

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		

ST. LEONARD TOWN CENTER

3-3.05 ST. LEONARD TABLE OF LAND USES – <u>AGRITOURISM, ECO-TOURISM, AND HERITAGE TOURISM USES</u>	VILLAGE	RESIDENTIAL	EMPLOYMENT
<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>			

ST. LEONARD TOWN CENTER

3-3.05 ST. LEONARD TABLE OF LAND USES - AGRICULTURAL	VILLAGE	RESIDENTIAL	EMPLOYMENT
<u>Livestock Animal Husbandry</u>	C	C	C
<u>Aquaculture, Freshwater and Land-based</u>			
<u>Aquaculture, Marine/Estuarine</u>			
Commercial Greenhouse, <u>Retail</u>	P	S	P
Commercial Greenhouse, <u>Wholesale</u>	P	S	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
Commercial Raising of Fur-bearing Animals			
Commercial Raising of Poultry			
<u>Concentrated Animal Feeding Operation</u>			
Domestic Animals¹	P	P	P
<u>Farm</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Farm Brewery</u>			
Farm Building	P	P	P
<u>Farm Distillery</u>			
<u>Farm Stand</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
<u>Forest Product Processing</u>			
<u>Garden Center or Farm Supply Store, Less than 5,000 square feet</u>	<u>P</u>		
<u>Garden Center or Farm Supply Store, More than 5,000 square feet and less than 25,000 square feet</u>	<u>S1</u>		
Forestry in the Critical Area	N/A	N/A	N/A
Livestock Auction and/or Sales Barn, <u>Commercial</u>			
<u>Livestock Auction by a Non-Profit Organization or Farm Owner</u>			
Nursery, <u>Retail</u>	P	P	P
Nursery, <u>Wholesale</u>	P	P	P
Swine Raising			
Forestry or Tree Farming	P	P	P
Veterinary Hospital or Clinic, <u>Livestock</u>	C	C	C
Veterinary Hospital or Clinic, <u>Small Animal</u>	C	C	C

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

ST. LEONARD TOWN CENTER

3-3.05 ST. LEONARD TABLE OF LAND USES - RESIDENTIAL	VILLAGE	RESIDENTIAL	EMPLOYMENT
Apartment, Accessory	C	C	
Dwelling Apartment, Accessory for Resident Watchman/Caretaker			P
Apartment, Accessory or Executive Suite over a Business	P	P	P
Assisted Living Facility	P	P	
Bed & Breakfast Facility <u>with up to</u> 2 Bedrooms in Use	C	C	C
Bed & Breakfast Facility <u>with</u> 3 to 5 Bedrooms in Use	C	C	
Boarding House	C	C	
Dwelling, Attached:			
Duplex	C	C	
Fourplex			
Multi-family			
Townhouse	SC		
Triplex			
Dwelling, Single Family Detached	C	C	C
Group Home	P	P	
Liveboards			
Boarders Lodgers in Residence (no more than 3)	P	P	
Manufactured Home Rental Community			
Manufactured Home, Farm	C	C	
Manufactured Home on Individual Lot			
Manufactured Home or Recreational Vehicle (Emergency)	C	C	
Manufactured Home For Resident Watchman/Caretaker			
Manufactured Home Subdivision			
Tenant House	C	C	
Tenant Houses, Additional (no more than 2 additional)	SC	SC	

ST. LEONARD TOWN CENTER

3-3.05 ST. LEONARD TABLE OF LAND USES – COMMERCIAL RETAIL	VILLAGE	RESIDENTIAL	EMPLOYMENT
Adult Bookstore			
Agricultural Machinery, Service and/or Supplies	S2	S2	P
Antiques Sales	P	P	
Art Gallery, Less than 5,000 square feet	P		
Art Gallery, More than 5,000 square feet and less than 25,000 square feet	S1		
Artisans' and Crafters' Market	C	C	C
Auction Building	S1	S1	
Boat Dealer <u>Dealership</u>	S2	S2	
Farmers' Market	<u>C</u>	<u>C</u>	<u>C</u>
Flea Market <u>by Non-profit Organization</u> ²	P	P	
Lumber and/or Other Building Materials <u>Home Improvement Center</u> less than 25,000 square feet ³	S2		
Manufactured Home Dealer			
Itinerant Sales: <u>Mobile Food Sales</u>	C	C	C
—Fish, Shellfish, Fruit, Vegetables	C	C	C
—All Other Licensed Sales	C	C	C
Other Commercial Retail <u>Commercial</u> Buildings, Less than 5,000 square feet	P		C
Other Commercial Retail <u>Commercial</u> Buildings, More than 5,000 square feet and less than 25,000 square feet	S1		
Retail Commercial Building with Drive-up Facility, Less than 5,000 square feet	P		C
Retail Commercial Building with Drive-up Facility, More than 5,000 square feet and less than 25,000 square feet	S1		
<u>Retail Commercial Sale or Display Area, Outdoor</u>	<u>C</u>		<u>C</u>
Roadside Stand	C	C	C
<u>Watermen's Market</u>	<u>C</u>	<u>C</u>	<u>C</u>

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

³ "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.

ST. LEONARD TOWN CENTER

3-3.05 ST. LEONARD TABLE OF LAND USES – COMMERCIAL BUSINESS & PERSONAL SERVICES	VILLAGE	RESIDENTIAL	EMPLOYMENT
Boat Service and/or Repair	S		P
Boat Storage, <u>Commercial</u>	S		P
<u>Bootel</u>			
Commercial- Boat Deck <u>Pier</u>			
<u>Commercial Kitchen (not associated with an Eating Establishment)</u>	<u>P</u>		<u>P</u>
Commercial Trade or Business School	P		P
Corporate Headquarters	P	P	P
Funeral Home and/or Crematorium	P	P	
Eating Establishments: <u>with Drive-up Facility</u>	S2		SC
Eating Establishments: <u>without Drive-up Facility</u>	P	P	C
—Restaurant	<u>P</u>	<u>P</u>	<u>C</u>
—Drive-in, Fast Food, Carry-out	<u>S2</u>		<u>SC</u>
<u>Entertainment Business, Adult</u>			
<u>Flex Space Business</u>	<u>SC</u>		<u>C</u>
Funeral Home and/or Crematorium	P	P	
Home Occupation, All Employed are Residents	<u>P C</u>	<u>P C</u>	<u>P C</u>
Home Occupation, 1 Equivalent Full-time non-resident employee	SC	SC	P
Home Occupation, 2 Equivalent Full-time non-resident employees	SC	SC	P
Laundry, Industrial			
Laundry / Laundromat			
Massage Parlor			
Motel, <u>or</u> Hotel or <u>Bootel</u>	S1	S1	
Office, Business- <u>Non-Medical, Medical or Clinic, less than 5,000 sq. ft.</u>	<u>C</u>		
Office, Business- <u>Non-Medical, Medical or Clinic, more than 5,000 sq. ft.</u>			
<u>Office Support Services, including printing, copying, faxing, internetworking, etc., less than 5,000 sq. ft.</u>	<u>C</u>		
<u>Office Support Services, including printing, copying, faxing, internetworking, etc., less than 5,000 sq. ft.</u>			
Other Commercial Business, Personal Services, Clinics: Less than 5,000 sq.ft.	P		
Other Commercial Business, Personal Services, Clinics: More than 5,000 sq.ft.			
Tavern, Nightclub, Lounge, Dance Hall	S1		
<u>Tavern, Nightclub, Lounge, Dance Hall with Outdoor Facilities such as Bars</u>			

ST. LEONARD TOWN CENTER

3-3.05 ST. LEONARD TABLE OF LAND USES – COMMERCIAL RECREATION	VILLAGE	RESIDENTIAL	EMPLOYMENT
Adult Cabaret, Adult Motion Theatre or Drive-in Theatre			
Campground and/or Recreational Vehicle Camp		SC	
Carnival, Fair or Circus – Temporary, More than Five Acres	C	C	C
Carnival, Fair or Circus – Temporary, Less than Five Acres	SC	SC	SC
Commercial <u>or Non-Profit</u> Meeting Hall, <u>Banquet Hall</u>	SC		
Convention Center /Retreat	P	S1	P
Drive-in Theatre			
Golf Course /Country Club	S		
Golf, Driving Range	S2		
Golf, Miniature	S	S	
Hunting Reserve without Shooting Range			
Marina or Yacht Club			
Indoor Commercial Amusements:			
Arcade, Pool Hall, <u>Bingo Hall</u>	S		
Bowling, Skating Rink, Theatre	S1		
Dance Studio, <u>Performing Arts, Commercial</u>	P	P	P
Health Spa/Gymnasium <u>Fitness Center</u>	P	P	P
Swimming Pool, Athletic Courts	S1	S1	P
Other Outdoor Recreation, such as: Swimming Pools, Athletic Courts	S		C
<u>Retreat, Day</u>	P	S1	P
<u>Special Event</u>			
<u>Studio, Commercial</u>	<u>P</u>	<u>P</u>	<u>P</u>
Target Range, <u>Indoor</u>			
Target Range, <u>Outdoor</u>			

ST. LEONARD TOWN CENTER

3-3.05 ST. LEONARD TABLE OF LAND USES – COMMERCIAL WHOLESALE USES	VILLAGE	RESIDENTIAL	EMPLOYMENT
Mini-Storage	S		P
<u>Warehouse</u> , Indoor	S		P
<u>Warehouse</u> , Outdoor			C
<u>Wholesale</u> Lumber and/or Other Building Materials less than 25,000 square feet ⁴	S2		
Wholesaling, <u>Indoor Only</u> or <u>Warehouse</u> :	S		P
3-3.03 ST. LEONARD TABLE OF LAND USES – MOTOR VEHICLE & RELATED SERVICES	VILLAGE	RESIDENTIAL	EMPLOYMENT
Automobile Filling & <u>Service</u> Station	SC		
Automobile Filling & <u>Service</u> Station, <u>with Convenience Store and/or Eating Establishment</u>	SC		
Automobile Repair/Service Shop/ <u>Car Wash without fuel sales</u>	SC		SC
Automobile Parking Lot/Garage <u>as a Principal Use</u>	P		P
Automobile Parts Dismantling and/or Storage	SC		
<u>Bus lot or garage</u>	<u>S2</u>		
<u>Car Wash, Accessory Use</u>	<u>S2</u>		SC
Commuter Parking Lot	P		
<u>Inoperative or Unregistered Vehicle, 1 per lot</u> ⁵	P	P	P
<u>Inoperative or Unregistered Vehicles, 2 per lot</u> ⁶			
<u>Motor Vehicle Accessory Shop</u>	<u>C</u>		
Motor Vehicle Dealer <u>Dealership</u> - New or Used	S2		
Other Motor Vehicle Related Uses including: Bus depot, <u>car wash</u> , taxi service, vehicle rental or leasing	S2		S
<u>Park-and-Sell Lot</u>	<u>S2</u>		
<u>Parking of Commercial Vehicles</u>	<u>C</u>	<u>C</u>	<u>C</u>
Storage and/or Service of Trailers, Trucks and Vans <u>Motor Vehicles</u>	S2		
<u>Truck, Bus and Diesel Service and Repair Shop</u>			
<u>Truck Terminal</u> ⁷			
<u>Vehicle Ferry Service</u>			

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

⁵ Inoperative Vehicle, 1 per lot moved from Unclassified Chart to Motor Vehicle Chart.

⁶ Inoperative Vehicles, 2 per lot moved from Unclassified Chart to Motor Vehicle Chart.

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

ST. LEONARD TOWN CENTER

3-3.05 ST. LEONARD TABLE OF LAND USES – INDUSTRIAL USES	VILLAGE	RESIDENTIAL	EMPLOYMENT
Agricultural / Seafood Processing Plant			SC
Granary			SC
Meats, Poultry			SC
Seafood	S2		SC
All Other Light Industrial Uses			
Asphalt Plant			
Commercial Fuel Storage Business, over 50,000 gallons	S		S
Commercial Recycling Facility			
Distillation of Alcohol as a Fuel On a Farm for Farm Use Only	C	C	C
Distillation of Alcohol as a Fuel, Commercial			
Grain Elevator			SC
Kiln, Wood-drying			
Landfill, Land-Clearing Debris ⁸			
Construction Dump Landfill, Rubble⁹			
Landfill, Sanitary¹⁰			
Manufacturing and/or Assembly, Heavy			
Manufacturing and/or Assembly, Other General Light , Less than 5,000 square feet	S1		C
Manufacturing and/or Assembly, Other General Light , More than 5,000 square feet	S2		C
Manufacturing and/or Assembling, Watercraft, Commercial	S2		S2
Outdoor Storage in Connection with Commercial and/or Industrial Uses ¹¹	P		C
Power Generating Facility, Home Accessory to a Residence or Business	P	P	P
Power Generating Facilities, Other Facility, Commercial			S
Research & Development Facility, Environmental	P		P
Research & Development Facility, Other	P		P
Salvage and/or Junk Yard			
Sand, Gravel or Mineral Extraction and Processing			
Sand, Gravel or Mineral Extraction (No Processing)			SC
Sawmill, Commercial			
Sawmill, only for Timber Grown on Premises Portable		S1	
Storage of Machinery & Equipment in Connection With Excavating and /or Contracting Business¹²	S	S	C
Tire Retreading			
Truck Terminal¹³			

⁸ Uses moved to Industrial Chart from Unclassified Chart.

⁹ “Landfill, Rubble” replaces “Construction Dump” and 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.

ST. LEONARD TOWN CENTER			
3-3.05 ST. LEONARD TABLE OF LAND USES – INSTITUTIONAL USES	VILLAGE	RESIDENTIAL	EMPLOYMENT
College or University	P		P
Child Day Care Center:			
12 Children <u>Clients</u> or Less	P	P	P
13 Children to 19 <u>Clients Children</u>	S	S	S
20 Children or More <u>Clients Children</u>	S	S	P
<u>Day Care Center Associated with a Place of Worship, School, or other Institution</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>
Preschool , Elementary or Secondary School	P	S	
Fire and/or Rescue Service	P	S2	P
Hospital	P	S2	
Landfill, Sanitary ¹⁴			
Museum or Library	P	P	
Museum or Library	P	P	
Non-profit Club or Institution	P	P	
Nursing or Convalescent Home	P	P	
Place of Worship, Parish Hall, Convent, Monastery or Rectory	P	P	
Public or Governmental Building	P	P	P
Public or Non-profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc.	P	P	
Public Utility Lines & Accessory Structures	S2		P
Solid Waste Collection Site		S1	
<u>Temporary Structure Incidental to School (classroom relocatable)</u>	<u>P</u>	<u>P</u>	
Wastewater Treatment Facility	C		C
Water Supply Treatment Facility	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.

ST. LEONARD TOWN CENTER			
3-3.05 ST. LEONARD TABLE OF LAND USES – UNCLASSIFIED USES	VILLAGE	RESIDENTIAL	EMPLOYMENT
Accessory Building or Use	P	P	P
Airport or Landing Field			
Billboards			
Cemetery or Memorial Garden	P	P	
Communications Towers & Antennas (Government, Commercial & Private)	SEE SECTION 3-4 OF THE CALVERT COUNTY ZONING ORDINANCE		
Construction Dump			
Dock, Pier, Private			
Flea Market by Non-Profit Organization ¹⁵	P	P	
Garage Sale, Yard Sale or Estate Sale	C	C	
Heliport	S	S	S
Domestic Animals Household Pets ¹⁶	P	P	P
Inoperative Vehicle, 1 per lot ¹⁷	P	P	P
Inoperative Vehicle, 2 per lot ¹⁸			
Land-Clearing Debris Landfill ¹⁹			
Livestock Kept as Pets	C	C	C
Machinery & Equipment in Connection With Excavating and/or Contracting Business ²⁰	S	S	S
Model Home -No Office	P	P	
Outdoor Storage in Connection with Commercial and/or Industrial Uses ²¹	P		G
Rubble Landfill ²²			
Structure for the Keeping of Animals (on non-farm properties)	P	P	P
Subdivision Entrance- Sign or Feature ²³	P	P	P
Temporary Recreational Vehicle at Construction site (for watchman)	P	P	P
Temporary Structure Incidental to Construction (non-residential)	C	S	C
Temporary Structure Incidental to Sales or Rentals in New Residential or Commercial Developments (sales trailers)			
Unoccupied Recreational Vehicle	C	C	

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

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

¹⁷ Inoperative Vehicle, 1 per lot moved from Unclassified Chart to Motor Vehicle Chart.

¹⁸ Inoperative Vehicles, 2 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.

3-3.05.A St. Leonard Town Center Conditional Uses

The following are conditions imposed upon land uses indicated in Section 3-3.05, 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 St. Leonard Town Center.**~~ Note: This Section of the St. Leonard Town Center Zoning Ordinance has been renumbered for consistency with the Calvert County Zoning Ordinance.

1. ~~Livestock, such as horses, cows, chickens for the personal use of the resident and his family, provided that the following conditions are met:~~
 - a. ~~Size of the parcel is three acres or more,~~
 - b. ~~Any shelter provided is located at least 100 feet from the boundary line of the parcel,~~
 - c. ~~Provisions for sanitation meet approval of the County Health Department,~~
 - d. ~~The keeping of livestock is limited to farms, and~~
 - e. ~~Restrictions 1 and 2 shall not apply to properties keeping domesticated animals as of June 15, 1971 (the date the Ordinance was amended to initiate these conditions.~~
2. ~~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.~~
3. ~~Single-family Dwelling-Detached, provided that at least 50 percent of the length of the building is 20 feet wide, excluding porches.~~
4. ~~Attached Dwelling Development: (Duplex), provided that the following conditions are met:~~
 - a. ~~The units are designed to give the appearance of a single family detached residence.~~
 - b. ~~Two off-street parking spaces must be provided for each unit. In addition, the parking must be screened in accordance with the requirements of the Department of Planning and Zoning and~~
 - c. ~~The entryways for each unit shall be located on different walls.~~
5. **1.** ~~Attached Dwelling Development: (Townhouse), provided that the following conditions are met:~~
 - a. ~~The townhouses are located within an approved residential subdivision recorded prior to the adoption of zoning in 1967 and,~~
 - b. ~~The lots within the recorded residential subdivision do not meet current minimum lot size requirements and,~~
 - c. ~~The total number of townhouses does not exceed the total number of undeveloped recorded lots within the approved subdivision and,~~
 - d. ~~The lots within the recorded residential subdivision do not front directly onto Rt. 2/4, Rt. 765 or Ball Road and,~~
 - e. ~~The townhouses are located within Sub-area B and,~~
 - f. ~~All of the conditions of this ordinance except lot size and setback requirements are met.~~
6. ~~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. 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.~~
7. ~~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.~~
8. **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.
9. ~~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.~~
10. ~~Additional Tenant House, (no more than two additional) provided that there are 20 acres of tillable land on the farm for each additional tenant house and that each tenant house is at least 60 feet from any other dwelling.~~
11. ~~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.~~
12. ~~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.~~
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~~
 - c. ~~Adequate off street parking is available so that there is no parking on a right-of-way.~~
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.~~
15. ~~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.~~
16. **3.** ~~Other Commercial Retail Less than 5,000 Square Feet, provided that the following conditions are met:~~
- a. ~~The business is serving primarily the business on site, and~~
 - b. ~~The business is not adjacent to an arterial or collector road, and~~
 - c. ~~The total space consists of no more than 5,000 square feet.~~
- 4.** ~~**Retail Commercial Building with Drive-up Facility, Less than 5,000 square feet, provided that the following conditions are met:**~~
- a. ~~**The business is serving primarily the business on site, and**~~
 - b. ~~**The business is not adjacent to an arterial or collector road, and**~~
 - c. ~~**The total space consists of no more than 5,000 square feet.**~~
17. ~~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.).~~

- ~~18. 5. Restaurant, Eating Establishment without drive-up facility, provided that the restaurant is either a cafeteria for the business, serving primarily the employees on site, or is a part of a business park and the business is not adjacent to an arterial or collector road.~~
- ~~19. 6. Drive-in, Fast Food, Carry-Out, Eating Establishment with drive-up facility, provided that the restaurant is either a cafeteria for the business, serving primarily the employees on site, or is a part of a business park and the business is not adjacent to an arterial or collector road.~~
- ~~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.~~
 - ~~d. 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.~~
- 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 St. Leonard Town Center Zoning Ordinance for Light Manufacturing and/or Assembly are met.**
- ~~21. 8. Commercial Meeting Hall/Banquet Hall, provided that parking is provided in accordance with Section 6-2 of the Calvert County Zoning Ordinance.~~
- ~~22. Other Outdoor Recreation, such as Swimming Pools, Athletic Courts, provided that the use is accessory to the principal use.~~
- ~~23. 9. Warehouse, Outdoor, provided that the storage is completely screened from neighboring properties and public rights-of-way.~~
- 24. 10. 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. 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.
- ~~25. 11. Repair Shop/Service Shop/Car Wash, 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 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.~~
- ~~26. 12. Agricultural/Seafood Processing Plant; Granary, provided that the following conditions are met:~~
- ~~a. All processing structures are at least 100 feet from all side, front and rear lot lines; and~~
 - ~~b. Adequate measures are taken for the abatement of dust, noise or similar nuisances.~~
- 27. 13. Agricultural/Seafood Processing Plant; Meats, Poultry, provided that the following conditions are met:**
- a. Such use is located on a lot not less than five acres in size, and is not nearer than 200 feet from any Village District boundary.
 - b. All structures have a minimum setback of 100 feet from side, front and rear lot lines,
 - c. Adequate measures are taken for the abatement of offensive and obnoxious odors, dust, smoke, noise, vibration, or similar nuisances,

- d. Design, construction, and operation of the facility meets requirements of appropriate State and Federal regulatory agencies, and
- e. Retail sales of processed food are permitted only as an accessory use.
- ~~28.~~ **14.** Agricultural/Seafood Processing Plant; Seafood, provided that the following conditions are met:
 - a. Such use is located on a lot not less than five acres in size, and is not nearer than 200 feet from any Village or Rural District boundary,
 - b. All structures have a minimum setback of 100 feet from side, front and rear lot lines,
 - c. Adequate measures are taken for the abatement of offensive and obnoxious odors, dust, smoke, noise, vibration, or similar nuisances,
 - d. Design, construction, and operation of the facility meets requirements of appropriate State and Federal regulatory agencies, and
 - e. Retail sales of processed food are permitted only as an accessory use.
- ~~29.~~ Distillation of Alcohol as a Fuel on a Farm for Farm Use Only, provided that production is limited to 50 gallons a day.
- ~~30.~~ **15.** Other General Manufacturing/Assembly, Light, less than 5,000 sq. ft., provided that the following conditions are met:
 - a. All structures have a minimum setback of 100 feet from all district boundary lines,
 - b. Adequate measures are taken for the abatement of offensive and obnoxious odors, dust, smoke, noise, vibration, or similar nuisances, and
 - c. Design, construction, and operation of the facility meets requirements of appropriate State and Federal regulatory agencies.
- ~~31.~~ **16.** Other General Manufacturing/Assembly, Light, more than 5,000 sq. ft., provided that the following conditions are met:
 - a. All structures have a minimum setback of 100 feet from all district boundary lines,
 - b. Adequate measures are taken for the abatement of offensive and obnoxious odors, dust, smoke, noise, vibration, or similar nuisances, and
 - c. Design, construction, and operation of the facility meets requirements of appropriate State and Federal regulatory agencies.
- ~~32.~~ 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, and
 - d. Other conditions may be specified by the Board of Appeals.
 - e. No processing is permitted in the TC District.
- ~~33.~~ Wastewater Treatment Facility, provided that it is in accordance with the Comprehensive Water and Sewerage Plan.
- ~~34.~~ 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.
- ~~35.~~ **17.** Outdoor Storage in Connection with Commercial and Industrial Uses, provided that the machinery and/or equipment stored is not visible from adjoining properties or the road.
- ~~36.~~ **18.** Storage of Machinery and Equipment in Connection with Excavating and/or Contracting Business, provided that the following conditions are met:
 - a. The machinery and/or equipment stored is not visible from adjoining properties or the road,
 - b. All storage buildings together contain no more than 2,000 square feet,
 - c. The owner lives on the premises.
- ~~37.~~ Temporary Structure Incidental to Construction (non-residential), provided that it is removed when the construction is finished.
- ~~38.~~ Temporary Recreational Vehicle at Construction Site for Watchman, provided that it is removed when the construction is finished. Only one recreational vehicle is permitted.
- ~~39.~~ 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, and
 - b. No water or waste lines are attached, and
 - c. There are no covenants prohibiting storage of recreational vehicles.