

USE #	COMMERCIAL BUSINESS & PERSONAL SERVICE USES & DEFINITIONS (<i>in italics</i>)	<u>FCD</u>	<u>RPD</u>	<u>RCD</u>	<u>R1/R2</u>	WL	<u>TR</u>	<u>APD</u>	<u>HD</u>	<u>I-1</u>	RC	MC	<u>EC/TC</u>	CONDITIONS
1.	Boat Service and/or Repair <i>A facility designed for the maintenance of watercraft and watercraft-related accessories including engines, hulls, masts, trailers, and sails.</i>									P		P		
2.	Boat Storage, <u>Commercial</u> <i>A facility designed for the keeping of watercraft and associated trailers.</i>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>			<u>C</u>		P		P	P	<u>The Commercial Boat Storage shall be in an existing building a barn that was in existence as of the date of adoption of this amendment (/ /).</u>
3.	<u>Boatel</u> ¹ <i>A combination of a motel and marina which is accessible to boats as well as automobiles and may include boat sales and servicing facilities, has overnight accommodation for transients and may have eating and drinking facilities.</i>											P		
4.	Business Offices See: Offices, Medical and Offices, Non-Medical												P	
5.	Commercial Boat Dock <u>Pier</u> <i>A pier used for commercial purposes such as chartering fishing boats, selling gas, etc.</i>											P		
6.	<u>Commercial Kitchen (not associated with an Eating Establishment)</u> <i>A food preparation facility not associated with an eating establishment used for the preparation of foods for sale for human consumption off-site.</i>									<u>C</u>	<u>C</u>		<u>C</u>	<u>1. No retail sales shall be permitted; and</u> <u>2. no on-site consumption of the food prepared in the Commercial Kitchen shall be permitted.</u>
7.	Commercial Trade or Business School <i>A building or land where instruction is given to pupils in professional trades or business and operated as a commercial enterprise as distinguished from schools endowed and/or supported by taxation. Includes schools for general licensure such as drivers, cosmetology, real estate, commercial driver, and other licenses.</i>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>						P	<u>S C</u>	P	<u>In the Marine Commercial District, the school must provide instruction primarily in a marine-related trade or business.</u>
8.	Corporate Headquarters <i>An office or complex of offices serving as the primary head office of a commercial or industrial corporation.</i>									C		<u>C</u>	P	<u>In the I-1 District:</u> The space <u>corporate office shall</u> consists of at least 5,000 square feet of net office space. <u>In the MC District:</u> <u>The business shall be marine-related.</u>
9.	Crematorium <i>A building or portion of a building that houses the necessary equipment and facilities for the cremation of human or animal remains.</i>	<u>SC</u>								<u>E P</u>	C		<u>E</u>	The crematorium is <u>shall be</u> accessory to a funeral home.
10.	Eating Establishments: <u>with Drive-up Facility</u> <i>An Eating Establishment that includes a structure or part of a structure designed to accommodate patrons' motor vehicles, from which the occupants of the motor vehicle may make purchases or transact business.</i>										<u>SC</u>	<u>S</u>	<u>SC</u>	<u>Provided that the restaurant is either a cafeteria for the business, serving primarily the employees on site, or is a part of a business park and the business is not adjacent to an arterial or collector road.</u>

¹ Boatel moved from Recreation Chart to Business & Personal Service Chart.

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11.	Eating Establishment: without Drive-up Facility <i>A public eating place that serves food for consumption at tables or counters located on the premises, or by carry-out or delivery, but that does not have a drive-through facility. This term shall include, but not be limited to, an establishment known as a cafeteria, delicatessen, café, smorgasbord, diner or similar business where the sale of alcohol constitutes less than 50 percent of the total sales.</i>								<u>S</u>		P	P	C	The restaurant eating establishment is shall be either a cafeteria for the business, serving primarily the employees on site, or is a part of a business park and the business is eating establishment shall not be adjacent to an arterial or collector road.
12.	Eating Establishment, Restaurant An establishment where food and drink are prepared, served and consumed primarily within the principal building. See CARRY-OUT RESTAURANT; DRIVE-IN RESTAURANT; FAST FOOD RESTAURANT; RETAIL FOOD ESTABLISHMENT.										P	P	C	
13.	Eating Establishment, Drive-in, Fast Food, Carry-out Carry-out Restaurant: An establishment which, by design of physical facilities or by service or packaging procedures, permits or encourages the purchase of prepared ready-to-eat foods intended primarily to be consumed off the premises. Drive-in Restaurant: An establishment where food and/or beverages are sold in a form ready for consumption and where all or a significant portion of the consumption takes place or is designed to take place outside the confines of the building. Fast Food Restaurant: An establishment whose principal business is the sale of pre-prepared or rapidly prepared food directly to the customer for consumption either within the restaurant building or off premises.										SC	S	SC	

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14.	<u>Entertainment Business, Adult</u> <i>Enterprises that provide activities characterized by live, closed circuit, or reproduced material, including print, audio, and audiovisual media, that has an emphasis on nudity and/or sexual activity and/or sexual stimulation. Adult entertainment businesses include but are not limited to the following types of establishments: adult bookstores, adult theaters, adult arcades, adult cabarets, gentlemen's clubs or shows, strip clubs or shows, burlesque clubs or shows, adult paraphernalia shops, and other establishments which feature a combination of activities or merchandise described above which collectively make up a substantial or significant portion of the establishment's activities or merchandise. The term adult entertainment business also includes other uses similar to the uses listed above, presenting material for patrons to view (live, closed circuit or reproductions using all types of media), and/or purchase or rent, a substantial portion of which is characterized by an emphasis on nudity and/or sexual activity and/or sexual stimulation, and limiting entrance to patrons who are over 18 years of age.</i>													
15.	Flex Space <u>Business</u> <i>A commercial enterprise consisting of a combination of uses by a single company in an individual or multi-tenant building. Uses may include a mix of office, retail, showroom, assembly, warehouse, laboratory or light manufacturing.</i>									C		<u>C</u>	C	<ol style="list-style-type: none"> 1. Parking requirements will be based on Section 6-2 for the uses to be included in the business shall be one parking space per 500 square feet of gross floor area; and 2. retail uses can shall occupy no more than 15 percent of the net building space. 3. In the I-1 District, office uses can shall occupy no more than 50 percent of the net building flex space business, in the I-1 zone. 4. In the MC District, all flex space businesses shall be marine-related. 5. In the EC District, Except in the I-1 zone, no outside storage, including vehicles, is permitted; and 6. Manufacturing, assembly, or warehousing is limited in the EC/TC District to no more than 50 percent of the net building space. No no emissions (smoke, dust, fumes, or noise) except those required for normal HVAC operations are permitted.
16.	Funeral Home <i>An establishment, licensed by the State, that prepares human remains for burial, coordinates the cremation of remains, and arranges, manages, and/or conducts funeral services and memorial services. A funeral home may also sell burial goods as accessory to the primary use. A funeral home may include a chapel or other facility in which funerals are conducted. This definition does not include crematoriums or cemeteries.</i>	<u>S</u>	<u>S</u>	<u>S</u>							P		<u>P</u>	

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17.	Home Occupations <i>Any activity carried out for gain by a resident as an accessory use in the resident's dwelling unit. <u>This definition does not apply to business activities conducted on farms, as permitted by this Zoning Ordinance.</u></i>													
18.	Home Occupations - All Employed are Residents	C	C	C	C		C	<u>C</u>	<u>C</u>	<u>P C</u>	<u>P C</u>	<u>P C</u>	<u>P C</u>	<ol style="list-style-type: none"> The occupation is shall be conducted within the dwelling or secondary an accessory structure. In addition, no outside storage of equipment, materials or items to be repaired shall be permitted; and no article or commodity is shall be offered for sale or is publicly displayed on the premises except those incidental to the services offered; and adequate off-street parking is shall be available so that there is no parking on a right-of-way; and² applicable State Licenses are shall be obtained; and the space occupied by all the occupations on a single site shall not exceed 600 square feet including storage. If road access to the home occupation is gained through another person's property via an easement type road right-of-way, and such access is within 60 feet of any residences; written approval of those property owners must shall be obtained. Condition #6 above applies to all home occupations in which customers come to the premises. With the exception of offices, any Non-medical and medical offices, office support services, home studios, home performing arts studios, and personal service uses are permitted as home occupations. Other uses that are listed separately in the Land Use Charts shall not be permitted as home occupations (e.g., automobile repair, performing arts studios with more than three students, massage parlors, etc.). Signs for home occupations shall be restricted to four square feet, and shall be erected at least 10 feet from the edge of the right-of-way.
19.	<u>Home Occupations with 1 Equivalent Full-time non-resident employee</u>									<u>SC</u>	<u>SC</u>	<u>SC</u>	<u>P C</u>	<u>SAME CONDITIONS AS ABOVE.</u>
20.	Home Occupations with <u>up to</u> 2 Equivalent Full-time non-resident employees	SC	SC	SC	SC		SC	<u>C</u>	<u>SC</u>	<u>SC</u>	<u>SC</u>	<u>SC</u>	<u>P C</u>	SAME CONDITIONS AS ABOVE.
21.	Laundry, Industrial <i>An establishment providing washing, drying or dry cleaning of uniforms, linens, etc. for businesses.</i>									P			P	
22.	Laundry / Laundromat <i><u>A place where patrons wash, dry or dry-clean clothing or other fabrics in machines operated by the patron.</u></i>										<u>P</u>	P		

² Parking requirements for **highlighted** uses will be addressed during the rewriting of Article 6.

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23.	<p>Message Parlor</p> <p><i>Any establishment having a fixed place of business where massages are performed, devoting more than five percent of the floor space to massages and whose gross income from massages in any business location is more than 10 percent of the gross income from that location.</i></p>										SC			<ol style="list-style-type: none"> 1. The structure shall be at least 1,000 feet from the nearest property line of any residentially used property, school, library, park, playground, or other recreational facility, and at least 1,000 feet from the nearest property line of any church, convent, monastery, synagogue, mosque or similar place of worship. 2. The structure shall be at least 1,000 feet from any other sex business as defined in this Ordinance. 3. Advertisements, displays, or other promotional materials shall not be shown or exhibited so as to be visible to the public from pedestrian sidewalks or walkways. 4. Any masseur or masseuse must obtain a license from Calvert County. Note: As part of the licensing requirements, criminal records, if any, will be investigated and assurances will be made that the business operates as a massage parlor and not an illegal business. 5. Massage does not include stimulation to the point of sexual arousal or ejaculation nor does it include manipulation by a masseuse or masseur of the genitals, pubic areas, or buttocks of the human male or female, or the breasts of the female. In the context of the operation of a Massage Parlor, this conduct is presumptively considered a danger to public health, safety and welfare and is cause for the revocation of the special exception. Any massage parlor whose special exception is revoked may appeal to the Calvert County Board of Appeals as outlined in Section 11-1 of this Ordinance.
24.	<p>Motel or Hotel</p> <p><i>Motel: A building or group of buildings not more than two stories in height containing guest rooms which are provided for transient occupancy only, including auto courts, motor lodges and tourist homes.</i></p> <p><i>Hotel: A facility which offers transient lodging accommodations to the general public and may provide additional services such as restaurants, meeting rooms, and recreation facilities. See BOARDING HOUSE AND MOTEL.</i></p>										S	P	P	

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25.	Offices, Business Medical or Clinic <i>Professional Office: A room or rooms of a building used for office purposes by members of any recognized profession, such as doctors, dentists, lawyers, accountants and engineers. An establishment used extensively by members of licensed health care and medical professions to provide diagnosis and treatment to the general public without overnight accommodation and with accessory uses such as reception areas, administrative offices, consultation rooms, x-ray and minor operating rooms and a dispensary, providing that all such uses have access only from the interior of the building or structure. Examples of such professions include dentists, chiropractors, osteopaths, physicians, and occupational therapists. This definition does not include personal services, such as licensed massage therapists.</i>										<u>C</u>		P	1. Individual offices shall be limited to no more than 5,000 square feet; and <u>The gross floor area of all buildings combined shall not exceed 25,000 10,000 square feet per lot or parcel of record as of the date of the adoption of this amendment (/ /).</u>
26.	Offices, Business Non-medical <i>Professional Office: A room or rooms of a building used for office purposes by members of any recognized profession, such as doctors, dentists, lawyers, accountants and engineers. An establishment for professional, executive and administrative offices, including those of accountants, lawyers, architects, engineers, drafting offices, insurance agents, real estate agents, and other occupations which are of similar character to those enumerated, but not including medical professions, barbers, beauty parlors, cosmetologists, or other personal service establishments.</i>										<u>C</u>	<u>C</u>	P	2. Individual offices shall be limited to no more than 5,000 square feet; and <u>1. The gross floor area of all buildings combined shall not exceed 25,000 10,000 square feet per lot or parcel of record as of the date of the adoption of this amendment (/ /).</u> <u>2. In the MC District, the non-medical office shall be marine-related.</u>
27.	Office Support Services, including printing, copying, faxing, internetworking, etc. <i>Businesses that are complimentary to the conduct of business, trades, and professions and provide support such as photo/photocopying, printing, postal/delivery, travel/tourism, and telecom and computer/internet support services.</i>										<u>C</u>	<u>C</u>	<u>P</u>	<u>1. Individual office support businesses shall be limited to no more than 2,000 square feet; and</u> <u>2. the gross floor area of all buildings combined shall not exceed 25,000 10,000 square feet per lot or parcel of record as of the date of the adoption of this amendment (/ /).</u>
28.	Other Commercial Businesses, Personal Services, Clinics: <i>Premises in which services with respect to the grooming of persons are conducted, including those of licensed massage therapists, cosmetologists, estheticians, nail technicians and make-up artistry.</i>													
29.	Other Commercial Businesses, Personal Services, Clinics: Less than 5,000 square feet										<u>P</u>	<u>C</u>	<u>P</u>	<u>1. Individual offices personal service businesses shall be limited to no more than 5,000 square feet; and</u> <u>2. the gross floor area of all buildings combined shall not exceed 25,000 10,000 square feet per lot or parcel of record as of the date of the adoption of this amendment (/ /).</u>
30.	Other Commercial Businesses, Personal Services, Clinics: More than 5,000 square feet										<u>P</u>		<u>P</u>	

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31.	Tavern, Nightclub, Lounge, Dance Hall <i>Tavern: An establishment used primarily for the serving of liquor by the drink to the general public and where food or packaged liquors may be served or sold only as accessory to the primary use. Also called bar or lounge.</i> <u>An establishment where more than 50 percent of the total sales are from the sale of alcohol, and which is intended for entertainment and/or dancing using either live or electronically produced music, and with or without the sale of ready-to-consume food and beverages, either open to the public or operated as a private club open to members only.</u>										S	S		
32.	<u>Tavern, Nightclub, Lounge, Dance Hall with Outdoor Facilities such as Bars</u> <u>An establishment where more than 50 percent of the total sales are from the sale of alcohol, and which is intended for entertainment and/or dancing using either live or electronically produced music, and with or without the sale of ready-to-consume food and beverages, either open to the public or operated as a private club open to members only, with all or part of the entertainment facilities extending outdoors.</u>										<u>S</u>	<u>S</u>		

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