

KEY TO LAND USE CHARTS:

	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		

PRINCE FREDERICK TOWN CENTER

3-3.04 PRINCE FREDERICK TABLE OF LAND USES – <u>AGRITOURISM, ECO-TOURISM, AND HERITAGE TOURISM USES</u>	OLD TOWN	OLD TOWN RESIDENTIAL	OLD TOWN TRANSITIONAL	FAIR- GROUND	ENTRY	VILLAGE	NEW TOWN	FOREST
<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>								

PRINCE FREDERICK TOWN CENTER

3-3.04 PRINCE FREDERICK TABLE OF LAND USES - AGRICULTURAL	OLD TOWN	OLD TOWN RESIDENTIAL	OLD TOWN TRANSITIONAL	FAIR- GROUND	ENTRY	VILLAGE	NEW TOWN	FOREST
<u>Livestock Animal Husbandry</u>								
<u>Aquaculture, Freshwater and Land-based</u>								
<u>Aquaculture, Marine/Estuarine</u>								
Commercial Greenhouse, <u>Retail</u>	P		P	P	P	P	P	P
Commercial Greenhouse, <u>Wholesale</u>	P		P	P	P	P	P	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	S	S	S	S	S	S	S	S
Commercial Raising of Fur-bearing Animals								
Commercial Raising of Poultry								
<u>Concentrated Animal Feeding Operation</u>								
Domestic Animals¹	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Farm</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Farm Brewery</u>								
Farm Building	P	P	P	P	P	P	P	P
<u>Farm Distillery</u>								
<u>Farm Stand</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Farm Winery</u>								
Feedlot								
Field Crops <u>and/or Nursery</u>	P	P	P	P	P	P	P	P
<u>Forest Product Processing</u>								
Forestry in the Critical Area								
<u>Garden Center or Farm Supply Store, Less than 25,000 s.f.</u>	<u>P</u>		<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Garden Center or Farm Supply Store, More than 25,000 and less than 75,000 s.f.</u>					<u>P</u>	<u>P</u>		
Livestock Auction and/or Sales Barn								
<u>Livestock Auction by a Non-Profit Organization or Farm Owner</u>								
Nursery, <u>Retail</u>	P	P	P	P	P	P	P	P
Nursery, <u>Wholesale</u>	P	P	P	P	P	P	P	P
Swine Raising								
Forestry or Tree Farming	P	P	P	P	P	P	P	P
Veterinary Hospital or Clinic, <u>Livestock</u>					C	C	C	C
Veterinary Hospital or Clinic, <u>Small Animal</u>					C	C	C	C

¹ "Domestic Animals" changed to "Household Pets" and moved from Agricultural Chart to Unclassified Chart.

PRINCE FREDERICK TOWN CENTER

3-3.04 PRINCE FREDERICK TABLE OF LAND USES - RESIDENTIAL	OLD TOWN	OLD TOWN RESIDENTIAL	OLD TOWN TRANSITIONAL	FAIR- GROUND	ENTRY	VILLAGE	NEW TOWN	FOREST
Apartment, Accessory	C	C	C	C	C	C	C	C
<u>Dwelling</u> <u>Apartment, Accessory</u> for Resident Watchman/Caretaker								
<u>Apartment, Accessory over a Business</u>								
<u>Assisted Living Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Bed & Breakfast Facility <u>with up to</u> 2 Bedrooms in Use	C	C	C	C	C	C	C	C
Bed & Breakfast Facility <u>with</u> 3 to 5 Bedrooms in Use	C	C	C	C	C	C	C	C
Boarding House	C	C	C	C	C	C	C	C
Dwelling, Attached:								
Duplex	P		P	C	C	C	C	C
Fourplex	P		P	C	C	C	C	C
Multi-family			C	C	C	C	C	C
Townhouse	P		P	C	C	C	C	C
Triplex	P		P	C	C	C	C	C
Dwelling, Single Family Detached	C	C	C	C	C	C	C	C
Group Home	P	P	P	P	P	P	P	P
<u>Liveaboards</u>								
<u>Boarders</u> <u>Lodgers</u> in Residence (no more than 3)	P	P	P	P	P	P	P	P
Manufactured Home Rental Community								C
Manufactured Home, Farm			C	C	C	C	C	C
Manufactured Home on Individual Lot								
Manufactured Home or Recreational Vehicle (Emergency)	C	C	C	C	C	C	C	C
Manufactured Home For Resident Watchman/Caretaker								
Manufactured Home Subdivision								C
Tenant House		C	C	C	C	C	C	C
Tenant Houses, Additional (no more than 2 additional)			SC	SC	SC	SC	SC	SC

PRINCE FREDERICK TOWN CENTER

3-3.04 PRINCE FREDERICK TABLE OF LAND USES – COMMERCIAL RETAIL	OLD TOWN	OLD TOWN RESIDENTIAL	OLD TOWN TRANSITIONAL	FAIR-GROUND	ENTRY	VILLAGE	NEW TOWN	FOREST
Agricultural Machinery, Service and/or Supplies	P		P	S2	P	P	P	P
Antiques Sales	P	P	P	P	P	P	P	P
<u>Art Gallery, Less than 25,000 s.f.</u>	<u>P</u>		<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Art Gallery, More than 25,000 and less than 75,000 s.f.</u>					<u>P</u>	<u>P</u>		
<u>Artisan's and Crafters' Market</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
Auction Building					S1	S1	S1	S1
Boat Dealer <u>Dealership</u>					S2	S2	S2	S2
Farmers' Market	<u>P C-</u>		<u>P C-</u>	<u>P C-</u>	<u>P C-</u>	<u>P C-</u>	<u>P C-</u>	<u>P C-</u>
<u>Flea Market</u> by Non-profit Organization ²	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Lumber and/or other Building Materials Home Improvement Center</u> , Less Than 25,000 s.f. ³	P		P	S2	P	P	P	P
<u>Lumber and/or other Building Materials Home Improvement Center</u> , More Than 25,000 s.f. and Less Than 75,000 s.f.					P	P		
<u>Lumber and/or other Building Materials Home Improvement Center</u> , More Than 75,000 s.f. with a maximum size limit of 120,000 s.f.					C	C		
Manufactured Home Dealer								
<u>Itinerant Mobile Food Sales</u> :-	C		C		C	C	C	C
—Fish, Shellfish, Fruit, Vegetables	<u>C</u>		<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
—All Other Licensed Sales	<u>C</u>		<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Other Commercial Retail Commercial</u> Buildings, Less than 25,000 s.f.	P		P		P	P	P	P
<u>Other Commercial Retail Commercial</u> Buildings, More than 25,000 and less than 75,000 s.f.					P	P		
<u>Other Commercial Retail Commercial</u> Buildings, More than 75,000 s.f. with a maximum size limit of 120,000 s.f.					C	C		
<u>Retail Commercial Building with Drive-up Facility, Less than 25,000 s.f.</u>	<u>P</u>		<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Retail Commercial Building with Drive-up Facility, More than 25,000 and less than 75,000 s.f.</u>					<u>P</u>	<u>P</u>		
<u>Retail Commercial Building with Drive-up Facility, More than 75,000 s.f. with a maximum size limit of 120,000 s.f.</u>					<u>C</u>	<u>C</u>		
<u>Retail Commercial Sale or Display Area, Outdoor</u>	<u>C</u>		<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
Roadside Stand	C		C	C	C	C	C	C
<u>Watermen's Market</u>	<u>C</u>		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>

² "Flea Market" moved to Commercial Retail Chart from Unclassified Chart.

³ Home Improvement Center" Replaces "Lumber and/or Other Building Materials". Wholesale Lumber and/or Other building Materials moved from Commercial Retail Chart to Commercial Wholesale Chart.

PRINCE FREDERICK TOWN CENTER

3-3.04 PRINCE FREDERICK TABLE OF LAND USES – COMMERCIAL BUSINESS & PERSONAL SERVICES	OLD TOWN	OLD TOWN RESIDENTIAL	OLD TOWN TRANSITIONAL	FAIR-GROUND	ENTRY	VILLAGE	NEW TOWN	FOREST
Boat Service and/or Repair	S				P	P		P
Boat Storage, <u>Commercial</u>					S	S	S	S
<u>Boatel</u>								
Commercial- Boat Deck <u>Pier</u>								
<u>Commercial Kitchen (not associated with an Eating Establishment)</u>	<u>P</u>	<u>S1</u>	<u>P</u>	<u>S1</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Commercial Trade or Business School	P	S1	P	S1	P	P	P	P
<u>Corporate Headquarters, less than 5,000 s.f.</u>	<u>P</u>	<u>S1</u>	<u>P</u>	<u>S1</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Corporate Headquarters, more than 5,000 s.f.</u>	P		P		P	P	P	P
Funeral Home and/or Crematorium	P		P		P	P	P	P
Eating Establishments: <u>with Drive-up Facility</u>					P	P	P	P
Eating Establishments: <u>without Drive-up Facility</u>	P	S	P	S	P	P	P	P
—Restaurant	<u>P</u>	<u>S</u>	<u>P</u>	<u>S</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
—Drive-in, Fast Food, Carry-out					<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
—Fast Food, Carry-out; no drive-in	<u>P</u>		<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Entertainment Business, Adult</u>								
<u>Flex Space Business</u>	<u>SC</u>		<u>SC</u>	<u>SC</u>	<u>C</u>	<u>C</u>	<u>C</u>	
Funeral Home and/or Crematorium	P		P		P	P	P	P
Home Occupation, All Employed are Residents	<u>P C</u>	<u>P C</u>	<u>P C</u>	<u>P C</u>	<u>P C</u>	<u>P C</u>	<u>P C</u>	<u>P C</u>
Home Occupation, 1 Equivalent Full-time non-resident employee	C	C	C	C	C	C	C	C
Home Occupation, 2 Equivalent Full-time non-resident employees	C	SC	C	SC	C	C	C	C
Laundry, Industrial								
Laundry / Laundromat	P		P		P	P	P	P
Motel, or Hotel or Boatel	P		P		P	P	P	P
<u>Office, Non-Medical, Medical or Clinic, less than 5,000 s.f.</u>	<u>P</u>	<u>S1</u>	<u>P</u>	<u>S1</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Office, Non-Medical, Medical or Clinic, more than 5,000 s.f.</u>	<u>P</u>		<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Office Support Services, including printing, copying, faxing, internetworking, etc., less than 5,000 s.f.</u>	<u>P</u>	<u>S1</u>	<u>P</u>	<u>S1</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Office Support Services, including printing, copying, faxing, internetworking, etc., more than 5,000 s.f.</u>	<u>P</u>		<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Other Commercial Business, Personal Services, Clinics: less than 5,000 s.f.	P	S1	P	S1	P	P	P	P
Other Commercial Business, Personal Services, Clinics: more than 5,000 s.f.	P		P		P	P	P	P
Tavern, Nightclub, Lounge, Dance Hall	S2		S2		S2	S2	S2	S2
<u>Tavern, Nightclub, Lounge, Dance Hall with Outdoor Facilities such as Bars</u>								

PRINCE FREDERICK TOWN CENTER

3-3.04 PRINCE FREDERICK TABLE OF LAND USES – COMMERCIAL RECREATION	OLD TOWN	OLD TOWN RESIDENTIAL	OLD TOWN TRANSITIONAL	FAIR-GROUND	ENTRY	VILLAGE	NEW TOWN	FOREST
Campground and/or Recreational Vehicle Camp								
Carnival, Fair or Circus – Temporary, More than 5 Acres				C	C	C	C	C
Carnival, Fair or Circus – Temporary, Less than 5 Acres				SC	SC	SC	SC	SC
<u>Commercial or Non-Profit Meeting Hall, Banquet Hall</u>	<u>P</u>	-	<u>P</u>	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Convention Center / Retreat	P		P		P	P	P	P
Drive-in Theatre					S2			
Golf Course / Country Club								
Golf, Driving Range					S2			
Golf, Miniature					S	S	S	S
Hunting Reserve without Shooting Range								
Marina or Yacht Club								
Indoor Commercial Amusements:								
Arcade, Pool Hall, <u>Bingo Hall</u>					S	S	S	S
Bowling, Skating Rink, Theatre	P		P	S1	P	P	P	P
Dance Studio, Performing Arts, Commercial	P	P	P	P	P	P	P	P
Health Spa /Gymnasium Fitness Center	P		P	P	P	P	P	P
Swimming Pool, Athletic Courts	P		P	P	P	P	P	P
Other Outdoor Recreation, such as: Swimming Pools, Athletic Courts					S1	P	P	P
Retreat, <u>Day</u>	P		P		P	P	P	P
<u>Special Event</u>								
<u>Studio, Commercial</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Target Range, <u>Indoor</u>								
Target Range, <u>Outdoor</u>								

PRINCE FREDERICK TOWN CENTER								
3-3.04 PRINCE FREDERICK TABLE OF LAND USES – COMMERCIAL WHOLESALE USES	OLD TOWN	OLD TOWN RESIDENTIAL	OLD TOWN TRANSITIONAL	FAIR-GROUND	ENTRY	VILLAGE	NEW TOWN	FOREST
Mini-Storage					P	P	P	P
Wholesaling or Warehouse								
Warehouse, Indoor			P		P	P	P	P
Warehouse, Outdoor					P	P	P	P
Wholesale Lumber and/or Other Building Materials Less Than 25,000 s.f. ⁴	P		P	S2	P	P	P	P
Wholesale Lumber and/or other Building Materials, More Than 25,000 s.f. and Less Than 75,000 s.f.					P	P		
Wholesale Lumber and/or other Building Materials, More Than 75,000 s.f. with a maximum size limit of 120,000 s.f.					C	C		
Wholesaling, Indoor Only or Warehouse:			P		P	P	P	P
3-3.04 PRINCE FREDERICK TABLE OF LAND USES - MOTOR VEHICLE & RELATED SERVICES	OLD TOWN	OLD TOWN RESIDENTIAL	OLD TOWN TRANSITIONAL	FAIR-GROUND	ENTRY	VILLAGE	NEW TOWN	FOREST
Automobile Filling Station, Repair Shop	SC		SC		C	C	C	C
Automobile Filling Station with Convenience Store and/or Eating Establishment	SC		SC		C	C	C	C
Automobile Repair/Service Shop without fuel sales	SC		SC		C	C	C	C
Automobile Parking Lot / Garage as a Principal Use	P	P	P	P	P	P	P	P
Automobile Parts Dismantling and/or Storage								
Bus lot or garage					C	C	C	C
Car Wash, Accessory Use					C	C	C	C
Commuter Parking Lot	P		P	P	P	P	P	P
Inoperative or Unregistered Vehicle, 1 per lot⁵	P	P	P	P	P	P	P	P
Inoperative or Unregistered Vehicles, 2 per lot⁶								
Motor Vehicle Accessory Shop	C		C		C	C	C	C
Motor Vehicle Dealer Dealership - New or Used	C		C		C	C	C	C
Other Motor Vehicle Related Uses including Bus depot, car wash , taxi service, vehicle rental or leasing					C	C	C	C
Park-and-Sell Lot	C		C		C	C	C	C
Parking of Commercial Vehicles	C	C	C	C	C	C	C	C
Storage and/or Service of Trailers, Trucks and Vans Motor Vehicles					P			P
Truck, Bus and Diesel Service and Repair Shop					P			P
Truck Terminal ⁷								
Vehicle Ferry Service								

⁴ **Wholesale** Lumber and/or Other Building Materials moved from Commercial Retail Chart to Commercial Wholesale Chart.

⁵ Inoperative Vehicle, one per lot moved from Unclassified Chart to Motor Vehicle Chart.

⁶ Inoperative Vehicles, two per lot moved from Unclassified Chart to Motor Vehicle Chart.

⁷ Truck Terminal moved from Industrial Chart to Motor Vehicle Chart.

PRINCE FREDERICK TOWN CENTER

3-3.04 PRINCE FREDERICK TABLE OF LAND USES - INDUSTRIAL	OLD TOWN	OLD TOWN RESIDENTIAL	OLD TOWN TRANSITIONAL	FAIR-GROUND	ENTRY	VILLAGE	NEW TOWN	FOREST
Agricultural/Seafood/ Livestock Processing Plant:								
Granary, Meats, Poultry, Seafood								
All Other Light Industrial Uses								
Asphalt Plant								
Commercial Fuel Storage Business, over 50,000-gallons					S			
Commercial Recycling Facility								
Distillation of Alcohol as a Fuel On a Farm or Farm Use Only			C	C	C			
Distillation of Alcohol as a Fuel, Commercial								
Grain Elevator								
Kiln, Wood Drying								
Landfill, Land-Clearing Debris ⁸								
Landfill, Rubble ⁹								
Landfill, Sanitary¹⁰								
Manufacturing / Assembly, Heavy								
Manufacturing and/or Assembly, Other General Light , Less than 5,000 square feet	S1		S1	S2	C	C	C	
Manufacturing and/or Assembly, Other General Light , More than 5,000 square feet					C	C	C	
Manufacturing and/or Assembling, Watercraft, Commercial					S2	S2	S2	
Outdoor Storage in Connection with Commercial and/or Industrial Uses ¹¹	P		P		P	P	P	P
Power Generating Facility, Home Accessory to a Residence or Business	P C	P C	P C	P C	P C	P C	P C	C
Power Generating Facility, Other Commercial								
Research & Development Facility, Environmental	P	S1	P	S1	P	P	P	
Research & Development Facility, Other	P	S1	P	S1	P	P	P	
Salvage and/or Junk Yard								
Sand, Gravel or Mineral Extraction and Processing								
Sand, Gravel or Mineral Extraction (No Processing)					SC	SC	SC	
Sawmill, Commercial	SC				P			
Sawmill, only for Timber Grown on Premises Portable								
Storage of Machinery & Equipment in Connection With Excavating and /or Contracting Business¹²					S			S
Tire Retreading					S2	S2	S2	
Truck Terminal¹³								

⁸ Landfill, Land-Clearing Debris moved from Unclassified Chart to Industrial Chart.

⁹ Landfill, Rubble moved from Unclassified Chart to Industrial Chart.

¹⁰ Landfill, Sanitary moved from Institutional Chart to Industrial Chart.

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

¹² Machinery & Equipment moved from Unclassified Chart to Industrial Chart.

PRINCE FREDERICK TOWN CENTER

3-3.04 PRINCE FREDERICK TABLE OF LAND USES – INSTITUTIONAL USES	OLD TOWN	OLD TOWN RESIDENTIAL	OLD TOWN TRANSITIONAL	FAIR-GROUND	ENTRY	VILLAGE	NEW TOWN	FOREST
College or University	P	P	P	P	P	P	P	P
Child Day Care Center:								
12 Children Clients or Less	P	P	P	P	P	P	P	P
13 Children to 19 Clients Children	P	S	P	P	P	P	P	P
20 Children or More Clients Children				S	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>PS</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Elementary or Secondary School	P	P	P	P	P	P	P	P
Fire and/or Rescue Service	P		P		P	P	P	P
Hospital	P		P		P	P	P	P
Landfill, Sanitary ¹⁴								
Museum or Library	P	P	P	P	P	P	P	P
Museum or Library	P	P	P	P	P	P	P	P
Non-profit Club or Institution	P	P	P	P	P	P	P	P
Nursing or Convalescent Home	P	P	P	P	P	P	P	P
Place of Worship, Parish Hall, Convent, Monastery or Rectory	P	P	P	P	P	P	P	P
Public or Governmental Building	P	P	P	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	P	P	P	P	P
Public Utility Lines & Accessory Structures	S2	S2	S2	S2	S2	S2	S2	S2
Solid Waste Collection Site					C	C	C	C
<u>Temporary Structure Incidental to Schools (classroom relocatables)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Wastewater Treatment Facility								
Water Supply Treatment Facility	P	P	P	P	P	P	P	P

¹³ Truck Terminal was moved from the Industrial Chart to the Motor Vehicle Chart.

¹⁴ Landfill, Sanitary moved from Institutional Chart to Industrial Chart.

PRINCE FREDERICK TOWN CENTER

3-3.04 PRINCE FREDERICK TABLE OF LAND USES – UNCLASSIFIED USES	OLD TOWN	OLD TOWN RESIDENTIAL	OLD TOWN TRANSITIONAL	FAIR-GROUND	ENTRY	VILLAGE	NEW TOWN	FOREST
Accessory Building or Use	P	P	P	P	P	P	P	P
Airport or Landing Field								
Cemetery or Memorial Garden					P			P
Communications Towers & Antennas (Government, Commercial & Private)	SEE SECTION 3-4 OF THE CALVERT COUNTY ZONING ORDINANCE							
Dock, Pier, Private								
Flea Market by Non-Profit Organization ¹⁵	P	P	P	P	P	P	P	P
Garage Sale, Yard Sale or Estate Sale	C	C	C	C	C	C	C	C
Heliport	S	S	S	S	S	S	S	S
Domestic Animals Household Pets ¹⁶	P	P	P	P	P	P	P	P
Inoperative Vehicle, one per lot ¹⁷	P	P	P	P	P	P	P	P
Inoperative Vehicle, two per lot ¹⁸								
Land-Clearing Debris Landfill ¹⁹								
Livestock Kept as Pets								
Machinery & Equipment in Connection With Excavating and/or Contracting Business ²⁰					S			S
Model Home -No Office	P	P	P	P	P	P	P	P
Outdoor Storage in Connection with Commercial and/or Industrial Uses ²¹								
Rubble Landfill ²²								
Structure for the Keeping of Animals	P	P	P	P	P	P	P	P
Subdivision Entrance Sign or Feature ²³	P	P	P	P	P	P	P	P
Temporary Structure Incidental to Construction (non-residential)	C	C	C	C	C	C	C	C
Temporary Structure Incidental to Sales or Rentals in New Residential or Commercial Developments (sales trailer)								
Temporary Recreational Vehicle at Construction site (for watchman)	C	C	C	C	C	C	C	C
Unoccupied Recreational Vehicle	C	C	C	C	C	C	C	C

¹⁵ “Flea Market” moved from Unclassified Chart to Commercial Retail Chart.

¹⁶ “Domestic Animals” changed to “Household Pets” and moved from Agricultural Chart to Unclassified Chart.

¹⁷ Inoperative Vehicle, one per lot moved from Unclassified Chart to Motor Vehicle Chart.

¹⁸ Inoperative Vehicles, two per lot moved from Unclassified Chart to Motor Vehicle Chart.

¹⁹ Land-Clearing Debris Landfill moved from Unclassified Chart to Industrial Chart.

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

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

²² Rubble Landfill moved from Unclassified Chart to Industrial Chart.

²³ 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.

3-3.04.A Prince Frederick Town Center Conditional Uses

The following are conditions imposed upon land uses indicated in Section 3-3.04, 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 Prince Frederick Town Center.~~ Note: This section of the Prince Frederick 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. Single-family Dwelling Detached:~~
 - a. In Old Town District, Old Town Residential District, Fairgrounds District, and Old Town Transition District provided that at least 50 percent of the length of the building is 20 feet wide, excluding porches.
 - b. In Entry District, Village District and New Town District provided that:
 - i. At least 50 percent of the site is reserved for commercial, office or industrial use²⁴ and
 - ii. At least 50 percent of the length of the building is 20 feet wide, excluding porches.
 - c. In Forest District provided that:
 - i. dwelling units are part of a comprehensively designed community where 30 percent of the dwelling units are single family detached, 30 percent are single-family attached and 30 percent are multifamily. The remaining 10 percent may be any of the above. The Planning Commission may waive this requirement if it can be demonstrated that the proposed development will contribute to a housing mix within the Town Center as a whole that is roughly equal to the required housing mix on the site, and
 - ii. at least 50 percent of the length of the building is 20 feet wide, excluding porches.
- ~~3. 2. Single Family Dwelling Attached (Duplex, Triplex, Fourplex and Townhouse):~~
 - a. In Fairgrounds District, provided that at least 40 percent of the units on the site are single family detached dwellings.
 - b. In Entry District and Village District and New Town District provided that at least 50 percent of the site is reserved for commercial, office or industrial use.¹
 - c. In Forest District provided that dwelling units are part of a comprehensively designed community where 30 percent of the dwelling units are single family detached, 30 percent are single-family attached and 30 percent are multifamily. The remaining 10 percent may be any of the above. The Planning Commission may waive this requirement if it can be demonstrated that the proposed development will contribute to a housing mix within the Town Center as a whole that is roughly equal to the required housing mix on the site.
- ~~4. 3. Multi-Family Dwelling:~~
 - a. In Entry District, Village District and New Town District provided that at least 50 percent of the site is reserved for commercial, office or industrial use.
 - b. In Old Town Transition District provided that:
 - i. at least 50 percent of the site is reserved for commercial or office use (see footnote 1), and
 - ii. the site is immediately adjacent to Route 2/4 or Dares Beach Road.
 - c. In Fairgrounds District provided that no more than 20 percent of the dwelling units on the site are multi-family dwellings.
 - d. In Forest District, provided that dwelling units are part of a comprehensively designed community where 30 percent of the dwelling units are single family detached, 30 percent are single-family attached and 30 percent are multifamily. The remaining 10 percent may be any of the above. The Planning Commission may waive this requirement if it can be demonstrated that the proposed development will contribute to a housing mix within the Town Center as a whole that is roughly equal to the required housing mix on the site.
- ~~5. Accessory Apartments, provided that the following conditions are met:—~~

²⁴ The requirement that at least 50 percent of the site be reserved for commercial office or industrial use may be waived if the Planning Commission determines that the site is not suitable for commercial use as measured in terms of generally recognized marketing standards. These standards include visibility, accessibility, potential site development costs, and neighboring uses.

- a. ~~Only one accessory apartment is created on each single family lot,~~
- b. ~~The accessory apartment is clearly subordinate to the single family dwelling. If the apartment is not a part of the dwelling, it must be within 100 feet of the dwelling. In no case shall it contain more than 900 square feet.~~
- c. ~~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,~~
- d. ~~At least two off-street parking spaces are available for each unit, and~~
- e. ~~The owner obtains Health Department approval.~~
- 6. ~~Bed and Breakfast Facility, 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,~~
 - g. ~~An Occupancy Permit for such use is obtained.~~
- 7. ~~4. 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.~~
- 8. ~~Tenant House, provided that the owner demonstrates to the Zoning Officer that there are at least 20 acres of tillable land on the farm and that the tenant house is at least 60 feet from any other dwelling.~~
- 9. ~~Farm Manufactured Home, provided that the following conditions are met:~~
 - a. ~~No more than one manufactured home is located on any one farm (minimum 25 acres) and is used in conjunction with agricultural purposes, and~~
 - b. ~~The manufactured home is occupied by a person or family associated with agricultural activities on the farm.~~
- 10. ~~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.~~
- 11. ~~5. Manufactured Home Rental Community, (conditional in the Forest District) provided that it meets the Regulations in the Manufactured Home Rental Communities Ordinance. (Section 5-7 of the Calvert County Zoning Ordinance).~~
- 12. ~~Manufactured Home Subdivision, (conditional in the Forest District) provided that the following conditions are met:~~
 - a. ~~All units appear to have a permanent and continuous foundation,~~
 - b. ~~All units are at least 20 feet wide. For single wide units, the width can be made up with a porch or carport addition at least two-thirds the length of the unit,~~
 - c. ~~All units have pitched roofs and meet architectural requirements,~~
 - d. ~~All units are constructed under the 1976 HUD standards,~~
 - e. ~~The exterior walls of all units look like wood or masonry, regardless of their actual composition,~~
 - f. ~~The subdivision is a major subdivision (minimum six lots),~~
 - g. ~~The density is the same as that permitted for single family detached, and~~
 - h. ~~It is designated as a Manufactured Home Subdivision on an approved plat.~~
- 13. ~~Itinerant Sales of Fish, Shellfish, Fruits and Vegetables, provided that the following conditions are met:~~
 - a. ~~The produce is in its natural condition,~~
 - b. ~~The fish and shellfish are caught by the seller and the fruit and vegetables are grown by the seller, and~~

- ~~e. Adequate off street parking is available so that there is no parking on a right-of-way.~~
- (8/10/04) 14. ~~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.~~
- (8/10/04) 15. 6. Lumber and/or Other Building Materials Home Improvement Center more than 75,000 square feet with a maximum size of 120,000 square feet, provided that the conditions for "Other Commercial Retail Buildings, more than 75,000 square feet with a maximum size of 120,000 square feet" are met.
16. 7. Other Commercial Retail Buildings, more than 75,000 square feet with a maximum size of 120,000 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 this 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-location²⁵

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.

 - 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. Retail Commercial Building with Drive-up Facility, More than 75,000 s.f. with a maximum size limit of 120,000 s.f., provided that it meets the conditions for Other Retail Commercial Buildings, More than 75,000 s.f. with a maximum size limit of 120,000 s.f.

²⁵ The requirements for co-location may apply to each phase of a development or to the entire site, at the developer's discretion.

- 9. Flex Space Business, provided that:**
- a. in the Old Town, Old Town Transitional, and Fairgrounds District, the size of the building shall be limited to 5,000 square feet; and
 - b. in all Districts, the conditions of the Calvert County Zoning Ordinance for Flex Space Businesses shall be met; and
 - c. noise, odor and glare shall be comparable to or less than retail commercial uses of similar size.
- (8/10/04) 17. ~~Roadside Stand, provided that the following conditions are met:~~
- a. ~~It is restricted to selling produce/nursery products only;~~
 - b. ~~It is located on the farm where most of the produce sold is raised;~~
 - c. ~~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~~
 - d. ~~Adequate parking is provided so that there is no parking on a right-of-way.~~
- (8/10/04) 18. ~~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;~~
 - b. ~~No article or commodity is offered for sale or is publicly displayed on the premises except those incidental to the services offered;~~
 - c. ~~adequate off-street parking is available so that there is no parking on a right-of-way,~~
 - d. ~~applicable State Licenses are obtained;~~
 - e. ~~the occupation does not utilize more than 600 square feet, including storage;~~
 - f. ~~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 be obtained.~~
 - g. ~~condition #6 above applies to all home occupations in which customers come to the premises (i.e., Dance studios, art classes, beauty salons, etc.).~~
- (12/8/98) 19. ~~Drive-in, Fast Food, Carry-out Restaurant (Conditional in the Old Town Transition District), provided that the property has frontage on Route 4 but has no direct access onto Route 4.~~
- (8/10/04) 20. ~~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, and~~
 - 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.~~
- ~~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.~~
- (8/10/04) ~~21.~~ **10.** Automobile Filling Station, Repair Shop, 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. No structure or building is erected within 80 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 ten inoperative vehicles and/or junk cars are allowed, except those which are 100 percent screened from adjoining properties and rights-of-way,
 - 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 for existing development.~~
- (8/10/04) ~~21.~~ **11.** Automobile Filling Station, Repair Shop/Service Shop 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 25 feet of the front lot line,
 - b. No structure or building is erected within 80 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 ten inoperative vehicles and/or junk cars are allowed, except those which are 100 percent screened from adjoining properties and rights-of-way,

- 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 for existing development.~~
- (8/10/04) ~~23.~~ **12. Car Wash, Accessory, provided that parking areas for commercial or customer vehicles shall either meet the landscaping requirements for parking lots or the landscaping requirements for outdoor storage areas.**
- (8/10/04) ~~22.~~ **13. Motor Vehicle Dealer - New or Used,** provided that parking areas for automobiles that are for sale shall either meet the landscaping requirements for parking lots or the landscaping requirements for outdoor storage areas. Notwithstanding the above, a landscaped display area capable of displaying up to five vehicles may be located adjacent to the right-of-way.
- (8/10/04) ~~23.~~ **14. Other Motor Vehicle Related Uses including bus depot, car wash, taxi service, vehicle rental or leasing,** provided that parking areas for commercial or customer vehicles shall either meet the landscaping requirements for parking lots or the landscaping requirements for outdoor storage areas.
- ~~(8/10/04) 24. Distillation of Alcohol as a Fuel on a Farm for Farm Use Only, provided that production is limited to 50 gallons a day.~~
- (8/10/04) ~~25.~~ **15. Other General Manufacturing/Assembly, Light, less than 5,000 square feet and more than 5,000 square feet,** provided that potential noise, odor and glare are comparable to retail commercial uses of similar size.
- ~~(8/10/04) 26. Sand, Gravel or Mineral Extraction (No Processing), provided that the following conditions are met:~~
- ~~a. Such use is located not nearer than 200 feet from any residence other than the residence of the property owner;~~
- ~~b. All extractions are back-filled or regraded according to the Maryland Department of Natural Resources standards;~~
- ~~c. No operation is conducted in a manner that would impede the flow of any stream or pollute its waters;~~
- ~~d. No processing is permitted in the TC District, and~~
- ~~e. Other conditions may be specified by the Board of Appeals.~~
- 16. Sawmill, Commercial, provided that the following conditions are met:**
- a. Such use is not nearer than 500 feet from any property boundary; and**
- b. Such use is not nearer than 100 feet from any road maintained by the County or State; and**
- c. Adequate measures are taken for the abatement of obnoxious or offensive odor, dust, smoke, noise, vibration, or similar nuisance, and protection against fire is employed.**
- (8/10/04) ~~27.~~ **17. Solid Waste Collection Sites,** provided that they are in accordance with the Comprehensive Solid Waste Management Plan and do not exceed 100 square feet in size.
- (8/10/04) ~~28.~~ **18. Cemetery or Memorial Garden** (conditional in Old Town District, Old Town Transitional District, Old Town Residential District, and Fairgrounds District), provided that it is an expansion of an existing cemetery or memorial garden.
- ~~(8/10/04) 29. 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 yard sale is not held in the same location more than once every six months.~~
- (8/10/04) ~~30. Temporary Structure Incidental to Construction (non-residential),~~ provided that it is removed when the construction is finished.
- (8/10/04) ~~31. 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) ~~32. Unoccupied Recreational Vehicle,~~ provided that the following conditions are met:
- ~~a. 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~~
- ~~b. No water or waste lines are attached, and~~
- ~~c. There are no covenants prohibiting storage of recreational vehicles.~~

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