Cambridge, Maryland at 6:20 PM.

By order: 
Jeremy Goldman, Acting County Manager

BILL NO. 2015- 3

AN ACT OF THE COUNTY COUNCIL OF DORCHESTER COUNTY MARYLAND TO AMEND CHAPTER 155, ENTITLED ZONING ORDINANCE, SECTION 155-50, NN, SUPPLEMENTARY USE REGULATIONS, SECTION 155-13, TERMS DEFINED, AND SECTION 155 ATTACHMENT 1, TABLE OF PERMITTED USES OF THE DORCHESTER COUNTY CODE TO ADD RETREAT CENTER OR CAMP AS A SPECIAL EXCEPTION USE IN THE AC, AGRICULTURAL CONSERVATION, RC, RESOURCE CONSERVATION, AND AC-RCA, AGRICULTURAL CONSERVATION – RESOURCE CONSERVATION AREA DISTRICTS, ADD THE DEFINITION OF RETREAT CENTER OR CAMP, AND INCLUDE SUPPLEMENTARY USE REGULATIONS FOR A RETREAT CENTER OR CAMP.

SECTION ONE: Acting under Chapter 155, entitled “Zoning Ordinance”, Section 155-50, NN, Section 155-13, Section 155 Attachment 1, of The Dorchester County Code (The “Act”), be it ENACTED and ORDAINED by the County Council of Dorchester County, Maryland that Chapter 155, Section 155-50, NN, titled, Supplementary Use Regulations, SECTION 155-13, titled Terms Defined, and Section 155 Attachment 1, titled Table of Permitted Uses, be repealed and reenacted to read as follows:

Article II Definitions

§ 155-13. Terms defined

For the purposes of this chapter, the following definitions apply. Terms identified with the initials "CA" apply countywide and, where applicable to lands in the Critical Area, may not be modified without the approval of the Maryland Chesapeake Bay Critical Area Commission. Terms identified with the initials "FP" apply only within the Floodplain District.

RETREAT CENTER OR CAMP -- THE USE OF LAND, BUILDINGS, STRUCTURES AND FACILITIES THAT:

- (1) IS OPERATED BY A CHARITABLE ORGANIZATION;**
- (2) PROVIDES OPPORTUNITIES FOR GROUPS OF PEOPLE TO CONGREGATE TEMPORARILY ON A SITE FOR ENLIGHTENMENT, CONTEMPLATION, COUNSELING, RENEWAL, SOLITUDE OR EDUCATIONAL, RECREATIONAL, SOCIAL, OR SPIRITUAL PURPOSES;**
- (3) PROVIDES MEALS AND HOUSING FOR PARTICIPANTS DURING THE PERIOD OF THE RETREAT OR PROGRAM ONLY; AND**
- (4) MAY PROVIDE RECREATIONAL ACTIVITIES, UTILIZING BOTH INDOOR AND OUTDOOR FACILITIES, THAT CONTRIBUTE TO THE PROGRAM EXPERIENCE.**

Article IX Supplementary Use Regulations

§ 155-50. Supplementary use regulations

The following supplementary use regulations apply in addition to the requirements of the applicable zoning district and any requirements in the Table of Permitted uses.

NN. RETREAT CENTER OR CAMP**(1) GENERAL REQUIREMENTS**

(A) A RETREAT CENTER OR CAMP MUST BE LOCATED ON A PARCEL OR PARCELS OF LAND CONSISTING OF AT LEAST 700 CONTIGUOUS ACRES, EITHER OWNED OR LEASED BY THE OPERATOR.

(B) A RETREAT CENTER OR CAMP MAY NOT BE UTILIZED BY THE GENERAL PUBLIC FOR MEALS OR OVERNIGHT ACCOMMODATIONS.

(C) FOOD SERVICES SHALL BE LIMITED TO THE OPERATION OF THE RETREAT CENTER OR CAMP AND SHALL BE PROVIDED ONLY FOR PROGRAM PARTICIPANTS AND STAFF. THE SALE OF INDIVIDUAL MEALS MAY BE OFFERED ONLY TO FAMILY MEMBERS OR GUARDIANS OF PROGRAM PARTICIPANTS.

(D) RECREATIONAL ACTIVITIES MAY INCLUDE SPORTS (BALL FIELDS, VOLLEYBALL, TENNIS AND BASKETBALL COURTS); ARTS & CRAFTS; ADVENTURE AND ROPES COURSES; CLIMBING WALLS AND TOWERS; SWIMMING POOLS; WATER SLIDES; ZIP LINE TRAILS; SWINGS; HIKING, BIKING, EQUESTRIAN AND ATV TRAILS; EQUESTRIAN

ACTIVITIES, GO CART COURSES; AND OTHER ACTIVITIES HAVING SIMILAR IMPACTS OR CHARACTERISTICS. ALL STRUCTURES AND IMPROVEMENTS TYPICALLY ASSOCIATED WITH SUCH ACTIVITIES OR USES ARE PERMITTED. SUBJECT TO COMPLIANCE WITH ANY APPROVAL CONDITIONS, ARCHERY OR SHOOTING SPORTS MAY BE CONDUCTED AS PART OF A RETREAT CENTER OR CAMP IF SUCH ACTIVITIES ARE SPECIFICALLY APPROVED BY THE BOARD OF APPEALS.

(E) PRINCIPAL KITCHEN AND DINING FACILITIES SHALL BE IN CENTRALLY LOCATED BUILDING(S), BUT STAFF HOUSING UNITS MAY HAVE THEIR OWN SELF-CONTAINED KITCHENS.

(F) HOUSING FOR PARTICIPANTS MAY INCLUDE SUCH ACCOMMODATIONS AS LODGES, CABINS, DORMITORIES, TENTS, CAMPGROUNDS, AND OTHER TEMPORARY QUARTERS.

(G) HOUSING FOR STAFF MAY BE PROVIDED IN ANY ACCOMMODATIONS LISTED IN SUBSECTION (F) OR IN PERMANENT RESIDENCES.

(H) THE NUMBER OF OVERNIGHT PARTICIPANTS THAT MAY BE ACCOMMODATED PER RETREAT CENTER OR CAMP SHALL BE DETERMINED BY THE BOARD OF APPEALS, BUT SHALL NOT EXCEED 800 CAMP PARTICIPANTS. HOWEVER, IF APPROVED BY THE COUNTY BOARD OF APPEALS, THE NUMBER OF OVERNIGHT PARTICIPANTS OF A RETREAT CENTER OR CAMP MAY EXCEED THE APPROVED NUMBER FOR UP TO EIGHT (8) NIGHTS DURING ANY CALENDAR YEAR.

(I) A COMMERCIAL CAMPGROUND SHALL NOT BE ESTABLISHED IN CONJUNCTION WITH A RETREAT CENTER OR CAMP. RECREATIONAL VEHICLES MAY BE OCCUPIED BY STAFF OR VOLUNTEERS FOR A CONTINUOUS PERIOD NOT TO EXCEED 150 DAYS, PROVIDED THE RECREATIONAL VEHICLES ARE: (1) NOT VISIBLE FROM ANY PUBLIC ROAD, AND (2) REMOVED FROM THE PROPERTY IMMEDIATELY FOLLOWING SUCH OCCUPANCY.

(J) NO RETREAT CENTER OR CAMP PARTICIPANT (EXCLUDING STAFF AND VOLUNTEERS) MAY REMAIN ON THE PROPERTY FOR MORE THAN 30 DAYS IN ANY CALENDAR YEAR. THE INTENT OF THIS SECTION IS TO ALLOW SHORT-TERM RECREATIONAL OCCUPANCY OF THE PROPERTY AND TO PROHIBIT EXTENDED RESIDENCY BY INDIVIDUALS OTHER THAN STAFF OR VOLUNTEERS.

(K) THE FOLLOWING STRUCTURES AND USES ARE ALSO PERMITTED: GENERAL STORES AND SNACK BARS FOR SERVICE TO PARTICIPANTS, STAFF AND VOLUNTERS ONLY; BATHING FACILITIES; LAUNDRY FACILITIES; RECREATIONAL FACILITIES; CAMP ACTIVITY BUILDINGS; COVERED PAVILIONS; ADMINISTRATIVE, MAINTENANCE AND STORAGE BUILDINGS; PERMANENT STRUCTURES FOR ADMINISTRATIVE SERVICES, FIRST AID, EQUIPMENT AND SUPPLY STORAGE; INFIRMARY, WHICH MAY PROVIDE SLEEPING QUARTERS FOR THE MEDICAL CARE PROVIDER, (E.G., DOCTOR, REGISTERED NURSE, EMERGENCY MEDICAL TECHNICIAN, ETC.); AND OTHER STRUCTURES AND USES ACCESSORY TO THE RETREAT CENTER OR CAMP USE.

(L) MANAGEMENT OF THE PROPERTY SHALL PROVIDE 24 HOUR ON-SITE SUPERVISION DURING OPERATION OF THE RETREAT CENTER OR CAMP. MANAGEMENT OF THE PROPERTY SHALL MAINTAIN AN UP-TO-DATE REGISTER INDICATING THE NAMES OF PARTICIPANTS, AND THE ASSIGNED LODGING, PERMANENT ADDRESS, AND DATES OF ARRIVAL AND DEPARTURE.

(M) SITE PLAN APPROVAL IS REQUIRED FOR THE ESTABLISHMENT OF ANY NEW RETREAT CENTER OR CAMP. RETREAT CENTER OR CAMP STRUCTURES SHALL COMPLY WITH THE SETBACKS OF THE APPLICABLE ZONING DISTRICT(S), EXCEPT THAT THE BOARD OF APPEALS MAY ESTABLISH GREATER SETBACKS FOR ATV TRAILS, GO CART COURSES AND SHOOTING RANGES WHEN APPROVING OR MODIFYING A SPECIAL EXCEPTION AUTHORIZING THE RETREAT CENTER OR CAMP USE. THE RETREAT CENTER OR CAMP SHALL MINIMIZE IMPACTS TO SENSITIVE NATURAL RESOURCES ON THE SITE SUCH AS FLOODPLAIN, WETLANDS, STREAM BUFFERS OR WATERWAYS.


(N) A RETREAT CENTER OR CAMP DOES NOT INCLUDE ANY MANNER OF DETENTION CENTER, DETENTION FACILITY OR SUBSTANCE ABUSE REHABILITATION FACILITY.

SECTION TWO: BE IT FURTHER ENACTED AND ORDAINED BY THE COUNTY COUNCIL OF DORCHESTER COUNTY that General Code Publishers is directed to codify amended Section 155-50, NN, titled, Supplementary Use Regulations, SECTION 155-13, titled Terms Defined, and Section 155 Attachment 1, titled Table of Permitted Uses, of the Dorchester County Zoning Ordinance accordingly.

SECTION THREE: Be it further ENACTED and ORDAINED by the County Council of Dorchester County, Maryland that this Bill shall be known as Bill No. 2015- 3 of Dorchester County, Maryland and shall take effect sixty (60) days after its final passage.

PASSED this 7th day of April, 2015

ATTEST:



Jeremy Goldman
Acting County Manager

COUNTY COUNCIL OF DORCHESTER COUNTY, MARYLAND

BY: 

Ricky C. Travers, President


APPROVED this 7th day of April, 2015

ATTEST:



Jeremy Goldman
Acting County Manager

COUNTY COUNCIL OF DORCHESTER COUNTY, MARYLAND

BY: 

Ricky C. Travers, President

Travers - *aye*
Bradshaw - *aye*
Nichols - *aye*
Price - *aye*
Satterfield - *aye*

ZONING

155 Attachment 1

Table of Permitted Uses by Zoning District
 Dorchester County, Maryland
 Page 9

| Use Category | Use | Includes/Excludes | Requirements | Zoning Districts | | | | | | | | | | | | | | |
|---------------|------------------------|-------------------|--|------------------|------|----|--------|----|--------|----|--------|---|-----|-----|-----|-----|--|--|
| | | | | RC | RR-C | RR | RR-RCA | AC | AC-RCA | SR | SR-RCA | V | B-1 | B-2 | L-1 | L-2 | | |
| Institutional | RETREAT CENTER OR CAMP | | SEE SUPPLEMENTARY USE REGULATIONS FOR RETREAT CENTER OR CAMP | S | | | | | S | S | | | | | | | | |

P = Permitted Principal Use, S = Special Exception, A = Accessory Use, Blank = Not Permitted

155 Attachment 1:9