

USE #	INDUSTRIAL USES & DEFINITIONS ( <i>in italics</i> )	FCD	RPD	RCD	R1/R2	WL	TR	APD	HD	I-1	RC	MC	EC/FC	CONDITIONS
1.	Agricultural / Seafood / <u>Livestock</u> Processing Plant <i>A facility used for the handling, unloading, storing, shucking, freezing, preparing, changing into different market forms, manufacturing, preserving, packing or labeling of agricultural commodities or fish, shellfish and related products.</i>	SC	SC	<del>SC</del>						<del>P</del> <u>C</u>	<del>P</del> <u>C</u>	<del>P</del> <u>C</u>	<del>SC</del>	<ol style="list-style-type: none"> <li><u>1.</u> <b>In the MC District, the processing is restricted to seafood only.</b></li> <li><u>2.</u> Such use <b>is shall be</b> located on a lot not less than five acres in size, and <b>is shall be not nearer than at least</b> 200 feet from any <del>R-1 or R-2</del> boundary <b>residence;</b> <b>and</b></li> <li><u>3.</u> all structures <b>shall</b> have a minimum setback of 100 feet from side, front and rear lot lines; <b>and</b></li> <li><u>4.</u> adequate measures are taken for the abatement of offensive and obnoxious odors, dust, smoke, noise, vibration, or similar nuisances; <b>and</b></li> <li><u>5.</u> design, construction, and operation of the facility meets requirements of appropriate State and Federal regulatory agencies; <b>and</b></li> <li><u>6.</u> retail sales of processed food are <b>not</b> permitted <b>in the I-1 District and are permitted</b> only as an accessory use <b>in the RC and MC Districts.</b></li> </ol>
2.	<del>Agricultural/Seafood Processing Plant, Granary</del>									<del>P</del>	<del>P</del>		<del>SC</del>	<ol style="list-style-type: none"> <li><del>1. All processing structures are at least 100 feet from all side, front and rear lot lines.</del></li> <li><del>2. Adequate measures are taken for the abatement of dust, noise or similar nuisances.</del></li> </ol>
3.	<del>Agricultural/Seafood Processing Plant, Meats, Poultry</del>									<del>P</del>	<del>P</del>		<del>SC</del>	
4.	<del>Agricultural/Seafood Processing Plant, Seafood</del>									<del>P</del>		<del>P</del>	<del>SC</del>	
5.	<del>All Other Light Industrial Uses</del>									<del>S</del>			<del>S</del>	
6.	Asphalt Plant <i>An establishment in which a homogeneous product commonly referred to as asphalt, and intended mainly for the coating of roads, is manufactured from bituminous asphalt and other aggregate material.</i>													
7.	<u>Commercial</u> Fuel Storage <del>Business</del> , over 50,000 gallons <i>A facility designed for bulk fuel storage for resale. Fuels include but are not limited to liquid natural gas, propane, fuel oils, alcohol fuels, gasoline, and diesel. The sale and/or rental of tanks may be an accessory use.</i>									P			S	

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8.	<b><u>Commercial Recycling Facility</u></b> <i>An establishment that accepts, stores and processes reusable materials from commercial operations including, but not limited to, glass, plastics and synthetic materials, paper products (such as newspapers, stationery, scrap paper, computer paper and corrugated cardboard), rubber, batteries, ferrous and nonferrous metals, concrete, asphalt, wood and building materials, and tree wastes, but not including yard waste or mixed municipal solid waste. Processing includes, but is not limited to, bailing, briquetting, crushing, compacting, grinding, shredding, sawing, shearing and sorting of recyclable materials and the heat reduction of such materials but does not include incineration for any purpose.</i>									<u>C</u>				<ol style="list-style-type: none"> <li><b><u>The Commercial Recycling Facility shall be constructed and operated in accordance with the Solid Waste Chapter of the County Code, as amended from time to time; and</u></b></li> <li><b><u>no incinerator shall be permitted; and</u></b></li> <li><b><u>no outdoor processing shall be permitted.</u></b></li> </ol>
	Distillation of Alcohol as a Fuel <i>The fermentation and other refinement of grains and/or other biomass for the production of liquid fuel. Does not include the capture/reclamation of methane from agricultural and/or commercial operations.</i>													
9.	<b><u>Distillation of Alcohol as a Fuel</u></b> On a Farm for Farm Use Only	C	C	C	C		C	C	C					The production shall be limited to 50 gallons a day.
10.	<b><u>Distillation of Alcohol as a Fuel</u></b> , Commercial									<u>S</u>			<u>S</u>	
11.	<b><u>Granary Grain Elevator</u></b> <i>A storehouse for threshed grain or animal feed for wholesale or retail sale.</i>									P	<u>P</u> <u>C</u>		<u>SC</u>	<ol style="list-style-type: none"> <li>All processing structures <del>are</del> <b><u>shall be</u></b> at least 100 feet from all side, front and rear lot lines; <b><u>and</u></b></li> <li><del>Adequate</del> adequate measures <del>are</del> <b><u>shall be</u></b> taken for the abatement of dust, noise or similar nuisances.</li> </ol>
12.	<b><u>Kiln, Wood-Drying</u></b> <i>A chamber or tunnel used for drying and conditioning lumber, veneer, and other wood products in which the temperature and relative humidity of the circulated air can be varied and controlled.</i>	<u>SC</u>	<u>SC</u>	<u>SC</u>				<u>C</u>	<u>SC</u>	<u>C</u>				<b><u>A wood-drying kiln shall be permitted only as an accessory use to a commercial sawmill.</u></b>
13.	<b><u>Landfill, Land-Clearing Debris</u></b> <sup>1</sup> <i>Sanitary Landfills which accept only land-clearing debris. Types of waste permitted are limited to those associated with land-clearing operations, including earthen material such as clay, sand, gravel, and silt, topsoil, tree stumps, root mats, brush and limbs, logs, vegetation, and rock.</i>	<u>SC</u>	<u>SC</u>	<u>SC</u>	SC			<u>C</u>	<u>C</u>	C				<ol style="list-style-type: none"> <li>All materials <del>are</del> <b><u>shall be</u></b> physically inert or biodegradable and occurring naturally such as stumps, brush and logs; <b><u>and</u></b></li> <li>if in an individual recorded section in a major subdivision, all dumping must cease after 75 percent of the lots in that section have been developed; <b><u>and</u></b></li> <li>all County, State and Federal permits <del>are</del> <b><u>shall be</u></b> obtained; <b><u>and</u></b></li> <li><b><u>On land that is designated as an Agricultural Preservation District, only five percent of the total parcel shall be used for the Land –Clearing Debris Landfill.</u></b></li> <li><del>the debris shall originate in Calvert County.</del></li> </ol>

<sup>1</sup> Land-Clearing Debris Landfill moved from Unclassified Chart to Industrial Chart.

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14.	<b>Landfill, Rubble<sup>2</sup></b> <i>Sanitary Landfills which accept only rubble. Types of waste permitted are limited to those materials accepted at Land-Clearing Landfills, along with demolition debris associated with the razing of buildings, roads, bridges and other structures including structural steel, concrete, bricks, lumber, plaster and plasterboard, sheet rock, insulation material, cement, shingles and roofing materials, floor and wall tile, asphalt, pipes and wires, and other items physically attached to the structure, including appliances if they have been or will be compacted to their smallest practical volume.</i>									SC				<ol style="list-style-type: none"> <li>The area <del>is shall be</del> located <del>not less than at least</del> 500 feet from any adjacent property line of a property owned by a party other than the applicant (unless such adjacent property owner gives written consent) and 200 feet from any street, highway, or road right-of-way; <del>and</del></li> <li><del>an environmental impact analysis is shall be conducted; and</del></li> <li>all County, State and Federal permits <del>are shall be</del> obtained; <del>and</del></li> <li><del>the rubble shall originate in Calvert County; and</del></li> <li>the use <del>is shall be</del> 100 percent screened from adjoining properties and roads.</li> </ol>
15.	<b>Landfill, Sanitary<sup>3</sup></b> <i>An area used for the disposal of solid waste, operated and maintained in accordance with solid waste disposal regulations of the County and State.</i>									C				<ol style="list-style-type: none"> <li>The area <del>is shall be</del> located <del>not less than at least</del> 500 feet from any adjacent property line of a property owned by a party other than the applicant (unless such adjacent property owner gives written consent) and 200 feet from any <del>street, highway, or</del> road right-of-way; <del>and</del></li> <li><del>an environmental impact analysis is shall be conducted.</del></li> </ol>
16.	<b>Manufacturing and/or Assembly, Heavy</b> <i>Establishments involved in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials and that are generally not compatible with residential uses. Includes but is not limited to foundries, <del>kiln drying operations, fossil fuel refineries and similar heavy industrial uses.</del></i>													
	Manufacturing <del>and/or</del> Assembly, <del>Other General</del> <b>Light:</b> <i>The production, processing, cleaning, testing and distribution of materials, goods, foodstuffs and products which by the nature of the materials, equipment and process utilized is to a considerable measure clean, quiet, and free of any objectionable or hazardous element.</i>													
17.	<b>Manufacturing and/or Assembly, Light</b> , Less than 5,000 square feet <b>total per parcel of record as of the date of adoption of this amendment ( / / )</b>	SC	SC	SC	<u>SC</u>		<u>SC</u>	<u>C</u>	<u>SC</u>	P	SC		P	<ol style="list-style-type: none"> <li>The minimum lot size <del>is shall be</del> five acres; <del>and</del></li> <li><del>the lot size may be reduced for existing barns; and when an existing barn is used, the lot size may be reduced by the Board of Appeals; and</del></li> <li>no retail sales <del>are shall be</del> permitted.</li> </ol>
18.	<b>Manufacturing and/or Assembly, Light</b> , More than 5,000 square feet	<del>SC</del>	<del>SC</del>	<del>SC</del>						P			P	
19.	Manufacturing and/or <del>Assembling</del> , <b>Assembly</b> of Watercraft, <b>Commercial</b> <i>A facility designed for the construction of <u>waterborne vessels for commercial purposes.</u></i>									<u>P</u> <u>C</u>		P	<u>P</u>	<u>The sale of watercraft manufactured on-site shall be permitted only as an accessory use to the principal use.</u>

<sup>2</sup> Rubble Landfill was moved from Unclassified Chart to Industrial Chart.

<sup>3</sup> Sanitary Landfill was moved from Institutional Chart to Industrial Chart.

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20.	<b><u>Outdoor Storage in Connection with Commercial and/or Industrial Uses</u></b> <i>The storage of materials accessory to a commercial and/or industrial use. Does not include machinery and equipment.</i>									P	P	P	<del>C</del> P	<del>Provided that the material and/or equipment stored is not visible from adjoining properties or the road.</del>
21.	Power Generating Facility, <del>Home</del> <b><u>Accessory to a Residence or Business</u></b> <i>A facility designed and constructed near an individual residence, <u>business, or public building</u> for the purpose of generating power for use in that residence, <u>business or public building</u>.</i>	P C	P C	P C	P C		C	C	C	P C	P C	P C	C	<del>Provided that the use is accessory to an existing restaurant.</del> <b><u>The generator shall be installed within the Building Restriction Lines required for the primary structure.</u></b>
22.	Power Generating <del>Facilities, Other</del> <b><u>Facility, Commercial</u></b> <i>A generator that uses one or more sources and/or products for the production of power for sale. Types of power generating facilities include but are not limited to <u>petroleum, methane, ethanol, thermal, wind, solar and hydroelectric.</u></i>	SC	SC	SC			SC	SC		P S			S	1. <b><u>The Commercial Power Generating Facility shall be limited to the production of wind, solar, and/or hydro-electricity only except in the I-1 District, where nuclear power generation is permitted.</u></b> 2. <b><u>In the Rural Community and Town Residential Districts, the use shall be accessory to a Sanitary Landfill only.</u></b>
	Research & Development Facility <i>A facility containing operations engaged in scientific research and investigation, the development of prototype products for test and evaluation, and/or the assembly or manufacture of prototype products. <del>No retail or general manufacturing is permitted within a research and development facility. No retail sales are permitted.</del></i>													
23.	<b><u>Research &amp; Development Facility</u></b> , Environmental									P C		P C	P C	<b><u>No retail sales shall be permitted.</u></b>
24.	<b><u>Research &amp; Development Facility</u></b> , Other									P C		P C	P C	<b><u>No retail sales shall be permitted.</u></b>
25.	Salvage and/or Junk Yard <i>Any land, <del>or</del> building, <u>or vehicle</u> used for the abandonment, sale, storage, collection, or baling of paper, scrap metal, other scrap or discarded materials, or for the abandonment of automobiles or other vehicles or for the abandonment of machinery, or parts thereof.</i>									SC				<del>Provided that it is surrounded by a buffer or screen at least six feet in height.</del>

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26.	<p>Sand, Gravel or Mineral Extraction and Processing</p> <p><u><i>A tract of land and The operations necessary to excavate, stockpile, or remove materials such as sand, gravel, aggregate, rock or other mineral resources. Includes the cleaning, mixing, sorting, washing, and other processing of this material including cement mixing. Does not include the manufacture of asphalt (see definition of asphalt plant). The retail, wholesale, contract purchase, or transfer of mineral products is within the scope of this definition. For purposes of this title, the leveling, grading, filling, or removal of materials during the course of normal site preparation for an approved use (e.g. residential subdivision, commercial development, etc.) does not constitute a mining site/operation, if: processing of the material does not occur on the property; the activity is completed quickly, does not occur over an extended period of time, and on-site stockpiles are fully depleted; and, a mining permit is not required.</i></u></p>	SC	SC	SC	SC					SC	SC	SC		<ol style="list-style-type: none"> <li>1. Such use <del>is shall be</del> located <del>not nearer than</del> <u>at least</u> 200 feet from any residence other than the residence of the property owner; <u>and</u></li> <li>2. all extractions are back-filled or regraded according to the Maryland Department of Natural Resources standards; <u>and</u></li> <li>3. no operation is conducted in a manner that would impede the flow of any stream or pollute its waters; <u>and</u></li> <li><del>4. No processing is permitted in the TC District.</del></li> <li><u>4.</u> other conditions may be specified by the Board of Appeals.</li> </ol> <p><del>The following provisions apply only in the Critical Area:</del></p> <ol style="list-style-type: none"> <li><del>4. No important natural resources such as threatened and endangered species, areas of scientific value, or rare assemblages of species occur as discussed in Section 8-2 of this Ordinance.</del></li> <li><del>5. No highly erodible soils exist.</del></li> <li><del>6. The use of renewable resource lands would not result in the substantial loss of long range (that is, 25 years or more) productivity of forest and agriculture, or would result in a degrading of water quality or a loss of vital habitat; or</del></li> <li><del>7. The lands are not within 100 feet of the Mean High Water Line of tidal waters or the edge of tributary streams.</del></li> <li><del>8. Future wash plants including ponds, spoil piles, and equipment are not located within the Buffer as defined in Section 8-1 of this Ordinance.</del></li> <li><del>9. Existing wash ponds are reclaimed as soon as possible after the cessation of a sand and gravel operation.</del></li> <li><del>10. To the fullest extent possible, existing sand and gravel operations shall conduct their extraction activities so as to provide, at a minimum, a 100-foot buffer of natural vegetation between the operation and the Mean High Water Line of tidal waters or the edges of tributary streams, and tidal wetlands, whichever is further inland.</del></li> <li><del>11. All new surface mines must be reclaimed after the cessation of a sand and gravel operation.</del></li> </ol>

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27.	<p>Sand, Gravel or Mineral Extraction <b>(No Processing)</b></p> <p><u><i>A tract of land and The operations necessary to excavate, stockpile, or remove materials such as sand, gravel, aggregate, rock or other mineral resources. The retail, wholesale, contract purchase, or transfer of mineral products is within the scope of this definition. For purposes of this title, the leveling, grading, filling, or removal of materials during the course of normal site preparation for an approved use (e.g. residential subdivision, commercial development, etc.) does not constitute a mining site/operation, if: processing of the material does not occur on the property; the activity is completed quickly, does not occur over an extended period of time, and on-site stockpiles are fully depleted; and, a mining permit is not required.</i></u></p>	<u>SC</u>	<u>SC</u>	<u>SC</u>	<u>SC</u>		<u>SC</u>	<u>C</u>		<u>SC</u>	<u>SC</u>		<u>SC</u>	<ol style="list-style-type: none"> <li>Such use <del>is shall be</del> located <del>not nearer than</del> <u>at least</u> 200 feet from any residence other than the residence of the property owner; <u>and</u></li> <li>all extractions <del>are shall be</del> back-filled or regraded according to the Maryland Department of Natural Resources standards; <u>and</u></li> <li>no operation <del>is shall be</del> conducted in a manner that would impede the flow of any stream or pollute its waters; <u>and</u></li> <li><u>If the property is designated as an Agricultural Preservation District, the Sand, Gravel or Mineral Extraction Operation shall be restricted to five percent of the property.</u></li> <li><del>No processing is permitted in the TC District.</del></li> <li>other conditions may be specified by the Board of Appeals.</li> </ol> <p>The following provisions apply only in the Critical Area:</p> <ol style="list-style-type: none"> <li>No important natural resources such as threatened and endangered species, areas of scientific value, or rare assemblages of species occur as discussed in Section 8-2 of this Ordinance; <u>and</u></li> <li>No highly erodible soils exist; <u>and</u></li> <li>The use of renewable resource lands would not result in the substantial loss of long-range (that is, 25 years or more) productivity of forest and agriculture, or would result in a degrading of water quality or a loss of vital habitat; or</li> <li>The lands are not within 100 feet of the Mean High Water Line of tidal waters or the edge of tributary streams.</li> <li><del>Future wash plants including ponds, spoil piles, and equipment are not located within the Buffer as defined in Section 8-1 of this Ordinance; and</del></li> <li><del>Existing wash ponds are reclaimed as soon as possible after the cessation of a sand and gravel operation; and</del></li> <li>To the fullest extent possible, existing sand and gravel operations shall conduct their extraction activities so as to provide, at a minimum, a 100-foot buffer of natural vegetation between the operation and the Mean High Water Line of tidal waters or the edges of tributary streams, and tidal wetlands, whichever is further inland; <u>and</u></li> <li>All new surface mines must be reclaimed after the cessation of a sand and gravel operation.</li> </ol>
28.	<p>Sawmill, Commercial</p> <p><u><i>An indoor or outdoor facility where timber or logs are sawn into lumber or boards.</i></u></p>	SC	SC	SC				<u>C</u>	<u>SC</u>	<u>P</u> <u>C</u>				<ol style="list-style-type: none"> <li><del>Such use is not nearer than 500 feet from any property boundary. All buildings and outdoor facilities shall be at least 500' from any residence on an adjoining property; and</del></li> <li>Such use <del>is not nearer than</del> <u>shall be at least</u> 100 feet from any road maintained by the County or State; <u>and</u></li> <li><u>the gross square footage of all buildings combined, regardless of use, shall not exceed 5,000 square feet; and</u></li> <li>adequate measures <del>are shall be</del> taken for the abatement of obnoxious or offensive odor, dust, smoke, noise, vibration, or similar nuisance, and <u>measures for</u> protection against fire <del>is shall be</del> employed.</li> </ol>

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29.	Sawmill, <del>only for Timber Grown on Premises</del> <b>Portable</b> <i>A small, self-contained sawmill that is moved to the site where the timber is to be sawn and then moved on to another location. This use does not include those permitted under "Forest Product Processing".</i>	P	P	P	P		<u>P</u>	P	P	P	P	P	<u>P</u>	
30.	<b>Storage of Machinery &amp; Equipment in Connection With Excavating and /or Contracting Business</b> <sup>4</sup> <i>Implements commonly used in association with site preparation and/or building construction including, but not limited to, bulldozers, front-end loaders, backhoes, tank trucks and/or trailers, trenchers, tar boilers, cement mixers, dump-bed trucks and/or trailers, graders, street sweepers, snowplow blades, flat-bed trucks and/or trailers, large riding mowers, and paving equipment. Implements may be self-propelled, trailered, towed, dragged, pushed, or pulled. Does not include hand tools or walk-behind equipment such as small mowers or tillers.</i>									<u>PC</u>			C	<del>1. The machinery and/or equipment stored is shall not be visible screened</del> from adjoining properties <del>or</del> <b>and</b> the road. <del>2. All storage buildings together contain no more than 2,000 square feet.</del> <del>3. The owner lives on the premises.</del>
31.	<del>Fire Retreading</del>									P				
32.	<del>Truck Terminal</del> <sup>5</sup>									S				

<sup>4</sup> Machinery & Equipment in Connection with Excavating and/or Contracting Business moved from Unclassified Chart to Industrial Chart.

<sup>5</sup> Truck Terminal moved from Industrial Chart to Motor Vehicle Chart.

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