

<b>KEY TO LAND USE CHARTS:</b>			
	A blank indicates the use is not permitted	SC	Permitted use subject to special exception if it meets conditions
P	Permitted Use	S1	Permitted Use subject to special exception if less than 150 feet from a residential building or site where there is an active house permit or an established Historic District.
C	Permitted Use if it meets certain conditions	S2	Permitted Use subject to special exception if less than 300 feet from a residential building or site where there is an active house permit or an established Historic District.
S	Permitted Use subject to special exception from the Board of Appeals		

<b>HUNTINGTOWN TOWN CENTER</b>			
<b>3-3.03 HUNTINGTOWN TABLE OF LAND USES – <u>AGRITOURISM, ECO-TOURISM, AND HERITAGE TOURISM USES</u></b>	<b>MIXED USE</b>	<b>NEIGHBORHOOD</b>	<b>RESIDENTIAL</b>
<u>Agritourism Enterprise</u>			
<u>Campground, Farm</u>			
<u>Canoe or Kayak Launching Site, Commercial</u>			
<u>Commercial Kitchen, Farm</u>			
<u>Ecotourism Enterprise</u>			
<u>Farm Support Business, Less than 5,000 square feet</u>			
<u>Farm Support Business, More than 5,000 square feet</u>			
<u>Heritage Trail Displays</u>			
<u>Hunting Service</u>			
<u>Public Events/Public Assemblies on Farmland</u>			
<u>Rental Facilities on Farms</u>			
<u>Sports Practice Fields on a Farm</u>			

**HUNTINGTOWN TOWN CENTER**

<b>3-3.03 HUNTINGTOWN TABLE OF LAND USES - AGRICULTURAL</b>	<b>MIXED USE</b>	<b>NEIGHBORHOOD</b>	<b>RESIDENTIAL</b>
<del>Livestock</del> <b><u>Animal Husbandry</u></b>		C	C
<b><u>Aquaculture, Freshwater and Land-based</u></b>			
<b><u>Aquaculture, Marine/Estuarine</u></b>			
Commercial Greenhouse, <b><u>Retail</u></b>	P	P	P
Commercial Greenhouse, <b><u>Wholesale</u></b>	P	P	P
Commercial Kennel, <b><u>with indoor facilities only</u></b>			
Commercial Kennel, <b><u>with outdoor facilities</u></b>			
Commercial Raising of Exotic <b><u>or Wild</u></b> Animals			
Commercial Raising of Fur-bearing Animals			
<del>Commercial Raising of Poultry</del>			
Commercial <b><u>or Non-Profit</u></b> Stable or <b><u>Horseback-Riding</u></b> Club			
<b><u>Concentrated Animal Feeding Operation</u></b>			
<del>Domestic Animals<sup>1</sup></del>	<del>P</del>	<del>P</del>	<del>P</del>
<b><u>Farm</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>
<b><u>Farm Brewery</u></b>			
Farm Building	P	P	P
<b><u>Farm Distillery</u></b>			
<b><u>Farm Stand</u></b>	<b><u>C</u></b>	<b><u>C</u></b>	<b><u>C</u></b>
<b><u>Farm Winery</u></b>			
Feedlot			
Field Crops <del>and/or Nursery</del>	P	P	P
<b><u>Forest Product Processing</u></b>			
<del>Forestry in the Critical Area</del>			
<b><u>Garden Center or Farm Supply Store, less than 25,000 square feet</u></b>	<b><u>P</u></b>		
Livestock Auction and/or Sales Barn, <b><u>Commercial</u></b>			
<b><u>Livestock Auction by a Non-Profit Organization or Farm Owner</u></b>			
Nursery, <b><u>Retail</u></b>	P	P	P
Nursery, <b><u>Wholesale</u></b>	P	P	P
<del>Swine Raising</del>			
<del>Forestry</del> or Tree Farming	P	P	P
Veterinary Hospital or Clinic, <b><u>Livestock</u></b>	C	C	C
Veterinary Hospital or Clinic, <b><u>Small Animal</u></b>	C	C	C

<sup>1</sup> "Domestic Animals" moved from Agricultural Chart to Unclassified Chart. Use changed to "Household Pets".

**HUNTINGTOWN TOWN CENTER**

<b>3-3.03 HUNTINGTOWN TABLE OF LAND USES - RESIDENTIAL</b>	<b>MIXED USE</b>	<b>NEIGHBORHOOD</b>	<b>RESIDENTIAL</b>
Apartment, Accessory	C	C	
<del>Dwelling</del> <b>Apartment, Accessory</b> for Resident Watchman/Caretaker	P	P	
<b>Apartment, Accessory over a Business</b>			
<b>Assisted Living Facility</b>	<b>P</b>	<b>P</b>	<b>P</b>
Bed & Breakfast Facility <b>with up to</b> 2 Bedrooms in Use	P	C	C
Bed & Breakfast Facility <b>with</b> 3 to 5 Bedrooms in Use	P	C	C
Boarders in Residence (no more than 3)	P	P	
Boarding House	C	C	C
Dwelling, Attached:			
Duplex	P	P	
Fourplex	P	P	
Multi-family	C	C	
Townhouse			
Triplex	P	P	
Dwelling, Single Family Detached	P	P	P
Group Home	P	P	P
Liveaboards			
Manufactured Home <del>Rental</del> Community			
Manufactured Home, Farm			
Manufactured Home on Individual Lot			
Manufactured Home or Recreational Vehicle (Emergency)	C	C	C
Manufactured Home For Resident Watchman/Caretaker	S		
Manufactured Home Subdivision			
Tenant House			
Tenant Houses, Additional (no more than 2 additional)			

**HUNTINGTOWN TOWN CENTER**

<b>3-3.03 HUNTINGTOWN TABLE OF LAND USES – COMMERCIAL RETAIL</b>	<b>MIXED USE</b>	<b>NEIGHBORHOOD</b>	<b>RESIDENTIAL</b>
Agricultural Machinery, Service and/or Supplies	S2		
Antiques Sales	P	C	
<u>Art Gallery, less than 25,000 square feet</u>	<u>P</u>		
<u>Artisans' and Crafters' Market</u>	<u>C</u>	<u>C</u>	<u>C</u>
Auction Building	S1		
Boat <del>Dealer</del> <u>Dealership</u>	S2		
Farmers' Market	<u>P</u> <u>C</u>	C	C
<u>Flea Market by Non-profit Organization</u> <sup>2</sup>	<u>P</u>	<u>P</u>	<u>P</u>
<del>Lumber and/or Other Building Materials</del> <u>Home Improvement Center</u> , Less Than 25,000 square feet <sup>3</sup>	P		
Manufactured Home Dealer			
<del>Itinerant Sales:</del> <u>Mobile Food Sales</u>	C		
<del>—Fish, Shellfish, Fruit, Vegetables</del>	<u>C</u>		
<del>—All Other Licensed Sales</del>	<u>C</u>		
Other Commercial Retail Buildings, less than 25,000 square feet	P		
<u>Retail Commercial Building with Drive-up Facility, less than 25,000 square feet</u>	<u>P</u>		
<del>Roadside Stand</del>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Watermen's Market</u>	<u>C</u>	<u>C</u>	<u>C</u>

<sup>2</sup> Flea Market moved from Unclassified Chart to Commercial Retail Chart.

<sup>3</sup> "Home Improvement Center" Replaces "Lumber and/or Other Building Materials". "Wholesale Lumber and/or Other Building Materials" becomes a new use on the Commercial Wholesale Land Use Chart.

HUNTINGTOWN TOWN CENTER

3-3.03 HUNTINGTOWN TABLE OF LAND USES – <del>COMMERCIAL</del> BUSINESS & PERSONAL SERVICES	MIXED USE	NEIGHBORHOOD	RESIDENTIAL
Boat Service and/or Repair	S2		
Boat Storage, <u>Commercial</u>			
<u>Bootel</u>			
Commercial <del>Boat Dock</del> <u>Pier</u>			
<u>Commercial Kitchen (not associated with an Eating Establishment)</u>	<u>P</u>		
Commercial Trade or Business School	P		
Corporate Headquarters	P		
<del>Funeral Home and/or</del> Crematorium	P		
Eating Establishments: <u>with Drive-up Facility</u>	S		
Eating Establishments: <u>without Drive-up Facility</u>	P		
<del>—Restaurant</del>	<del>P</del>		
<del>—Drive-in, Fast Food, Carry-out</del>	<del>S</del>		
<del>Fast Food, Carry-out; no Drive-in</del>	<del>S</del>		
<u>Entertainment Business, Adult</u>			
<u>Flex Space Business</u>			
Funeral Home <del>and/or Crematorium</del>	P		
Home Occupation - All Employed are Residents	C	C	C
Home Occupation - 1 Equivalent Full-time non-resident employee	C	SC	SC
Home Occupation - 2 Equivalent Full-time non-resident employees	C	SC	
Laundry, Industrial			
Laundry / Laundromat	P	C	
Motel, <u>or</u> Hotel <del>or Bootel</del>	P		
Office, <del>Business Non-Medical, Medical or Clinic</del>	P		
<u>Office Support Services, including printing, copying, faxing, internetworking, etc.</u>	<u>P</u>		
<del>Other Commercial Business</del> , Personal Services, <del>Clinics</del> : Less than 5,000 sq.ft.	P	C	
<del>Other Commercial Business</del> , Personal Services, <del>Clinics</del> : More than 5,000 sq.ft.	P		
Tavern, Nightclub, Lounge, Dance Hall	S2		
<u>Tavern, Nightclub, Lounge, Dance Hall with Outdoor Facilities such as Bars</u>			

**HUNTINGTOWN TOWN CENTER**

<b>3-3.03 HUNTINGTOWN TABLE OF LAND USES – <del>COMMERCIAL</del> RECREATION</b>	<b>MIXED USE</b>	<b>NEIGHBORHOOD</b>	<b>RESIDENTIAL</b>
Campground and/or Recreational Vehicle Camp			
Carnival, Fair or Circus – Temporary, More than Five Acres	SC	SC	SC
Carnival, Fair or Circus – Temporary, Less than Five Acres	SC	SC	SC
<b><u>Commercial Meeting Hall, Banquet Hall</u></b>			
Convention Center <del>/Retreat</del>	P		C
Drive-in Theatre			S
Golf Course <del>/Country Club</del>			P
Golf, Driving Range		S	S
Golf, Miniature	S		S
<del>Hunting Reserve without Shooting Range</del>			
Marina			
Indoor Commercial Amusements:			
Arcade, Pool Hall	S		
Bowling, Skating Rink, Theatre	S1		
<del>Dance</del> Studio, <b><u>Performing Arts, Commercial</u></b>	P	S	S
Games of Chance, <b><u>Bingo Hall</u></b>	C		
<del>Health Spa / Gymnasium</del> <b><u>Fitness Center</u></b>	P	S	S
Swimming Pool, Athletic Courts	P	S	S
Other Outdoor Recreation, such as: Swimming Pools, Athletic Courts	S	S	S
<del>Convention Center/Retreat</del>	P		C
<b><u>Special Event</u></b>			
<b><u>Studio, Commercial</u></b>	<b><u>P</u></b>	<b><u>S</u></b>	<b><u>S</u></b>
Target Range, <b><u>Indoor</u></b>			
Target Range, <b><u>Outdoor</u></b>			

**HUNTINGTOWN TOWN CENTER**

<b>3-3.03 HUNTINGTOWN TABLE OF LAND USES – COMMERCIAL WHOLESALE USES</b>	<b>MIXED USE</b>	<b>NEIGHBORHOOD</b>	<b>RESIDENTIAL</b>
Mini-Storage	C		
<u>Warehouse</u> , Indoor	S		
<u>Warehouse</u> , Outdoor			
<u>Wholesale</u> Lumber and/or Other Building Materials less than 25,000 square feet <sup>4</sup>	P		
Wholesaling, <u>Indoor Only</u> or <del>Warehouse</del> :	<u>S</u>		
<b>3-3.03 HUNTINGTOWN TABLE OF LAND USES – MOTOR VEHICLE &amp; RELATED SERVICES</b>	<b>MIXED USE</b>	<b>NEIGHBORHOOD</b>	<b>RESIDENTIAL</b>
Automobile Filling & <del>Service</del> Station	SC		
Automobile Filling & <del>Service</del> Station, <u>with Convenience Store and/or Eating Establishment</u>	SC		
Automobile Repair/ <u>Service Shop without fuel sales</u>	SC		
Automobile Parking Lot/Garage, <u>as a Principal Use</u>	P		
Automobile Parts Dismantling and/or Storage			
<u>Bus lot or garage</u>			
<u>Car Wash, Accessory Use</u>			
Commuter Parking Lot	P		
<u>Inoperative or Unregistered Vehicle, 1 per lot</u> <sup>5</sup>	P	C	C
<u>Inoperative or Unregistered Vehicles, 2 per lot</u> <sup>6</sup>			
<u>Motor Vehicle Accessory Shop</u>	<u>C</u>		
Motor Vehicle <del>Dealer</del> <u>Dealership</u> - New or Used	S2		
Other Motor Vehicle Related Uses including: Bus depot, <u>car wash</u> , taxi service, vehicle rental or leasing			
<u>Park-and-Sell Lot</u>	<u>S2</u>		
<u>Parking of Commercial Vehicles</u>	<u>C</u>	<u>C</u>	<u>C</u>
Storage and/or <del>Service of Trailers, Trucks and Vans</del> <u>Motor Vehicles</u>			
Truck, <u>Bus and Diesel</u> Service <u>and Station</u> , Repair Shop			
Truck Terminal <sup>7</sup>			
<u>Vehicle Ferry Service</u>			

<sup>4</sup> Wholesale Lumber and/or Other Building Materials moved from Commercial Retail Chart to Commercial Wholesale Chart. "Home Improvement Center" replaces "Lumber and/or Other Building Materials on Commercial Retail Chart.

<sup>5</sup> Inoperative Vehicle, 1 per lot moved from Unclassified Chart to Motor Vehicle Chart.

<sup>6</sup> Inoperative Vehicles, 2 per lot moved from Unclassified Chart to Motor Vehicle Chart.

<sup>7</sup> Truck Terminal moved from Industrial Chart to Motor Vehicle Chart.

**HUNTINGTOWN TOWN CENTER**

<b>3-3.03 HUNTINGTOWN TABLE OF LAND USES – INDUSTRIAL USES</b>	<b>MIXED USE</b>	<b>NEIGHBORHOOD</b>	<b>RESIDENTIAL</b>
Agricultural/Seafood/ <del>Livestock</del> Processing Plant: <del>Granary, Meats, Poultry, Seafood</del>			
<del>All Other Light Industrial Uses</del>	<del>S1</del>		
<del>Asphalt Plant</del>			
<del>Commercial</del> Fuel Storage <del>Business, over 50,000 gallons</del>			
<del>Commercial Recycling Facility</del>			
Distillation of Alcohol as a Fuel On a Farm for Farm Use Only			
Distillation of Alcohol as a Fuel, Commercial			
<del>Grain Elevator</del>			
<del>Kiln, Wood</del>			
Landfill, Land-Clearing Debris <sup>8</sup>			
Landfill, Rubble <sup>9</sup>			
<del>Landfill, Sanitary<sup>10</sup></del>			
<del>Manufacturing and/or Assembly, Heavy</del>			
Manufacturing <del>and/or</del> Assembly, <del>Other General Light</del> , Less than 5,000 square feet	S1		
Manufacturing <del>and/or</del> Assembly, <del>Other General Light</del> , More than 5,000 square feet	S2		
Manufacturing and/or Assembling, Watercraft, <del>Commercial</del>			
Outdoor Storage in Connection with Commercial and/or Industrial Uses <sup>11</sup>	S	S	
Power Generating Facility, <del>Home Accessory to a Residence or Business</del>	<del>P C</del>	<del>P C</del>	<del>P C</del>
Power Generating <del>Facilities, Other Facility, Commercial</del>			
Research & Development Facility, Environmental	P		
Research & Development Facility, Other	P		
Salvage and/or Junk Yard			
<del>Sand, Gravel or Mineral Extraction and Processing</del>			
Sand, Gravel or Mineral Extraction (No Processing)			
Sawmill, Commercial			
Sawmill, <del>only for Timber Grown on Premises Portable</del>			
<del>Storage of</del> Machinery & Equipment in Connection With Excavating and /or Contracting Business <sup>12</sup>	<del>S</del>		
<del>Tire Retreading</del>			
<del>Truck Terminal<sup>13</sup></del>			

<sup>8</sup> Landfill, Land-Clearing Debris moved from Unclassified Chart to Industrial Chart.

<sup>9</sup> Landfill, Rubble moved from Unclassified Chart to Industrial Chart.

<sup>10</sup> Landfill, Sanitary moved from Institutional Chart to Industrial Chart.

<sup>11</sup> Outdoor Storage in Connection with Commercial and/or Industrial Uses moved from Unclassified Chart to Industrial Chart.

<sup>12</sup> Machinery & Equipment moved from Unclassified Chart to Industrial Chart.

<sup>13</sup> Truck Terminal was moved from the Industrial Chart to the Motor Vehicle Chart.

**HUNTINGTOWN TOWN CENTER**

<b>SECTION 3-3.03 HUNTINGTOWN TABLE OF LAND USES – INSTITUTIONAL USES</b>	<b>MIXED USE</b>	<b>NEIGHBORHOOD</b>	<b>RESIDENTIAL</b>
College or University	P	P	P
Child <b>Day</b> Care Center:	<u>P</u>	<u>P</u>	<u>P</u>
<del>–12 Children Clients or Less</del>	<del>P</del>	<del>P</del>	<del>P</del>
<del>–13 Children to 19 Clients Children</del>	<del>P</del>	<del>P</del>	<del>P</del>
<del>–20 Children or More Clients Children</del>	<del>P</del>	<del>P</del>	<del>P</del>
<b><u>Day Care Center Associated with a Place of Worship, School, or other Institution</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>
<del>Preschool</del> , Elementary or Secondary School	P	P	P
Fire and/or Rescue Service	P	P	P
Hospital	P	P	P
<del>Landfill, Sanitary</del> <sup>14</sup>			
Museum or Library	P	P	P
<del>Non-profit Club or Institution</del>	<del>P</del>	<del>P</del>	<del>P</del>
Nursing or Convalescent Home	P	P	P
Place of Worship, Parish Hall, Convent, Monastery or Rectory	P	P	P
Public or Governmental Building	P	P	P
Public or Non-profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc.	P	P	P
Public Utility Lines & Accessory Structures	S2	S2	S2
Solid Waste Collection Site			C
<b><u>Temporary Structure Incidental to School (classroom relocatables)</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>
Wastewater Treatment Facility	S	S	
Water Supply Treatment Facility	P	P	P

<sup>14</sup> Landfill, Sanitary moved from Institutional Chart to Industrial Chart.

HUNTINGTOWN TOWN CENTER			
3-3.03 HUNTINGTOWN TABLE OF LAND USES – UNCLASSIFIED USES	MIXED USE	NEIGHBORHOOD	RESIDENTIAL
Accessory Building or Use	P	P	P
Airport or Landing Field			
<del>Billboards</del>			
Cemetery or Memorial Garden		P	P
Communications Towers & Antennas (Government, Commercial & Private)	SEE SECTION 3-4 OF THE CALVERT COUNTY ZONING ORDINANCE		
<del>Construction Dump</del>			
Dock, Pier, Private			
<del>Flea Market by Non-Profit Organization</del> <sup>15</sup>	<del>P</del>	<del>P</del>	<del>P</del>
Garage Sale, Yard Sale or Estate Sale	P	P	P
Heliport	S		
<del>Domestic Animals</del> <u>Household Pets</u> <sup>16</sup>	P	P	P
<del>Inoperative Vehicle, 1 per lot</del> <sup>17</sup>	<del>P</del>	<del>C</del>	<del>C</del>
<del>Inoperative Vehicle, 2 per lot</del> <sup>18</sup>			
<del>Land-Clearing Debris Landfill</del> <sup>19</sup>			
<u>Livestock Kept as Pets</u>		<u>C</u>	<u>C</u>
<del>Machinery &amp; Equipment in Connection With Excavating and/or Contracting Business</del> <sup>20</sup>	<del>S</del>		
Model Home -No Office	P	P	P
<del>Outdoor Storage in Connection with Commercial and/or Industrial Uses</del> <sup>21</sup>	<del>S</del>	<del>S</del>	
<u>Structure for the Keeping of Animals (on non-farm properties)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Subdivision Entrance Sign or Feature</u> <sup>22</sup>	<u>P</u>	<u>P</u>	<u>P</u>
Temporary Structure Incidental to Construction (non-residential)	P	P	P
<u>Temporary Structure Incidental to Sales or Rentals in New Residential or Commercial Developments (sales trailers)</u>			
Temporary Recreational Vehicle at Construction site (for watchman)	P	P	P
Unoccupied Recreational Vehicle	C	C	C

<sup>15</sup> Flea Market moved from Unclassified Chart to Commercial Retail Chart.

<sup>16</sup> “Domestic Animals” moved from Agricultural Chart to Unclassified Chart. Use changed to “Household Pets”.

<sup>17</sup> Inoperative Vehicle, one per lot moved from Unclassified Chart to Motor Vehicle Chart.

<sup>18</sup> Inoperative Vehicles, two per lot moved from Unclassified Chart to Motor Vehicle Chart.

<sup>19</sup> Land-Clearing Debris Landfill moved from Unclassified Chart to Industrial Chart.

<sup>20</sup> Machinery & Equipment in Connection w/Excavating and/or Contracting Business moved from Unclassified Chart to Industrial Chart.

<sup>21</sup> Outdoor Storage in Connection with Commercial and/or Industrial Uses moved from Unclassified Chart to Industrial Chart.

<sup>22</sup> Subdivision Entrance Signs to be addressed in Sign Regulations and deleted from this Section during the rewriting of Article 6. Until such time, the provisions of this Section shall remain in effect.

### 3-3.03.A Huntingtown Town Center Conditional Uses

The following are conditions imposed upon land uses indicated in Section 3-3.03, Table of Land Uses.

~~These conditions are in place of the conditions listed in Section 3-2 of the Calvert County Zoning Ordinance. In all cases except those specifically listed below, the conditions listed in the Calvert County Zoning Ordinance must be met. **If a use is listed as conditional in the Land Use Tables (indicated by a 'C' or an 'SC'), and no conditions are listed below, the conditions listed in Section 3-2 of the Calvert County Zoning Ordinance apply. The conditions listed below are unique to the Huntingtown Town Center.**~~ Note: This section of the Huntingtown Town Center Zoning Ordinance has been renumbered for consistency with the Calvert County Zoning Ordinance.

- ~~1. Veterinary Hospital or Clinic – provided that all structures or accessory uses are not less than 100 feet from any residence except that of the operator of such use. If the Veterinary Hospital or Clinic has outside kennels or boarding facilities, such structures shall be not less than 500 feet from any property line or 300 feet from a right-of-way.~~
- ~~2-1. Multi-Family Dwelling - is restricted to housing for the elderly where at least one resident of each apartment is over age 65. The property must abut an arterial or collector street. All off-street parking must be screened from view from any public right-of-way or park. The Calvert County Department of Planning & Zoning must approve the architectural plans.~~
- ~~3. Accessory Apartments – provided that only one accessory apartment is created on each single-family lot. The accessory apartment must be clearly subordinate to the single-family dwelling. If the apartment is not part of the dwelling, it must be within 100 feet of the dwelling (and attached to an accessory building such as a garage). In no case shall it contain more than 900 square feet. The owner of the lot must occupy at least one of the dwelling units on the premises, except for bona fide temporary absences as determined by the Zoning Officer. At least two off-street parking spaces are available for each unit.~~
- ~~4. Bed and Breakfast Facility – provided that the owner lives on the premises, the facility is a part of the dwelling unit with the exception that existing non-conforming guest houses may be used, no separate kitchens are provided, and adequate off-street parking is provided, Fire Marshall and Health Department approvals are obtained, and breakfast shall be served to overnight lodgers only.~~
- ~~5. Boarding House – provided that an owner lives on the premises, the facility is a part of the dwelling unit with the exception that existing non-conforming guest houses may be used, no separate kitchens are provided, adequate off-street parking is provided, Fire Marshall and Health Department approvals are obtained, and an Occupancy Permit for such use is obtained.~~
- ~~6. Manufactured Home or Recreational Vehicle for Emergency Use – In case of fire or other disaster (destroying livability of residence) the Zoning Officer may issue a permit in any district for one manufactured home or recreational vehicle to serve as a temporary shelter on the premises. If such temporary use exceeds six months, the Board of Appeals may approve an extension for a period not to exceed one year beyond the date such temporary residence was established.~~
- ~~7-2. Antiques Sales - are allowed on property with frontage on arterial or collector streets and off-street parking is screened.~~
- ~~8. Itinerant Sales of Fish, Shellfish, Fruits and Vegetables – provided that the produce is in its natural condition, the fish and shellfish are caught by the seller and the fruit and vegetables are grown by the seller, and adequate off-street parking is available so that there is no parking on a right-of-way.~~
- ~~9. Itinerant Sales, All Other Licensed Sales – provided that adequate off-street parking is available so that there is no parking on a right-of-way.~~
- ~~10. Roadside Stand – provided that it is restricted to selling produce/nursery products only, it is located on the farm where most of the produce sold is raised, any new permanent stand meets the front setback requirements of the District within which it is located. A temporary stand may be as close as 30 feet from the right of way, and adequate parking is provided so that there is no parking within a right-of-way.~~
- ~~11. Farmers Market – provided that adequate off-street parking is available so that there is no parking on a right-of-way.~~

- 42. ~~3.~~ Funeral Home and/or Crematorium - provided access is provided from an arterial or major collector road.
- 42. ~~4.~~ Funeral Home and/or Crematorium - provided access is provided from an arterial or major collector road.
- ~~13.~~ Home Occupation – provided that the occupation is conducted within the dwelling or secondary structure. In addition, no outside storage of equipment, materials or items to be repaired shall be permitted, no article or commodity is offered for sale or is publicly displayed on the premises except those incidental to the services offered, adequate off-street parking is available so that there is no parking on a right-of-way, applicable State Licenses are obtained, the occupation does not utilize more than 600 square feet, including storage.
- 44. ~~5.~~ Laundry/Laundromat - provided access is provided from an arterial or major collector road.
- 45. ~~6.~~ Other Commercial Businesses, Personal Services, Clinics less than 5,000 square feet - provided access is provided from an arterial or major collector road.
- ~~16.~~ Carnival, Fair or Circus – when sponsored by a non-profit organization, provided that the parcel is used as such for no more than 14 days a year, adequate parking is provided and a County permit for the event is obtained before the event begins. The permit is to include approvals by the Health Department, Inspections & Permits Division, and the Public Safety Department. A carnival, fair or circus located on property where there exists a building occupied by a non-profit organization will be considered an accessory use. However, operators of the carnival, fair or circus must obtain a permit from the County before the event begins.
- 47. Convention Center/Retreat - provided access is provided from an arterial or major collector road and the parcel is a minimum of 10 acres.
- ~~17.~~ Convention Center/Retreat - provided access is provided from an arterial or major collector road and the parcel is a minimum of 10 acres.
- 48. Automobile Filling Station - provided that no fuel pump, oil draining pit, or other visible appliance for servicing automobiles is located within 25 feet of the front lot line, no structure or building is erected within 80 feet of any dwelling. Neither setback may be reduced, no service bay openings shall face a right-of-way and no more than 10 inoperative vehicles are allowed.
- 49. Solid Waste Collection Sites - provided that they are in accordance with the Calvert County Comprehensive Solid Waste Management Plan and do not exceed 100 square feet in size.
- ~~20.~~ Unoccupied Recreation Vehicle - provided that it is stored in the side or rear lot area at least five feet from any property line or within a designated vehicle storage area, and no water or waste lines are attached, and there are no covenants prohibiting storage of recreational vehicles.
- 21. ~~7.~~ Mini Storage - provided that bay doors are not visible from adjoining road.
- 22. ~~8.~~ Inoperative Vehicle - provided that it does not remain on lot for more than two months.