

Calvert County, MD  
Thursday, April 17, 2025

## Chapter 3. Adequate Public Facilities

### Article V. Public Schools

#### § 3-8. Adequacy of public schools.

- A. In addition to prior exemptions set forth above, this article shall only apply to residential development and redevelopment.
- B. Schools shall be considered adequate if the enrollment for each public school serving the development is less than 100% of local-rated capacity.
- C. Local-rated capacity shall be calculated as follows:
  - (1) Elementary schools:
    - (a) The rated capacity shall be the sum of the following:
      - [1] Prekindergarten equals number of classrooms multiplied by 20;
      - [2] Kindergarten equals number of classrooms multiplied by 22;
      - [3] Grades one through five equals number of classrooms multiplied by 23; and
      - [4] Special education (self-contained) equals number of classrooms multiplied by 10.
    - (b) The number of classrooms does not include such areas as libraries, media centers, cafeterias, physical education rooms, art rooms, music rooms, assembly rooms, science rooms, special reading rooms, and career education rooms, relocatable classrooms or rooms for other unique programs.
    - (c) Self-contained special education classrooms are rooms that are used by students receiving special education services outside the general education setting for more than 60% of the day.
  - (2) Middle schools and high schools:
    - (a) The rated capacity shall be determined by multiplying the number of teaching stations by 25, then multiplying the product by 85%, and then adding to that the product of the number of teaching stations for special education multiplied by 10. However, added to the high school rated capacities will be the lower number of students attending the morning or afternoon sessions of the Career Center for each respective high school at the beginning of the grading period.
    - (b) Teaching stations are to be defined as interchangeable classrooms, special purpose rooms, laboratories, vocational/industrial arts shops (excluding vocational resource classrooms), art rooms, mechanical drawing rooms, music rooms, and home economics rooms. A gymnasium shall be considered to be one teaching station except that a gymnasium with a standard interscholastic basketball court shall be counted as two teaching stations. This definition does not include relocatable classrooms.

- D. The Department of Planning and Zoning shall publish a report annually listing 100% of the current rated capacity of each school in the County.
- E. School adequacy shall be determined based on:
  - (1) Background enrollment growth, extrapolated over the number of years for which certificate approval is requested;
  - (2) Projected enrollment growth, including pupils anticipated to be generated by approved developments in accordance with Table 3-8.1;

<b>Housing Type</b>	<b>Grade K-5</b>	<b>Grade 6-8</b>	<b>Grade 9-12</b>
Single-family detached	0.291	0.130	0.176
Single-family attached	0.194	0.084	0.118
Low-rise apartments	0.097	0.043	0.059
Manufactured homes	0.145	0.065	0.088

- (3) Actual capacity expected to be provided by new schools and school additions scheduled for construction in the first two years of the CIP (provided that the CIP project and the proposed project are located within the same school attendance boundaries, including areas where redistricting boundaries have been approved) after taking the factors listed above in (C)(1) and (2) into account; and
  - (4) Other enrollment data, trends and factors, including phasing in of new school capacity, that may impact the capacity of the schools serving the proposed project, as determined by the Board of Education, or its designee.
- F. School renovations.
- (1) For the purposes of determining adequacy under this article, the available capacity of a school which is completely or partially closed for renovation shall be the percentage of the school local-rated capacity available and certified for use by the Board of Education, or its staff. One hundred percent of the available state-rated capacity of the school under renovation shall be considered to be available six months prior to the expected renovation completion date as certified by the Board of Education, or its staff.
  - (2) For the purposes of determining adequacy under this article, the available capacity of a school which is being utilized to serve students from another school which is under renovation shall be the percentage of the school local-rated capacity available and certified for use by the Board of Education, or its staff. One hundred percent of the available local-rated capacity of the school shall be considered to be available six months prior to the expected renovation completion date as certified by the Board of Education, or its staff.

### § 3-9. Mitigation.

Public schools found not to be adequate may be mitigated in accordance with the following:

- A. A proposal that is subject to denial or delay under this article shall be given an opportunity to provide infrastructure funds, to improve facilities directly, or to donate necessary facilities in order to allow for approval of the application under this article for a certificate of adequate public facilities.
- B. The forms and levels of mitigation required shall be roughly proportionate to the projected impact of the proposed project upon the facility or facilities and shall be determined by the Director of Planning and Zoning.

- C. Any residential subdivision or residential development which has not been entitled to final approval for at least six years from the date of preliminary approval, due solely to lack of adequate school capacity, shall be entitled to final approval, regardless of the adequacy of school capacity, provided that all other conditions of final approval are satisfied.
- D. Notwithstanding any provisions of this article, the Planning Commission may grant final approval of one or more amended plats of a residential subdivision or residential development or a portion thereof without finding that all identified schools are adequate. The Planning Commission must find that the pupil yield that would result from the residential subdivision or residential development as amended is no greater than that of the residential subdivision or residential development without any amendment and that the amendment would not result in any adverse impact on the public health, safety and general welfare of the present and future inhabitants of the development.