

<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		

**LUSBY TOWN CENTER**

<b>3-3.06 LUSBY TABLE OF LAND USES – <u>AGRITOURISM, ECO-TOURISM, AND HERITAGE TOURISM USES</u></b>	<b>INSTITUTIONAL</b>	<b>NEIGHBORHOOD COMMERCIAL</b>	<b>VILLAGE COMMERCIAL</b>	<b>VILLAGE RESIDENTIAL-OFFICE</b>	<b>VILLAGE EDGE</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>					

**LUSBY TOWN CENTER**

<b>3-3.06 LUSBY TABLE OF LAND USES - AGRICULTURAL</b>	<b>INSTITUTIONAL</b>	<b>NEIGHBORHOOD COMMERCIAL</b>	<b>VILLAGE COMMERCIAL</b>	<b>VILLAGE RESIDENTIAL-OFFICE</b>	<b>VILLAGE EDGE</b>
<u>Livestock Animal Husbandry</u>					
<u>Aquaculture, Freshwater and Land-based</u>					
<u>Aquaculture, Marine/Estuarine</u>					
Commercial Greenhouse, <u>Retail</u>					P
Commercial Greenhouse, <u>Wholesale</u>					P
Commercial Kennel, <u>with indoor facilities only</u>					
Commercial Kennel, <u>with outdoor facilities</u>					
Commercial <u>or Non-Profit</u> Stable or <u>Horseback-Riding</u> Club					
Commercial Raising of Exotic <u>or Wild</u> Animals					
Commercial Raising of Fur-bearing Animals					
<u>Commercial Raising of Poultry</u>					
<u>Domestic Animals</u> <sup>1</sup>	P	P	P	P	P
<u>Concentrated Animal Feeding Operation</u>					
<u>Farm</u>					<u>P</u>
Farm Building					
<u>Farm Brewery</u>					
<u>Farm Distillery</u>					
<u>Farm Stand</u>					<u>C</u>
<u>Farm Winery</u>					
Feedlot					
Field Crops <u>and/or Nursery</u>					P
<u>Forest Product Processing</u>					
<u>Garden Center or Farm Supply Store, less than 75,000 sq. ft.</u>		<u>P</u>	<u>P</u>		
<u>Garden Center or Farm Supply Store, 75,000 sq. ft.</u>		<u>C</u>	<u>C</u>		
Livestock Auction and/or Sales Barn, <u>Commercial</u>					
Livestock Auction <u>by a Non-Profit Organization or Farm Owner</u>					
Nursery, <u>Retail</u>					P
Nursery, <u>Wholesale</u>					P
<u>Swine Raising</u>					
<u>Forestry or Tree Farming</u>					P
Veterinary Hospital or Clinic, <u>Livestock</u>					C
Veterinary Hospital or Clinic, <u>Small Animal</u>					C

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

**LUSBY TOWN CENTER**

<b>3-3.06 LUSBY TABLE OF LAND USES - RESIDENTIAL</b>	<b>INSTITUTIONAL</b>	<b>NEIGHBORHOOD COMMERCIAL</b>	<b>VILLAGE COMMERCIAL</b>	<b>VILLAGE RESIDENTIAL- OFFICE</b>	<b>VILLAGE EDGE</b>
Apartment, Accessory				C	C
<del>Dwelling</del> <b>Apartment, Accessory</b> for Resident Watchman/Caretaker	P	P	P	P	P
Apartment, <del>Accessory or Executive Suite</del> over a Business		P	P	P	P
<b>Assisted Living Facility</b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>
Bed & Breakfast Facility <b>with up to</b> 2 Bedrooms in Use				C	C
Bed & Breakfast Facility <b>with</b> 3 to 5 Bedrooms in Use				C	C
<del>Boarders</del> <b>Lodgers</b> in Residence (no more than three)				P	P
Boarding House				C	C
Dwelling, Attached:					
Duplex				P	P
<b>Fourplex</b>					
Multi-family				P	P
Townhouse				P	P
<b>Triplex</b>					
Dwelling, Single Family Detached				P	P
Group Home	P			P	P
Liveaboards					
<del>Boarders</del> <b>Lodgers</b> in Residence (no more than 3)				P	P
Manufactured Home <del>Rental</del> Community					
Manufactured Home, Farm					
Manufactured Home on Individual Lot					
Manufactured Home or Recreational Vehicle (Emergency)	C	C	C	C	C
Manufactured Home For Resident Watchman/Caretaker					
Manufactured Home Subdivision					
Tenant House					
Tenant Houses, Additional (no more than 2 additional)					

**LUSBY TOWN CENTER**

<b>3-3.06 LUSBY TABLE OF LAND USES – COMMERCIAL RETAIL</b>	<b>INSTITUTIONAL</b>	<b>NEIGHBORHOOD COMMERCIAL</b>	<b>VILLAGE COMMERCIAL</b>	<b>VILLAGE RESIDENTIAL-OFFICE</b>	<b>VILLAGE EDGE</b>
<del>Adult Bookstore</del>					
Agricultural Machinery, Service and/or Supplies			P		P
Antiques Sales			P	P	
Art Gallery, <del>less than 75,000 sq. ft.</del>			P	P	
<u>Artisans' and Crafters' Market</u>		<u>C</u>	<u>C</u>		
Auction Building			P		P
Boat <del>Dealer Dealership</del>					P
Farmers' Market		<u>C</u>	<u>PC</u>		P
<del>Flea Market by Non-profit Organization</del> <sup>2</sup>					<u>P</u>
<del>Lumber and/or Other Building Materials Home Improvement Center, less than 75,000 sq. ft.</del> <sup>3</sup>					P
<del>Lumber and/or Other Building Materials Home Improvement Center, 75,000 sq. ft.</del>		C	C		
Manufactured Home Dealer					
<del>Itinerant Sales: Mobile Food Sales</del>		<u>PC</u>	<u>PC</u>		<u>PC</u>
<del>—Fish, Shellfish, Fruit, Vegetables</del>		<u>P</u>	<u>P</u>		<u>P</u>
<del>—All Other Licensed Sales</del>		<u>P</u>	<u>P</u>		<u>P</u>
<del>Other Commercial</del> Retail <u>Commercial</u> Buildings, less than 75,000 sq. ft.		P	P		
<del>Other Commercial</del> Retail <u>Commercial</u> Buildings, 75,000 sq. ft.		C	C		
Retail Commercial Buildings with drive-up <del>/drive-through Service Window(s) Facility, less than 75,000 sq. ft.</del>		C			
Retail Commercial Buildings with drive-up <del>/drive-through Service Window(s) Facility, 75,000 sq. ft.</del>		C			
<u>Retail Commercial Sale or Display Area, Outdoor</u>		<u>C</u>	<u>C</u>		
<del>Roadside Stand</del>					<u>C</u>
<u>Watermen's Market</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.

LUSBY TOWN CENTER

3-3.06 LUSBY TABLE OF LAND USES – <del>COMMERCIAL</del> BUSINESS & PERSONAL SERVICES	INSTITUTIONAL	NEIGHBORHOOD COMMERCIAL	VILLAGE COMMERCIAL	VILLAGE RESIDENTIAL- OFFICE	VILLAGE EDGE
Boat Service and/or Repair					P
Boat Storage, <del>Commercial</del>					
<del>Boatel</del>					
<del>Commercial Pier</del>					
<del>Commercial Kitchen (not associated with an Eating Establishment)</del>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Commercial Trade or Business School	P	P	P	P	P
Corporate Headquarters	S	P	P	P	P
<del>Funeral Home and/or Crematorium</del>	P				P
<del>Any Eating Establishments: with drive-up/drive-through-service window(s) Facility</del>		C			
Eating Establishments: <u>without Drive-up Facility</u>		<u>P</u>	<u>P</u>	<u>S</u>	<u>C</u>
<del>—Café</del>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<del>—Deli, carry-out</del>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<del>—Fast food restaurant</del>		<u>P</u>	<u>P</u>		<u>C</u>
<del>—Restaurant</del>		<u>P</u>	<u>P</u>	<u>S</u>	<u>C</u>
<del>Entertainment Business, Adult</del>					
<del>Flex Space Business</del>			<u>C</u>		<u>SC</u>
<del>Funeral Home and/or Crematorium</del>	P				P
Home Occupation - All Employed are Residents	C	C	C	C	C
Home Occupation - 1 Equivalent Full-time non-resident employee	SC	SC	SC	SC	SC
Home Occupation - 2 Equivalent Full-time non-resident employees	SC	SC	SC	SC	SC
Laundry, Industrial					
Laundry / Laundromat		P	P		
<del>Laundry / Laundromat with drive-up/drive-through-service window(s)</del>		<u>C</u>			
<del>Massage Parlor</del>					
Motel or Hotel	S	P	P	S	P
<del>Office, Business Medical, Non-Medical or Clinic</del>		P	P	P	
Office Support Services, including printing, copying, faxing, internetworking, etc.		P	P	P	
<del>Other commercial business, personal services, clinics with drive-up/drive-through windows</del>		<u>C</u>			
<del>Other Commercial Business, Personal Services, Clinics</del>		P	P		
Tavern, Nightclub, Lounge, Dance Hall			P		P
<del>Tavern, Nightclub, Lounge, Dance Hall with Outdoor Facilities such as Bars</del>					
<del>Telecommuting center</del>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

LUSBY TOWN CENTER

3-3.06 LUSBY TABLE OF LAND USES – <del>COMMERCIAL RECREATION</del>	INSTITUTIONAL	NEIGHBORHOOD COMMERCIAL	VILLAGE COMMERCIAL	VILLAGE RESIDENTIAL-OFFICE	VILLAGE EDGE
<del>Adult Cabaret, Adult Theatre or Adult Drive-in Theatre</del>					
Campground and/or Recreational Vehicle Camp					
Carnival, Fair or Circus –Temporary, On Less than 5 Acres					SC
Carnival, Fair or Circus –Temporary, On More than 5 Acres					SC
Commercial <u>or Non-Profit</u> Meeting Hall, <u>Banquet Hall</u>		P	P		P
Convention Center		P	S		
Drive-in Theatre					
<del>Health Spa/Gymnasium</del> <u>Fitness Center</u>	S	P	P	S	
<del>Golf Course /Country Club</del>					
Golf, Driving Range					
Golf, Miniature					P
<del>Hunting Reserve without Shooting Range</del>					
<u>Marina</u>					
Indoor Commercial Amusements:					
Arcade, Pool Hall, <u>Bingo Hall</u>			P		
Bowling alley		P			P
Motion-picture theatre			P		
Skating rink			P	P	P
Swimming pool, athletic court	S	P	P	S	
Theater			P	P	P
Outdoor Recreation, such as: Swimming Pools, Athletic Courts	SC	C	C	SC	C
Retreat, <u>Day</u>	P			S	P
<u>Special Event</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Studio, Commercial</u>		<u>P</u>	<u>P</u>	<u>P</u>	
<del>Dance Studio, Performing Arts, Commercial</del>		P	P	P	
Target Range, <u>Indoor</u>					
Target Range, <u>Outdoor</u>					

**LUSBY TOWN CENTER**

<b>3-3.06 LUSBY TABLE OF LAND USES—COMMERCIAL WHOLESALE</b>	<b>INSTITUTIONAL</b>	<b>NEIGHBORHOOD COMMERCIAL</b>	<b>VILLAGE COMMERCIAL</b>	<b>VILLAGE RESIDENTIAL-OFFICE</b>	<b>VILLAGE EDGE</b>
Mini-Storage					SC
<u>Warehouse</u> , Indoor					SC
<u>Warehouse</u> , Outdoor					
<u>Wholesale</u> Lumber and/or Other Building Materials less than 75,000 sq. ft. <sup>4</sup>					P
<u>Wholesale</u> Lumber and/or Other Building Materials, 75,000 sq. ft.		C	C		
Wholesaling, <u>Indoor Only</u> or <del>Warehouse</del> :					SC
<b>3-3.03 LUSBY TABLE OF LAND USES – MOTOR VEHICLE &amp; RELATED SERVICES</b>	<b>INSTITUTIONAL</b>	<b>NEIGHBORHOOD COMMERCIAL</b>	<b>VILLAGE COMMERCIAL</b>	<b>VILLAGE RESIDENTIAL-OFFICE</b>	<b>VILLAGE EDGE</b>
Automobile Filling & <del>Service</del> Station		C			C
Automobile Filling & <del>Service</del> Station <u>with Convenience Store and/or Eating Establishment</u>		C			C
Automobile Repair/Service Shop/ <del>Car Wash</del> <u>without fuel sales</u>		C			S
Automobile Parking Lot/Garage <u>as a Principal Use</u>	P	P	P	S	P
Automobile Parts Dismantling and/or Storage					
<u>Bus lot or garage</u>					
<u>Car Wash</u> , <u>Accessory Use</u>		P			P
Commuter Parking Lot		P	P		P
<u>Inoperative or Unregistered Vehicle, 1 per lot</u> <sup>5</sup>					
<u>Inoperative or Unregistered Vehicles, 2 per lot</u> <sup>6</sup>					
<u>Motor Vehicle Accessory Shop</u>		<u>C</u>	<u>C</u>		<u>C</u>
Motor Vehicle <del>Dealer</del> <u>Dealership</u> - New or Used		P	P		P
<u>Other Motor Vehicle Related Uses including</u> : Bus depot, <del>car wash</del> , taxi service, <u>vehicle rental or leasing</u>		P			P
<u>Park-and-Sell Lot</u>		<u>P</u>	<u>P</u>		<u>P</u>
<u>Parking of Commercial Vehicles</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
Storage and/or Service of <del>Trailers, Trucks and Vans</del> <u>Motor Vehicles</u>		P	P		P
<u>Truck, Bus and Diesel Service and Repair Shop</u>					
<u>Truck Terminal</u> <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 the Commercial Retail Chart.

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

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

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

LUSBY TOWN CENTER

3-3.06 LUSBY TABLE OF LAND USES – INDUSTRIAL	INSTITUTIONAL	NEIGHBORHOOD COMMERCIAL	VILLAGE COMMERCIAL	VILLAGE RESIDENTIAL-OFFICE	VILLAGE EDGE
Agricultural / Seafood/ <del>Livestock</del> Processing Plant:					
<del>—Granary, Meats, Poultry, Seafood</del>					
<del>All Other Light Industrial Uses</del>					SC
<del>Asphalt Plant</del>					
<del>Commercial Fuel Storage 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 Drying</del>					
Landfill, Land-Clearing Debris <sup>8</sup>					
<del>Construction Dump Landfill, Rubble<sup>9</sup></del>					
<del>Landfill, Sanitary<sup>10</sup></del>					
<del>Manufacturing / Assembly, Heavy</del>					
General Manufacturing <del>and/or</del> Assembly, <del>Other Light</del> , Less than 5,000 square feet <del>used for manufacturing/ assembly</del>			C		C
General Manufacturing <del>and/or</del> Assembly, <del>Other Light</del> , More than 5,000 square feet <del>used for manufacturing/ assembly</del>					SC
Manufacturing and/or Assembling, Watercraft, <del>Commercial</del>					
Outdoor Storage in Connection with Commercial and/or Industrial Uses <sup>11</sup>		C	C		
Power Generating Facility, <del>Home Accessory to a Residence or Business</del>					
Power Generating <del>Facilities, Other Facility, Commercial</del>					
Research & Development Facility, <del>Environmental</del>			P		P
Research & Development Facility, <del>Other</del>			P		P
Salvage and/or Junk Yard					
Sand, Gravel or Mineral Extraction <del>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 Machinery &amp; Equipment in Connection With Excavating and /or Contracting Business<sup>12</sup></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 moved from the Industrial Chart to the Motor Vehicle Chart.

LUSBY TOWN CENTER

3-3.06 LUSBY TABLE OF LAND USES – INSTITUTIONAL USES	INSTITUTIONAL	NEIGHBORHOOD COMMERCIAL	VILLAGE COMMERCIAL	VILLAGE RESIDENTIAL-OFFICE	VILLAGE EDGE
<del>Clinic/medical center</del>		<u>P</u>	<u>P</u>	<u>P</u>	
College or University	P				P
<del>Convent, Monastery or Rectory</del>	P	P	P	P	P
Child <u>Day</u> Care Center	P	P	P	P	P
<u>Day Care Center Associated with a Place of Worship, School, or other Institution</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<del>Preschool</del> , Elementary or Secondary School	P		P	P	P
Fire and/or Rescue Service					P
<del>Hospital</del>					
<del>Landfill, Sanitary</del> <sup>14</sup>					
<del>Museum or</del> Library	P		P	P	
Museum <del>or</del> Library	P		P	P	
<del>Non-profit Club or Institution</del>	<u>P</u>		<u>P</u>	<u>P</u>	
Nursing or Convalescent Home	P	P	P	P	P
Place of Worship, Parish Hall, <u>Convent, Monastery or Rectory</u>	P	P	P	P	P
Public or Governmental Building	P	P	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					
Solid Waste Collection Site					
<u>Temporary Structural Incidental to School (classroom relocatable)</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>
Wastewater Treatment Facility					
Water Supply Treatment Facility		P			

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

LUSBY TOWN CENTER					
3-3.06 LUSBY TABLE OF LAND USES – UNCLASSIFIED	INSTITUTIONAL	NEIGHBORHOOD COMMERCIAL	VILLAGE COMMERCIAL	VILLAGE RESIDENTIAL-OFFICE	VILLAGE EDGE
Accessory Building or Use	P	P	P	P	P
Airport or Landing Field					
<del>Billboards</del>					
Cemetery or Memorial Garden					
Communications Towers & Antennas (Government, Commercial & Private)	SEE SECTION 3-4 OF THE CALVERT COUNTY ZONING ORDINANCE				
Dock, Pier, Private					
<del>Flea Market by Non-Profit Organization</del> <sup>15</sup>					P
Garage Sale, Yard Sale or Estate Sale	C			C	C
Heliport					
<del>Domestic Animals Household Pets</del> <sup>16</sup>	P	P	P	P	P
<del>Inoperative Vehicle, 1 per lot</del> <sup>17</sup>					
<del>Inoperative Vehicle, 2 per lot</del> <sup>18</sup>					
<del>Land-Clearing Debris Landfill</del> <sup>19</sup>					
<del>Livestock Kept as Pets</del>					
<del>Machinery &amp; Equipment in Connection With Excavating and/or Contracting Business</del> <sup>20</sup>					
Model Home -No Office				P	
<del>Outdoor Storage in Connection with Commercial and/or Industrial Uses</del> <sup>21</sup>		€	€		€
<del>Rubble Landfill</del> <sup>22</sup>					
<b><u>Structure for the Keeping of Animals (on non-farm properties)</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>
<del>Subdivision Entrance sign</del>					
Temporary Structure Incidental to Construction (non-residential)	C	C	C	C	C
<b><u>Temporary Structure Incidental to Sales or Rentals in New Residential or Commercial Developments (sales trailers)</u></b>					
Temporary Recreational Vehicle at Construction site (for watchman)	C	C	C	C	C
Unoccupied Recreational Vehicle					

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

<sup>22</sup> Rubble Landfill moved from Unclassified Chart to Industrial Chart.

### 3-3.06.A Lusby Town Center Conditional Uses

The following are conditions imposed upon land uses indicated in Section 3-3.06, 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 Lusby Town Center.**~~ Note: This Section of the Lusby 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 and 300 feet from a right-of-way.~~
- ~~2. Accessory Apartments, provided that the following conditions are met:
  - ~~a. Only one accessory apartment is created on each single-family lot,~~
  - ~~b. The accessory apartment is clearly subordinate to the single-family dwelling.~~
  - ~~c. If the apartment is not a 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 gross floor area of enclosed space, including enclosed porches.~~
  - ~~d. If the apartment is contained within the dwelling (i.e., as an addition or wing), then it shall contain no more than 40 percent of the total square footage of the building,~~
  - ~~e. If the apartment is located in the basement of the dwelling, then it can consist of the entire basement.~~
  - ~~f. An owner of the lot occupies at least one of the dwelling units on the premises, except for bona fide temporary absences as determined by the Zoning Officer,~~
  - ~~g. At least one off-street parking space is available for the accessory apartment, and~~
  - ~~h. The owner obtains Health Department approval.~~~~
- ~~3. Bed and Breakfast, provided that the following conditions are met:
  - ~~a. An owner lives on the premises,~~
  - ~~b. The facility is a part of the dwelling unit with the exception that existing non-conforming guest houses may be used,~~
  - ~~c. No separate kitchens are provided,~~
  - ~~d. Adequate off-street parking is provided,~~
  - ~~e. Fire Marshall and Health Department approvals are obtained,~~
  - ~~f. The breakfast shall be served to overnight lodgers only, and~~
  - ~~g. An Occupancy Permit for such use is obtained.~~~~
- ~~1. Garden Center or Farm Supply Store, 75,000 sq. ft., provided that the conditions for "Other Commercial Retail Buildings, 75,000 square feet" are met.~~
- ~~4. 2. Boarding House, provided that the following conditions are met:
  - ~~a. An owner lives on the premises,~~
  - ~~b. The facility is a part of the dwelling unit with the exception that existing non-conforming guest houses may be used,~~
  - ~~c. No separate kitchens are provided,~~
  - ~~d. Adequate off-street parking is provided,~~
  - ~~e. Fire Marshall and Health Department approvals are obtained, and~~
  - ~~f. An Occupancy Permit for such use is obtained.~~~~
- ~~5. 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.~~

- (8/10/04) ~~6- 3.~~ Lumber and/or Other Building Materials Home Improvement Center, 75,000 square feet, provided that the conditions for "Other Commercial Retail Buildings, 75,000 square feet" are met.
- (8/10/04) ~~7- 4.~~ Other Commercial Retail Buildings, 75,000 square feet, provided that the following conditions are met:
- a. Building and Site Design
 

In addition to specific requirements of the Town Center Zoning Ordinance and Article 6 of the County Zoning Ordinance, the following provisions shall apply:

    - i. Any outdoor sales areas shall be specifically designed as such and shall include fencing and landscaping around their entire perimeter in accordance with the Architectural Review Standards of this Town Center Zoning Ordinance. They shall not impede pedestrian circulation and shall not be located within parking lots.
    - ii. An outdoor area or areas totaling a minimum of 2000 sq. ft. shall be provided for a bus stop and outdoor seating. The area(s) shall be landscaped and shall be conveniently located near the public entrance and pedestrian travelways.
    - iii. All sides having a public entrance shall include some combination of the following features along no less than 70 percent of the horizontal length of any façade with a public entrance: recesses, projections, awnings, arcades, display windows and entry areas. (see Guidelines Appendix attached to the Town Center Ordinance).
  - b. Maintenance Agreement
 

Before a building permit is issued, a maintenance agreement shall be executed between the landowner and the Board of County Commissioners, which agreement shall apply whether the building is fully occupied, partially occupied or vacant. The agreement shall provide for the maintenance of the building exterior, signage, lighting, landscaping, parking lots, sidewalks, and trash removal. It shall contain provisions whereby the County shall give the landowner notice of any violations of the agreement and a reasonable time to correct the violation. The agreement shall further provide that if the violation has not been corrected within the specified time, the County shall be permitted to enter the premises, correct the violation and add the costs incurred to the landowner's next tax bill. The agreement shall be recorded among the land records of Calvert County and shall be binding on all subsequent owners so long as the building creating the need for the agreement remains standing.
  - c. Co-location<sup>23</sup>

For the purposes of these regulations, co-location is defined as: The placement of smaller retail and service buildings with individual outside entrances on the same site as a large (75,000 sq. ft. +) retail building. The total square footage of the smaller buildings shall equal at least 20 percent of the large retail building. (See design guidelines for examples of co-location.)

The square footage of the co-located buildings shall be excluded from the maximum square footage permitted by the Land Use Charts for the large retail building.

    - i. Waivers for Co-location
 

The Planning Commission may waive the requirements for co-location in cases where a large retail store in existence as of August 10, 2004, is to be expanded on-site by no more than 50% of its gross square footage. No waivers shall be granted for (1) the expansion of a large retail store in existence as of August 10, 2004, if the expansion is more than 50% of its gross square footage or (2) the expansion of large retail stores constructed after August 10, 2004. Such waivers shall only be granted if the applicant demonstrates that an undue hardship will be imposed due to exceptional narrowness, shallowness, or shape of particular parcels of property or by reason of exceptional topographical conditions or other extraordinary situations or conditions affecting the property. Self-imposed hardship and financial hardship shall not be considered.
- (8/10/04) ~~8- 5.~~ Retail Commercial Buildings with Drive-Up/Drive Through Service Window(s) Facility, provided that the drive-up ~~/drive-through~~ travelway is an alley and the conditions for Other Commercial Retail Buildings are met.

<sup>23</sup> The requirements for co-location may apply to each phase of a development or to the entire site, at the developer's discretion.

- (8/10/04) ~~9.~~ 9. ~~Roadside Stand, provided that the following conditions are met:~~
- ~~a. It is restricted to selling produce/nursery products only;~~
  - ~~b. Any new permanent stand meets the front setback requirements of the District within which it is located. A temporary roadside stand shall also meet the front setback requirements of the District in which it is located, and~~
  - ~~c. Adequate parking is provided so that parking on a public right-of-way is minimized and any on-street parking does not, in the opinion of the Zoning Officer, impede the safe flow of traffic.~~
- (8/10/04) ~~10-6.~~ 6. ~~Any restaurant Eating Establishment with drive-up / drive-through service window(s) Facility,~~ provided that the drive-up / drive through travel-way is an alley.
7. Flex Space Business, provided that:
- a. the conditions of the Calvert County Zoning Ordinance for Flex Space Businesses are met; and
  - b. if the use involves light manufacturing and/or assembly, the conditions of the Lusby Town Center Zoning Ordinance for Light Manufacturing and/or Assembly are met.
- (8/10/04) ~~11-8.~~ 8. Home Occupation, provided that the following conditions are met:
- a. 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, unless screened from view of public or private rights-of-way, and neighboring land uses per Section 6-4.05 of the Calvert County Zoning Ordinance,
  - b. No article or commodity is offered for sale or is publicly displayed on the premises except those incidental to the services offered,
  - c. Applicable State Licenses are obtained, and
  - d. The occupation does not utilize more than 650 square feet, including storage.
- (8/10/04) ~~12.~~ 12. ~~Laundry / Laundromat with drive-up / drive-through service window(s), provided that the drive-up / drive-through travel-way is an alley.~~
- (8/10/04) ~~13.~~ 13. ~~Other Commercial businesses, personal services, or clinics with drive-up / drive-through service windows, provided that the drive-up / drive-through travel-way is an alley.~~
- (8/10/04) ~~14.~~ 14. ~~Carnival, Fair or Circus, when sponsored by a non-profit organization, provided that the following conditions are met:~~
- ~~a. The parcel is used as such for no more than 14 days a year;~~
  - ~~b. Adequate parking is provided;~~
  - ~~c. 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;~~
  - ~~d. 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.~~
- (8/10/04) ~~15-9.~~ 9. Other Outdoor Recreation such as Swimming Pools, Athletic Courts, provided that the use is accessory to the principal use.
- (8/10/04) ~~16-10.~~ 10. Wholesaling or Warehouse, Indoor, provided that buildings are located at least 200 feet from any residence and screened from adjacent land uses and rights-of way.
- (8/10/04) ~~17-11.~~ 11. Mini-Storage, provided that buildings are located at least 200 feet from any residence and screened from adjacent land uses and rights-of-way.
- (8/10/04) ~~18-12.~~ 12. Automobile Filling Station, provided that the following conditions are met:
- a. No fuel pump, oil draining pit, or other visible appliance for servicing automobiles is located within 25 feet of the front lot line,
  - b. Fuel pumps and service bays are located to the rear of the building,
  - c. No structure or building is erected within 150 feet of any dwelling (neither setback may be reduced),
  - d. No new service bay openings shall face a right-of-way,

- e. No more than 5 inoperative vehicles and/or junk cars are allowed, except for those that are completely screened from adjoining properties and rights-of-way per Section 6-4.05 of the Calvert County Zoning Ordinance,
  - f. Junk vehicles shall be removed after 30 days, and
  - g. The provisions concerning inoperative vehicles and junk cars will go into effect immediately for new development and within one year of adoption of this Ordinance for existing development.
- (8/10/04) ~~19-~~ **13.** Automobile Repair Shop/Service Shop/Car Wash without fuel sales, provided that the following conditions are met:
- a. No fuel pump, oil draining pit, or other visible appliance for servicing automobiles is located within 100 feet of the front lot line,
  - b. No structure or building is erected within 150 feet of any dwelling, (neither setback may be reduced),
  - c. No new service bay openings shall face a right-of-way,
  - d. No more than 5 inoperative vehicles and/or junk cars are allowed, except for those that are completely screened from adjoining properties and rights-of-way per Section 6-4.05 of the Calvert County Zoning Ordinance,
  - e. Junk vehicles shall be removed after 30 days, and
  - f. The provisions concerning inoperative vehicles and junk cars will go into effect immediately for new development and within one year of adoption of this Ordinance for existing development.
- (8/10/04) ~~20-~~ **14.** General Manufacturing/Assembly, Light, provided that the following conditions are met:
- a. Adequate measures are taken for the abatement of offensive and obnoxious odors, dust, smoke, noise, vibration, or similar nuisances, and
  - b. Design, construction, and operation of the facility meets requirements of appropriate State and Federal regulatory agencies,
  - c. No structure or building is located within 200 feet of any dwelling, and
  - d. Any outdoor storage is completely screened from adjoining properties and rights-of-way, per Section 6-4.05 of the Calvert County Zoning Ordinance, and
  - e. Landscaping adjacent to buildings is provided to help reduce building mass, promote safe pedestrian circulation, accent buildings and draw attention away from parking lots, utility lines and outdoor storage areas.
- (8/10/04) ~~21.~~ All Other Light Industrial Uses, provided that the following conditions are met:
- ~~a. Adequate measures are taken for the abatement of offensive and obnoxious odors, dust, smoke, noise, vibration, or similar nuisances, and~~
  - ~~b. Design, construction, and operation of the facility meets requirements of appropriate State and Federal regulatory agencies,~~
  - ~~c. No structure or building is located within 200 feet of any dwelling,~~
  - ~~d. Any outdoor storage is completely screened from adjoining properties and rights-of-way, per Section 6-4.05 of the Calvert County Zoning Ordinance, and~~
  - ~~e. Landscaping adjacent to buildings is provided to help reduce building mass, promote safe pedestrian circulation, accent buildings and draw attention away from parking lots, utility lines, and outdoor storage areas.~~
- (8/10/04) ~~22.~~ Garage Sale, Yard Sale or Estate Sale, provided that the following conditions are met:
- ~~a. Articles for sale consist of personal possessions of the seller, and~~
  - ~~b. Such sale is not held more than once every three months.~~
- (8/10/04) ~~23-~~ **15.** Outdoor Storage in Connection with Commercial and Industrial Uses, provided that the machinery and/or equipment stored is not visible from adjoining properties or rights-of-way.
- (8/10/04) ~~24.~~ Temporary Recreational Vehicle at Construction Site for Watchman, provided that it is removed when the construction is finished. Only one recreational vehicle is permitted.
- (8/10/04) ~~25.~~ Temporary Structure Incidental to Construction (non-residential), provided that it is removed when the construction is finished.