



## SPECIAL EXCEPTION CRITERIA

If you are requesting special exception approval for a use as specified in the Zoning Ordinance, the following criteria for Special Exception approval must be addressed when you present your case to the Board at the public hearing:

Zoning Ordinance Article 11-1.02

A special exception may only be granted if the applicant demonstrates and the Board of Appeals finds that the applicant has met each of the following standards:

- the proposed special exception does not adversely affect the implementation of the Comprehensive Plan for the physical development of the County, and
- the proposed special exception will not be detrimental to the permissible use and enjoyment of adjacent properties, or to the health, safety welfare of the County, and
- the proposed special exception will not create congestion on roads or streets, create fire hazards, tend to overcrowd land or unduly concentrate population, interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public services, or adversely interfere with the surrounding environment, and
- the applicant can meet the conditions required by the Board and/or those specified in the Ordinance. The Board may waive the conditions spelled out in the Ordinance if such a waiver is specifically permitted by the Ordinance.
- Where the special exception is a use based upon the Historic District status of the property, the proposed use will not be detrimental to the historic integrity of the property.

Note:

The Comprehensive Plan is the official policy document for the County and is used when evaluating projects. It may be viewed on the County's website at

<http://www.calvertcountymd.gov/documentcenter/view/254>