

**STAFF’S GUIDING PRINCIPLES
Behind Changes to the Town Center
Land Use Charts**

One of the goals in rewriting the Calvert County Zoning Ordinance (CCZO) is to make all of the Land Use Charts uniform so that every use is listed in the same place on every chart. This will make it easier for citizens to read the Ordinance and will greatly simplify project review. However, it means that all of the Land Use Charts have had to be revised to make them uniform, including the Town Center Charts. Since there are no plans to change any of the regulations governing land use in the Town Centers at this time, our goal was to maintain the intent of the current regulations in the Town Centers as we made the revisions to the Charts. To achieve this goal, when adding a new use, we attempted to find similar uses and treat them the same. For example, “Artisans’ and Crafters’ Markets” were treated the same as “Farmers’ Markets”. “Farm Stands” replaced “Roadside Stands”, etc.

If we were unable to find uses similar to the new use, we left blanks on the Charts (meaning that the use would not be permitted) until we are able to review the Town Center Master Plans in more detail. This process is scheduled to occur during the next few years. An example of this would be “Accessory Apartments over a Business”. Some Town Centers already list such a use, while others do not. We have added the use to all of the charts, but it is not permitted at this time if it was not previously listed.

It should also be noted that there is an exception to the uniformity rule. Individual recreational uses (e.g., arcades, bowling alleys, etc.) are listed separately on the TC Charts while they are combined under two categories on the CCZO Charts: Indoor Recreation Facility and Outdoor Recreation Facility. Staff felt that it was important to address the specific uses within the Town Centers, as some have many sub-areas and some of the uses would not be appropriate in certain sub-areas.

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		