

(2) (I) "FLOATING HOME" MEANS ANY VESSEL, WHETHER SELF-PROPELLED OR NOT, THAT:

1. IS USED, DESIGNATED, OR OCCUPIED PRIMARILY AS A PERMANENT DWELLING UNIT OR PLACE OF BUSINESS OR FOR ANY PRIVATE OR SOCIAL CLUB; AND

2. HAS A VOLUME COEFFICIENT THAT IS GREATER THAN 3,000 SQUARE FEET, WHICH IS BASED ON THE RATIO OF THE HABITABLE SPACE OF THE VESSEL MEASURED IN CUBIC FEET AND THE DRAFT OF THE VESSEL MEASURED IN FEET OF DEPTH.

(II) "FLOATING HOME" INCLUDES A STRUCTURE THAT:

1. IS CONSTRUCTED ON A BARGE THAT IS PRIMARILY IMMOBILE AND OUT OF NAVIGATION; OR

2. FUNCTIONS SUBSTANTIALLY AS A LAND STRUCTURE WHILE THE VESSEL IS MOORED OR DOCKED IN THE STATE.

(3) "WATERS OF CALVERT, CHARLES, OR ST. MARY'S COUNTIES" MEANS ALL PUBLIC RIVERS, STREAMS, CREEKS, MARSHES, WATERCOURSES, WATERWAYS, AND ALL OTHER BODIES OF WATER, NATURAL OR ARTIFICIAL, THAT ARE WITHIN THE BOUNDARIES OF CALVERT, CHARLES, OR ST. MARY'S COUNTIES.

(B) THE GENERAL ASSEMBLY FINDS THAT:

(1) CALVERT, CHARLES, AND ST. MARY'S COUNTIES ARE THREATENED BY A SIGNIFICANT INCREASE IN THE NUMBER OF FLOATING HOMES THAT ARE BEING MOORED, DOCKED, ANCHORED, OR INSTALLED IN THEIR WATERS;

(2) CALVERT, CHARLES, AND ST. MARY'S COUNTIES PRESENTLY DO NOT HAVE ADOPTED PLANS, COUNTYWIDE ZONING REGULATIONS, AND CURRENT SUBDIVISION REGULATIONS THAT RELATE TO FLOATING HOMES;

(3) IT IS IN THE INTEREST OF CALVERT, CHARLES, AND ST. MARY'S COUNTIES AND THE STATE OF MARYLAND THAT RULES AND REGULATIONS RELATING TO FLOATING HOMES BE DEVELOPED, EVALUATED, AND ADOPTED; AND

(4) IT IS IN THE INTEREST OF CALVERT, CHARLES, AND ST. MARY'S COUNTIES AND THE STATE OF MARYLAND THAT THE MOORING, DOCKING, ANCHORING, OR INSTALLING OF FLOATING HOMES IN THE WATERS OF CALVERT, CHARLES, AND ST. MARY'S COUNTIES BE PROHIBITED FOR A CERTAIN PERIOD OF TIME OR UNTIL CALVERT, CHARLES, AND ST. MARY'S COUNTIES HAVE ADOPTED AND MADE EFFECTIVE COMPREHENSIVE ZONING ORDINANCES AND PLANS COVERING AND APPLYING TO FLOATING HOMES.

(C) FOR 1 YEAR FOLLOWING THE EFFECTIVE DATE OF THIS SECTION, OR UNTIL CALVERT, CHARLES, AND OR ST. MARY'S COUNTIES COUNTY HAVE ADOPTED AND MADE EFFECTIVE COMPREHENSIVE ZONING