



**TOWN OF PORT DEPOSIT
PLANNING COMMISSION
RESOLUTION 07-2020**

AMENDMENT TO ARTICLE XI SUPPLEMENTAL USE REGULATIONS, SECTION 175 TABLE OF PERMISSIBLE USES AND NEW SECTION 178 CAMPING AND RECREATIONAL VEHICLE PARKING.

A Resolution by the Port Deposit Planning Commission recommending approval by the Mayor and Council of Port Deposit Amendments to the Port Deposit Zoning Code.

WHEREAS, Article III, Section 22 of the Port Deposit Zoning Code permits the Port Deposit Planning Commission to review and make recommendations for amendments to the Port Deposit Zoning Code; and

WHEREAS, After giving required public notice in a newspaper of general circulation, the Planning Commission conducted a public hearing on August 27, 2020 to receive public comment related to the proposed amendment to the Zoning Code; and

WHEREAS, The Planning Commission after considering all comments received during the public hearing process believes it is in the best interest of the Town of Port Deposit for the Mayor and Council of Port Deposit to adopt the proposed amendment to the Zoning Code.

NOW, THEREFORE BE IT RESOLVED THAT, the Port Deposit Planning Commission hereby recommends that the Mayor and Council of the Town of Port Deposit adopt the amendment(s) to the Zoning Code as follows (revision/addition – **red text** and deletions ~~striketrough-text~~):

Section 175. Table of Permissible Uses

P – Permissible Use; PC – Permitted with Conditions as designated in Article XI; SC – Special Exception and meet conditions in Article XII; SE – Special Exception from BOA.

SECTION	DESCRIPTION	ZONING DISTRICTS – SECTION 108											
		R-1	RM	R-2	TR	CBD	C-1	MC	B&I				
	RECREATION, AMUSEMENT, ENTERTAINMENT												
	Indoor recreation Facilities					P		P			P		SE
	Theatre – Indoor					P		P			P		SE
	Coliseums, Stadiums												SE
	Privately owned outdoor golf courses and country clubs, swimming or tennis clubs not constructed as part of some residential development												SE
	Privately owned outdoor golf courses and country clubs swimming or tennis clubs approved as part of some residential development												SE
178	Camping grounds; and Recreational Vehicle Parkings			PC									SE
	Amusement Parks												SE
203	Golf Courses, Country Club												SE
204	Golf Driving Range, not part of a golf course												SE
	Golf-Miniature												SE
197	Swimming Pool, Commercial				SE								SE
	PUBLIC AND SEMI-PUBLIC FACILITIES												
	Fire Stations without assembly hall	P	P	P	P	P		P	P	P	P		P
	Fire Station with Assembly Hall	P	P	P	P	P		P	P	P	P		P
	Rescue squad, ambulance service	P	P	P	P	P		P	P	P	P		P
	Police Station	P	P	P	P	P		P	P	P	P		P
	Post Office Local	P	P	P	P	P		P	P	P	P		P
	Post Office Regional												P
	Helicopter Facilities												SE
	TRANSPORTATION												
	Train station					P				P		P	SE

Section 178. ~~Reserved~~ Camping and Recreational Vehicle Parking

The following definitions shall apply to camping and recreational vehicle parking:

Agritourism – Any activity that allows members of the general public to view or enjoy rural activities including, farming, ranching, wineries, historical, cultural or harvest your own activities, guided or self-guided tours, or temporary outdoor activities.

Camp - Means to place, pitch, or occupy camp facilities, including recreational vehicles, to live temporarily in a camp facility or outdoors for the purpose of temporary human habitation.

Camping Facilities – An area of property operated by the property owner, either gratuitously or for compensation, that is used by the property owner or by others with the property owner’s permission as a camping facility. Includes, but is not limited to, tents, recreational vehicles, camper, or vehicle camping outfit.

Recreational Camping Vehicle – Means an enclosed, self-contained motorized vehicle or enclosed, self-contained camper pulled behind a motorized vehicle that provides a kitchen, bathroom and gray water storage facility.

Third-party Camping or Recreational Business – Means a third-party business operation, such as Harvest Host, Hip Camp, etc., that requires membership by the property owner and site specific rules and regulations for overnight camping opportunities.

Special Exception – Property in the B&I District must go through the Special Exception process for camping and recreational vehicle parking use.

Camping and recreational vehicle parking may be permitted in the R2 District if the following conditions are met:

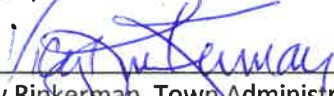
1. Property being considered for camping or recreational vehicle parking use in the R2 District must be a minimum of two (2) acres;
2. Camping and recreational vehicle parking use must be approved by the Planning Commission and the property owner issued a Zoning Certificate by the Town of Port Deposit;
3. Property owner is required to show proof of membership and be a member in good standing in a commercial third-party camping or recreational vehicle parking business operation that provides specific rules and regulations relative to the operation of the camping site or recreational vehicle parking area. Property owner must provide the Town of Port Deposit a copy of the rules and regulations of the third-party business operation with the application;
4. Property owner will be required to renew the Zoning Certificate and show proof of membership annually and that they are a member in good standing in a commercial third-party camping or recreational vehicle parking business operation. Renewal applications do not have to be approved by the Planning Commission provided there are no changes from the previous application;

5. Camping use is limited to providing camping accommodation or recreational vehicle parking for up to a maximum of four persons.
6. Camping accommodations and recreational vehicle parking is limited to a maximum of fourteen (14) consecutive days per month, or maximum of fourteen (14) consecutive days within a designated 30-day period. Camping equipment, camping vehicle, recreational vehicle, etc., must be removed from the property after each stay. No camping equipment, camping vehicle, recreational vehicle, etc. is permitted to be kept on the property.
7. Camping use may be permitted for groups of five (5) or more people for a special event that requires a special event permit issued through the Town of Port Deposit. A special event permit is limited to a maximum of four (4) events per year.
8. Violations of the conditions of this section will result in a complaint being filed with the Cecil County Health Department that may result in compliance with the State of Maryland, COMAR Title 10.16.03 Camps and the revocation of the Zoning Certificate.

Affirmative	<u>5</u>	Absent	<u>0</u>
Negative	<u>0</u>	Abstained	<u>0</u>

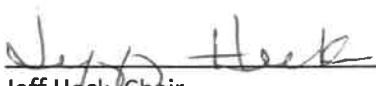
READ AND PASSED THIS 27th day of August, 2020.

ATTEST/WITNESS:



 Vicky Rinkerman, Town Administrator

PLANNING COMMISSION



 Jeff Heck, Chair