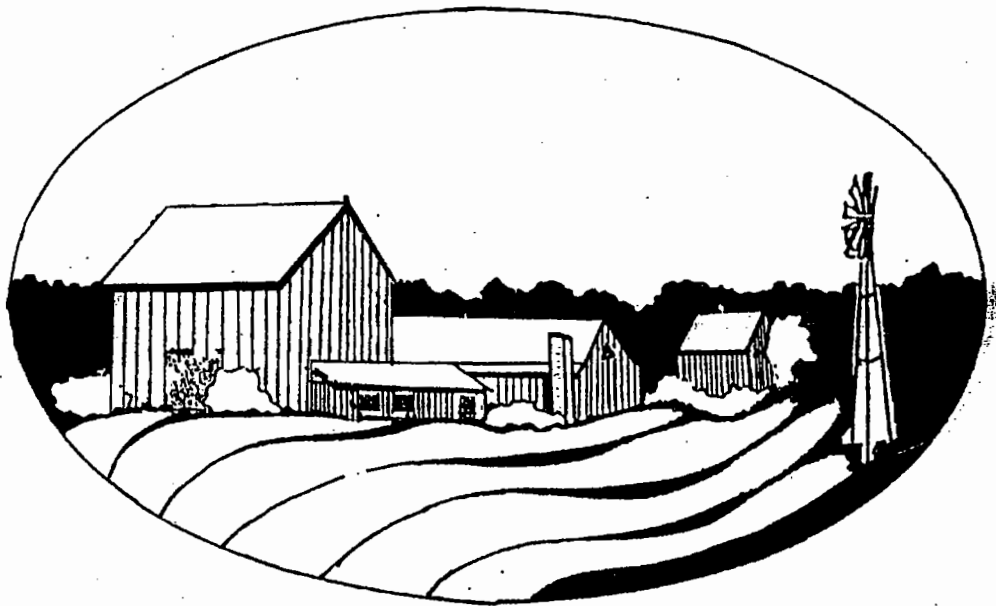


# HUNTINGTOWN MASTER PLAN AND ZONING ORDINANCE



**ADOPTED OCTOBER 5, 1993  
CALVERT COUNTY, MARYLAND**

Revised: September 30, 1994  
Revised: May 23, 1995  
Revised: June 13, 1995  
Revised: March 12, 1996  
Revised: April 2, 1996  
Revised: August 4, 1998  
Revised: December 2, 2003  
Revised: August 10, 2004  
Revised: May 1, 2006

**RESOLUTION NO. 41-93**

(Pertaining to the adoption of the Huntingtown Master Plan & Zoning Ordinance)

**WHEREAS**, pursuant to the authority contained in Article 66B of the Annotated Code of Maryland, the Board of County Commissioners of Calvert County, Maryland has general powers to promulgate and amend comprehensive plans, zoning maps and ordinances; and

**WHEREAS**, after due notice was published, the Planning Commission and the Board of County Commissioners held a joint public hearing on April 13, 1993, at which time the proposed Huntingtown Master Plan and Zoning Ordinance were discussed and public comment was solicited; and

**WHEREAS**, after holding the public hearing, the Planning Commission made final recommendations to the Board of County Commissioners concerning the proposed Master Plan and Zoning Ordinance on July 21, 1993, which recommendations and other discussion and comments were considered by the Board of County Commissioners; and

**WHEREAS**, on October 5, 1993 the Board of County Commissioners adopted the Huntingtown Master Plan and Zoning Ordinance with the condition that current site plan applications shall not be grandfathered under the Plan and Ordinance.

**NOW, THEREFORE, BE IT RESOLVED AND ORDAINED**, by the Board of County Commissioners of Calvert County, Maryland, that the adoption of the Huntingtown Master Plan and Zoning Ordinance, which is attached hereto and made a part hereof, **BE**, and hereby **IS** approved as the official Master Plan and Zoning Ordinance for the Huntingtown Town Center.

**AND BE IT FURTHER RESOLVED**, that this Resolution shall be in force and effect from and after October 5, 1993.

DONE, this 14<sup>th</sup> day of December, 1993, by the Board of  
County Commissioners of Calvert County, Maryland, sitting in regular session.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF CALVERT COUNTY, MARYLAND

Mary S. Watson  
Mary S. Watson, Clerk

Hagner R. Mister  
Hagner R. Mister, President

Patrick M. Buehler  
Patrick M. Buehler, Vice President

Approved for legal  
sufficiency on 12-14-93  
by

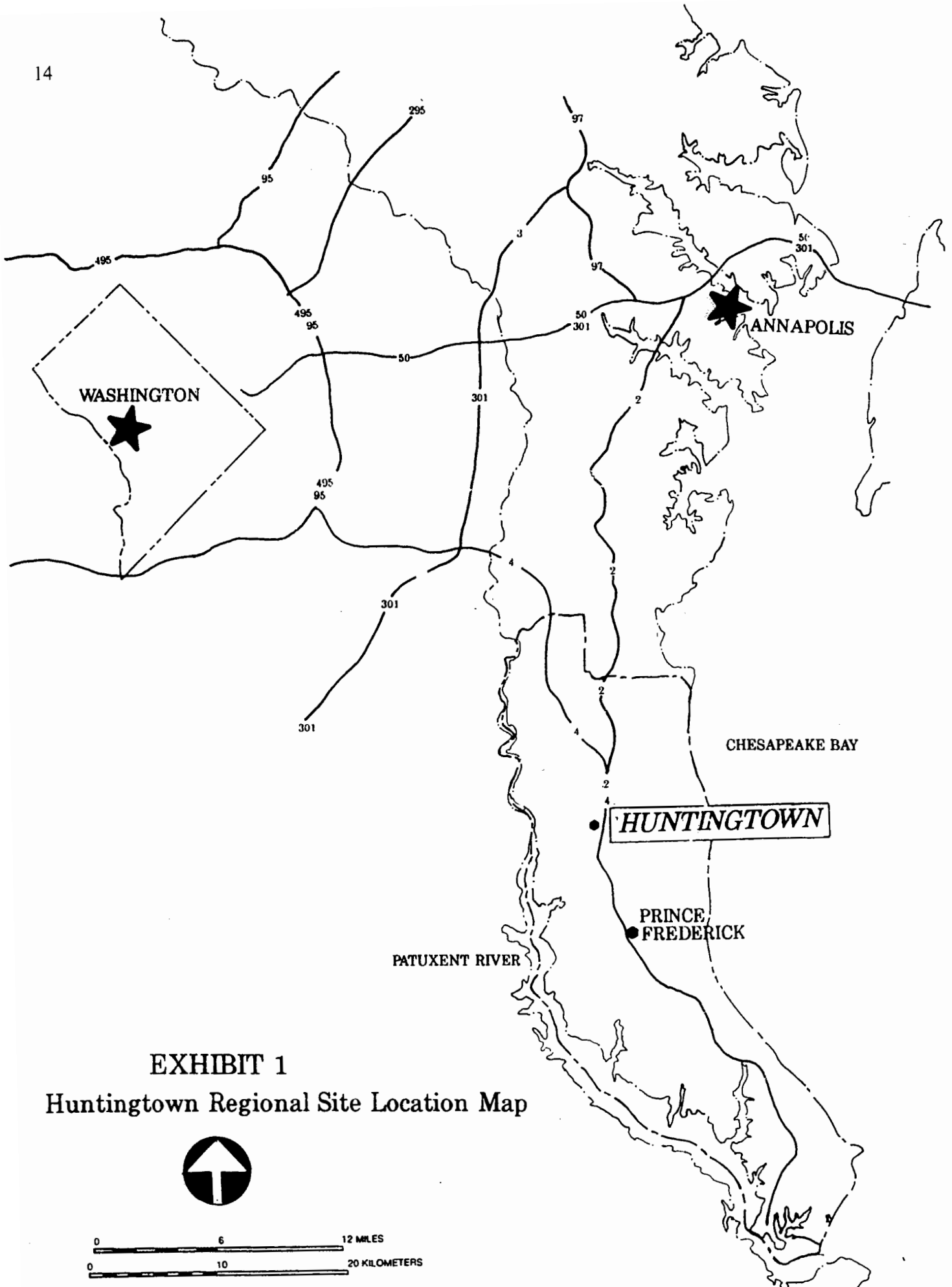
Mary M. Krug  
Mary M. Krug

William R. Bailey  
William R. Bailey  
County Attorney

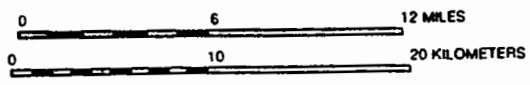
Michael J. Moore  
Michael J. Moore

Joyce Lyons Terhes  
Joyce Lyons Terhes

HUNTINGTOWN MASTER PLAN



**EXHIBIT 1**  
**Huntingtown Regional Site Location Map**



# HUNTINGTOWN MASTER PLAN

## I. INTRODUCTION

Huntingtown today is a rural crossroads community centered around the intersection of Old Town Road (Rte. 524) and Hunting Creek Road (MD 521). Although designated a minor town center by the Calvert County Comprehensive Plan in 1983, Huntingtown has experienced little development in the past decade. As a result, much of its rural character remains, with old tobacco barns, distinctive residential architecture, and large majestic Southern Red Oak trees found throughout the town center area. Its small commercial center includes a restaurant, an antique shop, several retail stores and offices, a convenience store, and the "town gathering place", Bowen's grocery.

However, Calvert County is experiencing rapid growth with much of it occurring in the 3rd Election District (over 4.5% annually from 1980 to 1990). Furthermore, the current Town Center zoning for Huntingtown is quite permissive and contains no architectural controls. Finally, there is no adopted master plan to guide the location, type, intensity and appearance of new development within the town center area. This master plan is needed to provide a vision of Huntingtown's future which preserves its heritage and enhances its character while providing the functions expected of a minor town center.

The 1983 Calvert County Comprehensive Plan designated three major and four minor town centers. These town centers are intended to provide convenience goods and services, and employment opportunities with increased residential densities.

In 1984, the County Commissioners approved a comprehensive rezoning of the County and revisions to the Zoning Ordinance which established the exact boundaries of the various town centers and a Town Center Zoning District. The Comprehensive Plan specifically calls for the development and approval of a master plan for each town center. These master plans should:

- provide for active citizen participation
- establish land use policies
- delineate areas to have certain public facilities
- restrict development in environmentally sensitive areas
- designate the physical boundaries of the town center

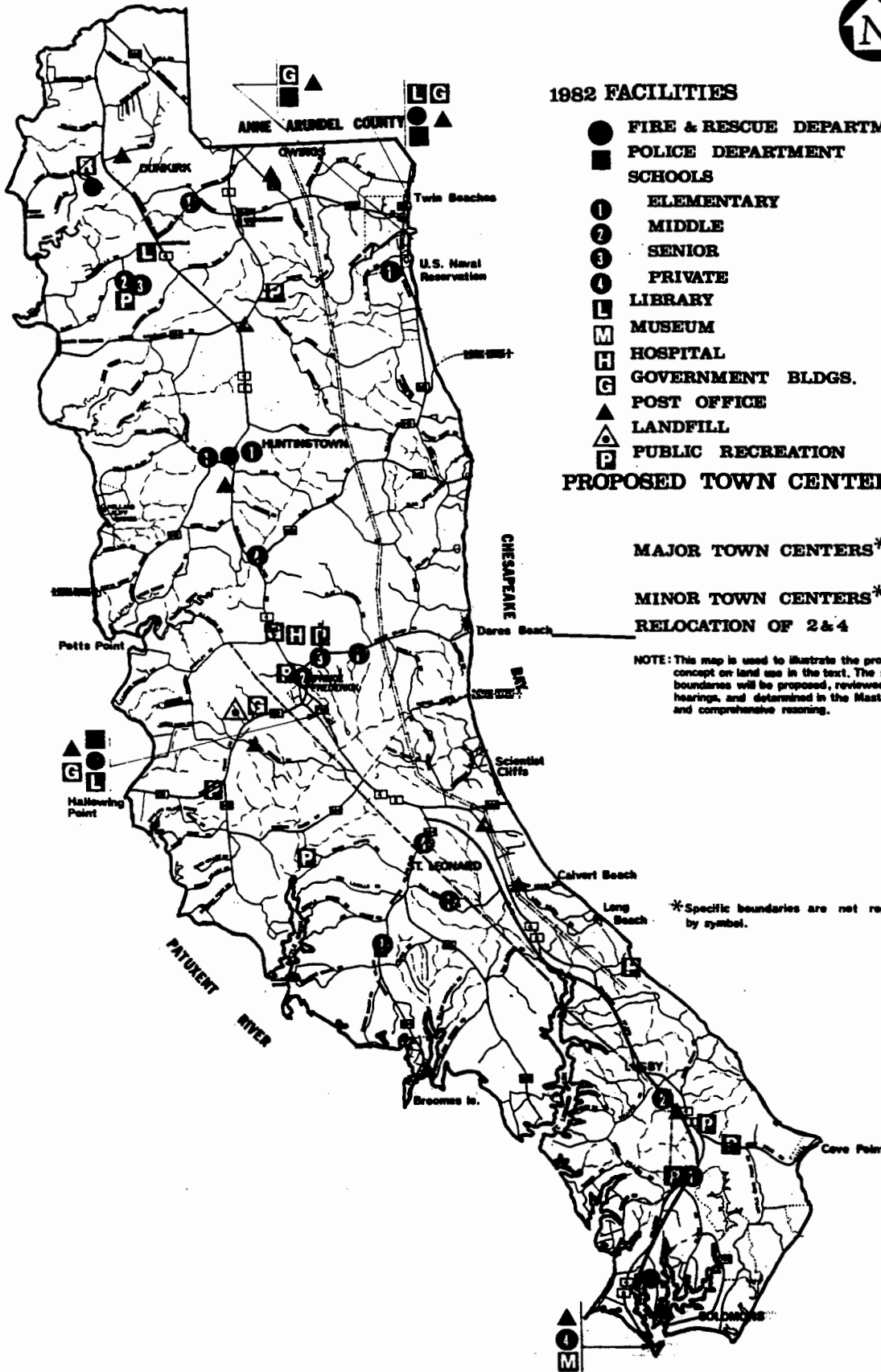
Once adopted by the County Commissioners, these master plans become official Calvert County policy and function as an addendum to the County Comprehensive Plan. The purpose of the Huntingtown Master Plan is three fold:

- to establish a vision for the future
- to provide policies to guide future growth and development
- to recommend an implementation strategy to achieve the vision

**HUNTINGTOWN MASTER PLAN****TABLE OF CONTENTS**

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- IV. PROPOSED MASTER PLAN
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    - Village Greens
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    - Recreation
  - E. Community Appearance
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- V. IMPLEMENTATION STRATEGY

# 1982 Facilities and Proposed Town Locations



## 1982 FACILITIES

- FIRE & RESCUE DEPARTMENT
- POLICE DEPARTMENT
- SCHOOLS
  - ① ELEMENTARY
  - ② MIDDLE
  - ③ SENIOR
  - ④ PRIVATE
- L LIBRARY
- M MUSEUM
- H HOSPITAL
- G GOVERNMENT BLDGS.
- P POST OFFICE
- ▲ LANDFILL
- △ PUBLIC RECREATION
- P PROPOSED TOWN CENTERS

MAJOR TOWN CENTERS\*

MINOR TOWN CENTERS\*

RELOCATION OF 2 & 4

NOTE: This map is used to illustrate the proposed major concept on land use in the text. The specific zoning boundaries will be proposed, reviewed in public hearings, and determined in the Master Plan process and comprehensive zoning.

\*Specific boundaries are not represented by symbol.



## **II. EXISTING CONDITIONS**

Huntingtown is located in north central Calvert County approximately 7 miles north of Prince Frederick, 28 miles south of Annapolis, and 42 miles southeast of Washington D.C. (Exhibit 1). The Town Center encompasses 304 acres along the west side of MD 2/4 extending west approximately 0.5 miles along Hunting Creek Road (MD 521) (Exhibit 2).

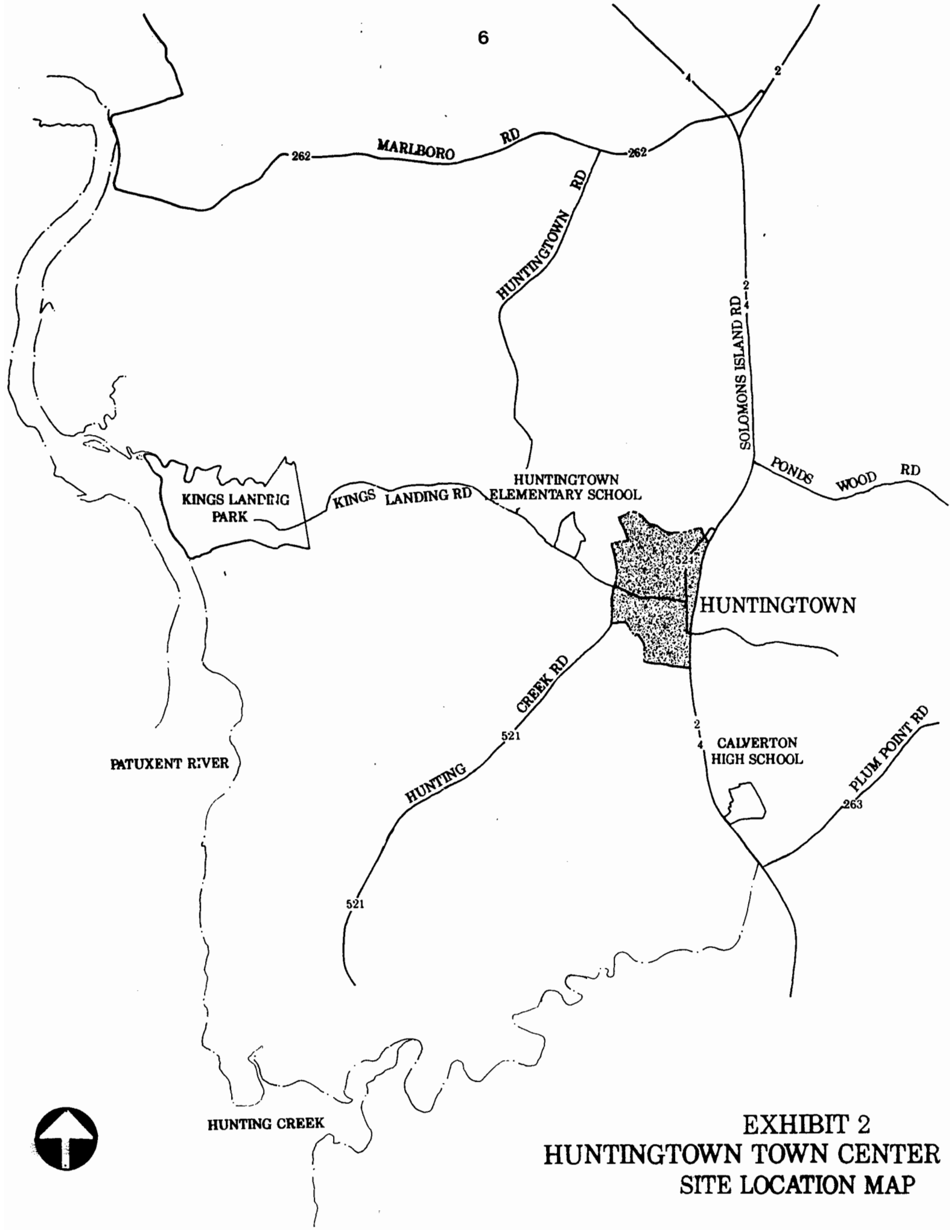
### **A. Natural Features**

Huntingtown lies along a ridgeline with streams draining to the east (Sewell Branch) and south (Reits Branch) both of which are tributaries to Hunting Creek and to Cocktown Creek to the north (Exhibit 3). Topography is gently to moderately sloping (2-12%) in the upland areas and steeply sloping (12% and greater) along the deeply incised stream channels. Soils include Rumford-Evesboro gravelly loamy sands, Sassafra fine sandy loam, and Matapeake silt loam in the upland areas. These soils are generally well suited for septic systems and agriculture. Floodplain soils are described as mixed - alluvial land and consist of soil materials washed from upland and deposited along streams. These areas are subject to flooding, and generally classified as non-tidal wetlands and provide valuable habitat for wildlife (Exhibit 4).

Approximately 60% of the Town Center is forested, primarily in those areas with slopes too steep to farm or removed from public roads. The remainder of the Town Center is either developed, in active agriculture (primarily tobacco), or open fields (Exhibit 5).

### **B. History**

The town of Huntingtown dates back to 1683 when the Maryland Assembly established it, along with several other towns, as a designated port of entry and center for tax collection. The town was located at the head of navigation of Hunting Creek, from which it draws its name. A central location convenient to the large plantations of central and northern Calvert County made Huntingtown a major port in the tobacco trade. It had a public tobacco warehouse and was a stop on the Colonial Post Route between Annapolis and St. Mary's City. Huntingtown was so prosperous during the 1700s that local citizens made several unsuccessful attempts to move the county seat there from Prince Frederick. During the war of 1812, the British burned the town. By this time, Hunting Creek had become heavily silted, and the town was rebuilt three miles north. Though it no longer functioned as a port, tobacco continued to be a primary cash crop. In the late 1950s, the new MD 2/4 was constructed bypassing downtown Huntingtown. There are 26 structures in Huntingtown which are included in the Calvert County Historic Index (see Exhibit 6 and Table 1).



6

MARLBORO RD

RD

262

262

HUNTINGTOWN RD

SOLOMONS ISLAND RD

PONDS WOOD RD

RD

KINGS LANDING PARK

KINGS LANDING RD

HUNTINGTOWN ELEMENTARY SCHOOL

HUNTINGTOWN

PATUXENT RIVER

HUNTING CREEK RD

521

CALVERTON HIGH SCHOOL

PLUM POINT RD

263

521

HUNTING CREEK



EXHIBIT 2  
HUNTINGTOWN TOWN CENTER  
SITE LOCATION MAP

TO COCKTOWN CREEK

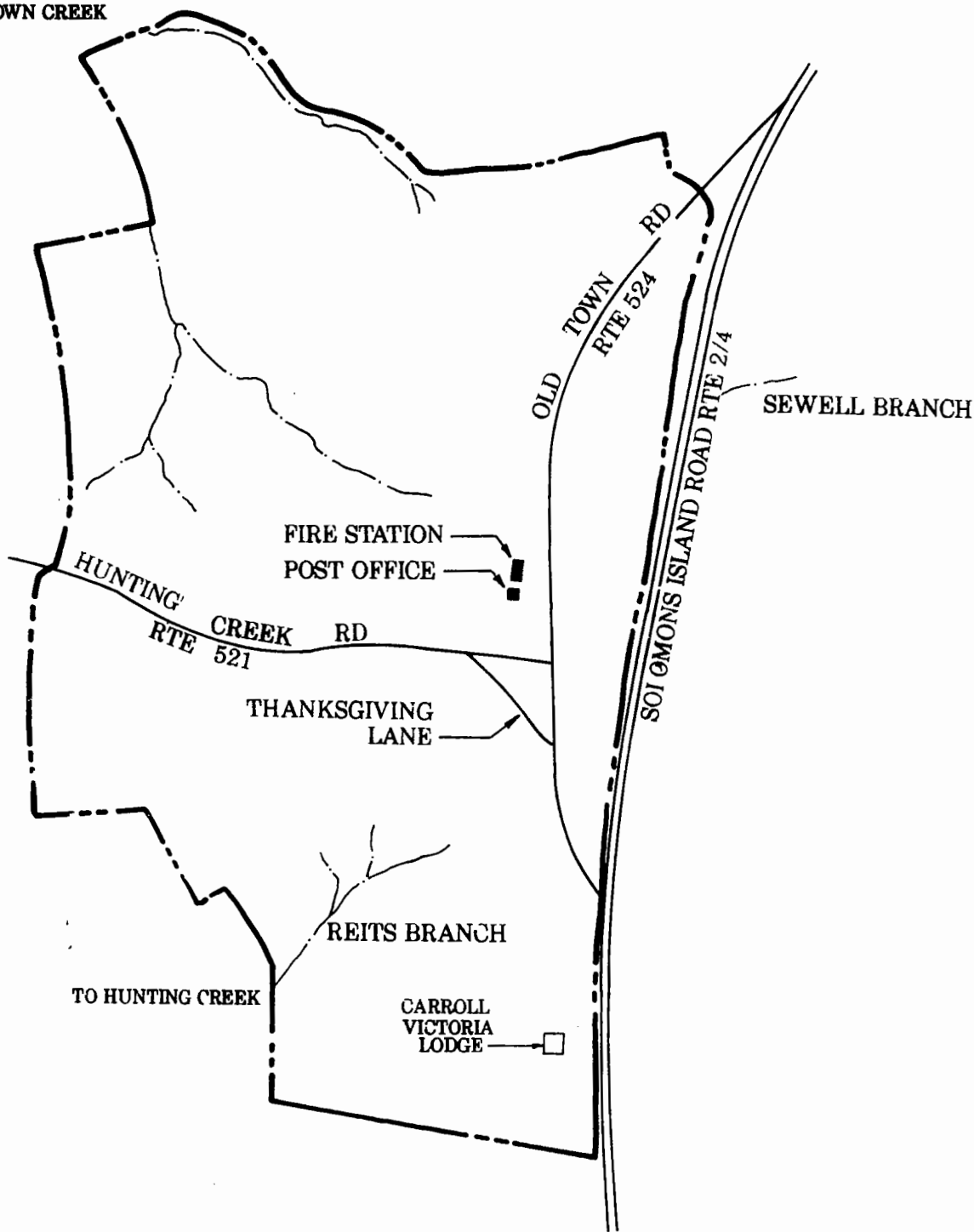


EXHIBIT 3  
HUNTINGTOWN TOWN CENTER  
DRAINAGE PATTERN



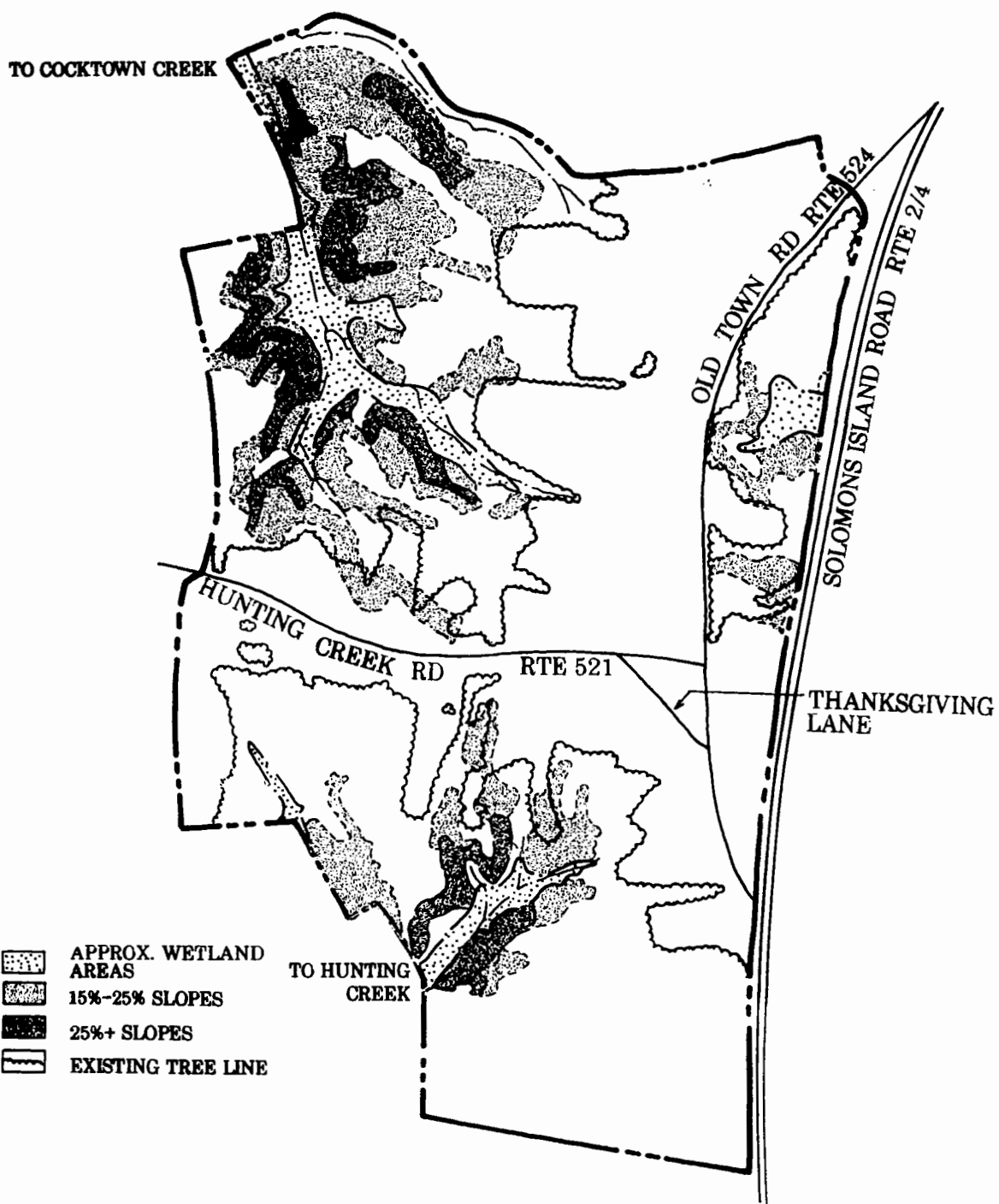


EXHIBIT 4  
HUNTINGTOWN TOWN CENTER  
ENVIRONMENTAL CONDITIONS

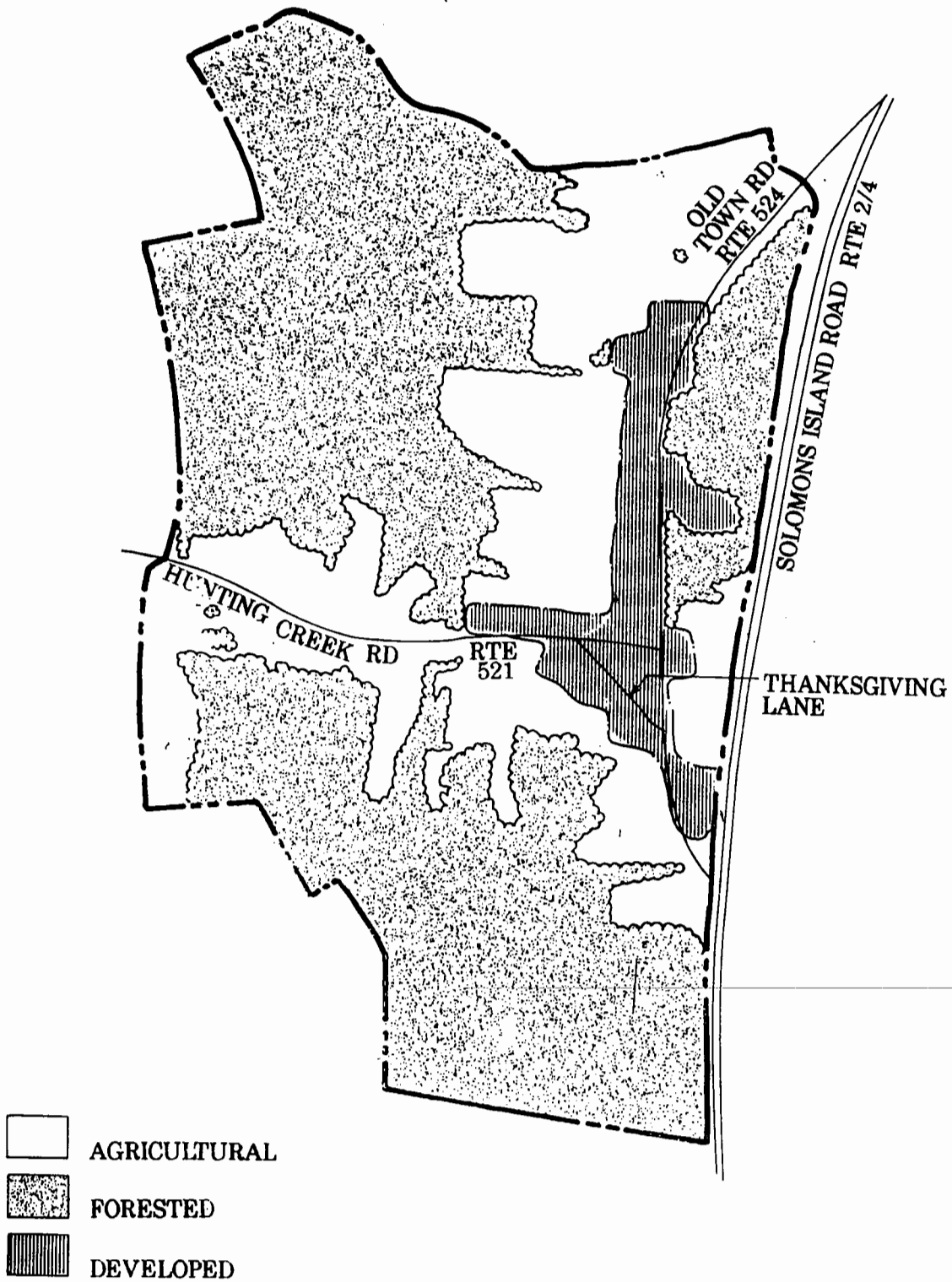


EXHIBIT 5  
HUNTINGTOWN TOWN CENTER  
EXISTING LAND USE

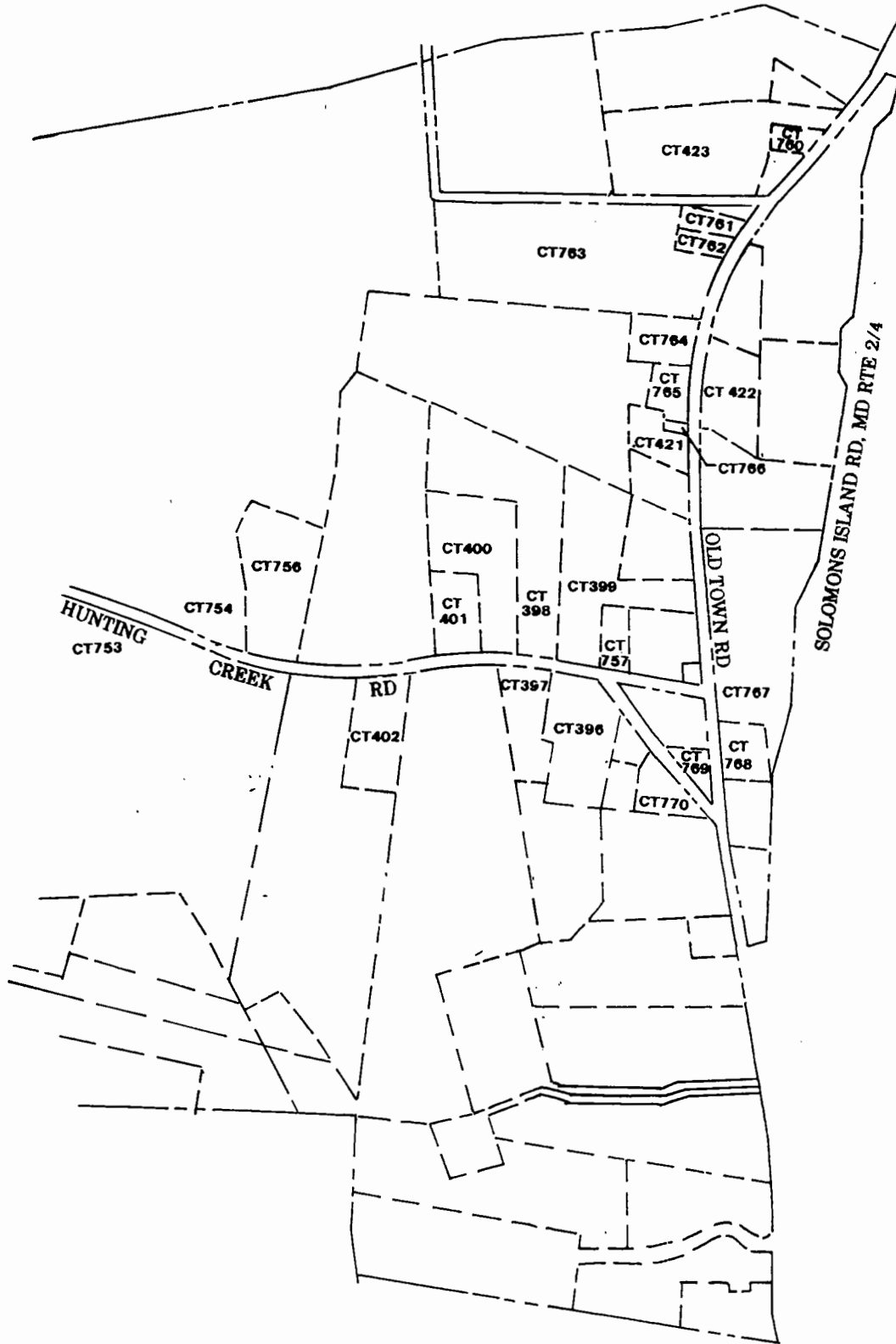


EXHIBIT 6  
HUNTINGTOWN TOWN CENTER  
HISTORIC SITES



TABLE 1

**CALVERT COUNTY HISTORIC INDEX**

CT 397	Herbert G. Hatcher House
CT 398	Frederick J. Mogck, Jr. House
CT 399	Gordon F. Bowen House
CT 400	Lelands Bowen House
CT 401	J. Austin Bowen House
CT 402	William F. Belcher House
CT 421	Ralph Gray III House
CT 422	Harry B. Truman House
CT 423	Charles A. White
CT 753	Wilgate
CT 754	Leitch House
CT 756	Bottrell House
CT 757	American Legion Hall
CT 760	Morrison House
CT 761	Travers Building
CT 762	Emmanuel United Methodist Parsonage
CT 763	Mincher House
CT 764	Kaine Builders
CT 765	Trueman Lumber
CT 766	Lyons House
CT 767	Bowen Garage
CT 768	Mary Bowen House
CT 769	John's Open Pit
CT 770	Coonan House and Tobacco Barn

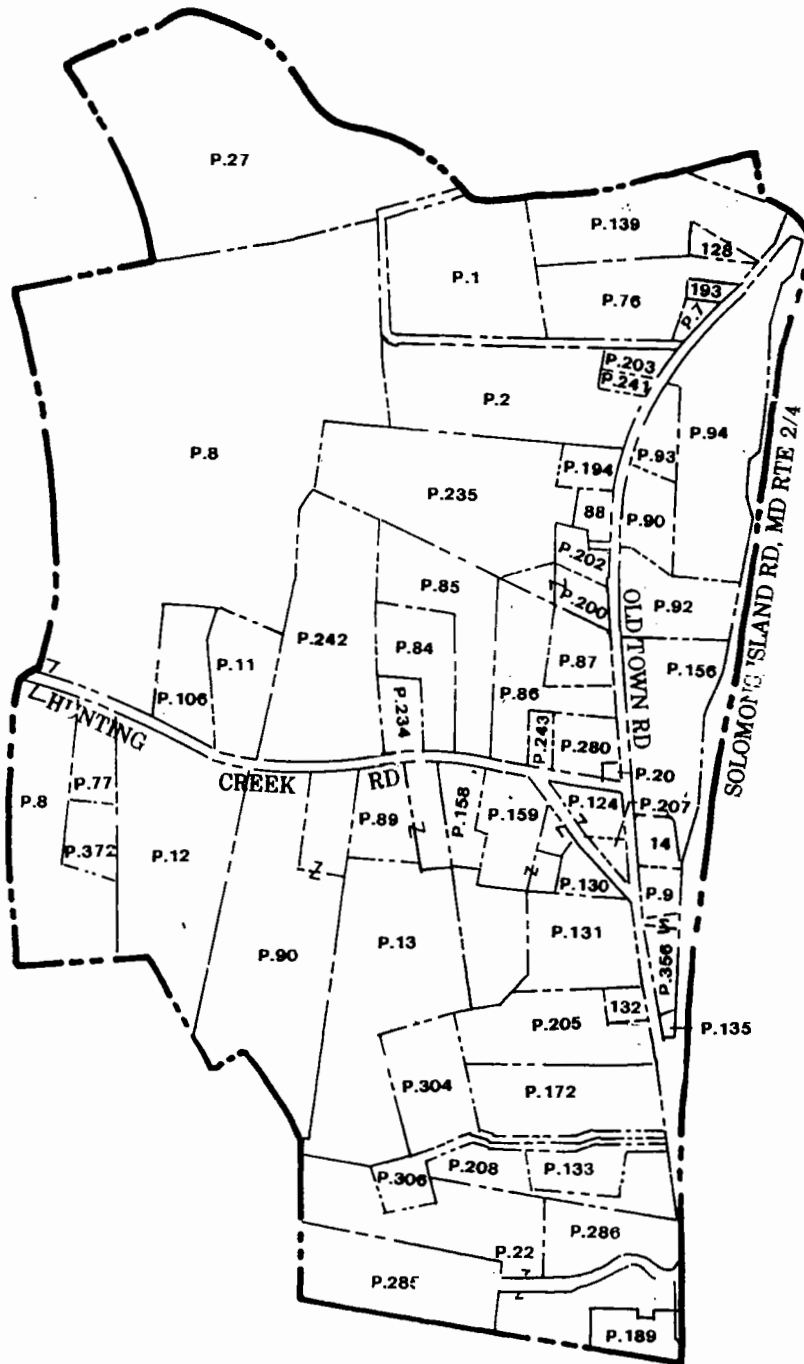


EXHIBIT 7  
HUNTINGTOWN TOWN CENTER  
PROPERTY BOUNDARIES



### **C. Existing Land Use**

Today Huntingtown consists of a small commercial center along Old Town Road and Hunting Creek Road including a grocery, restaurant, antique shop, auto parts store, convenience store, and other small office/retail uses. Public facilities include a post office, fire station, and an adult education center. Huntingtown Elementary School and Kings Landing Park are approximately one half and two miles west of town. Most of the town center acreage consists of a few residential houses on small parcels of land with limited farming. Numerous old tobacco barns dot the landscape. The current population is estimated at 100 people living in 39 dwelling units. The Town Center includes 59 separate parcels of land, the majority of which are quite small (Exhibit 7). Only 7 properties are larger than 10 acres.

### **D. Public Facilities and Services**

The road system in Huntingtown consists of Old Town Road, Hunting Creek Road, Huntingtown Road, and Thanksgiving Lane, the only road maintained by Calvert County. All others are owned and maintained by the Maryland State Highway Administration. These roads are all adequate to accommodate existing traffic volumes. However, there are safety concerns at the north and south intersections of Old Town Road (Rte. 524) with MD 2/4. Increased traffic on MD 2/4 and the fact that MD 2/4 is a divided four - lane highway is making it difficult to safely enter and exit Huntingtown. This is particularly important in terms of affecting the response time of the Huntingtown Volunteer Fire Department. Recommendations for improving access to MD 2/4 are presented in Section IV.

The only school within the Town Center is the old Huntingtown Elementary School which is now called Hunting Creek Alternative School and functions as an adult education center. Children within the Town Center attend the new Huntingtown Elementary School located west of town on Huntingtown Road, Northern Middle School and Northern High School.

The Huntingtown area is served by the Huntingtown Volunteer Fire and Rescue Company 6 which is located on Old Town Road. As mentioned above, concern has been raised regarding the difficulty of crossing MD 2/4 given that nearly half of Company 6's service area is east of MD 2/4.

The only public recreation facility currently in Huntingtown is the playground equipment behind the Hunting Creek Alternative School. There are additional recreational facilities at the Huntingtown Elementary School. Kings Landing Park, located approximately two miles west of town, contains over 245 acres and provides access to the Patuxent River, tennis, basketball, a swimming pool, horse trails, and picnic areas. Cocktown Creek which forms the northern boundary of the park is the same stream that drains a portion of Huntingtown.

(10/27/98)

Huntingtown is not currently served with a public water or sewer system. All development uses individual septic systems and wells. The Calvert County Comprehensive Water and Sewerage Plan 1993 Biennial Update did not propose any public sewer facilities for Huntingtown. The Plan listed, as a county objective, planning water facilities in designated town centers to satisfy water demands of new growth and fire protection. A public water system for Huntingtown, however, was not among the six water service priorities listed in the 1993 update.

## RESULTS OF THE HUNTINGTOWN NOMINAL GROUP WORKSHOP DECEMBER 5, 1991

PRIORITY	POINTS	PROBLEM OR CONCERN
1	92	MAINTAIN "VILLAGE" CHARACTER AND ATMOSPHERE / IDENTITY
2	88	TRAFFIC CONGESTION - DANGEROUS TRAFFIC PATTERNS AND INTERSECTIONS, INCLUDING ROUTE 2/4 INTERFACE
3	42	NEED FOR AFFORDABLE HOUSING FOR YOUNG FAMILIES AND SENIORS (SINGLE FAMILY AND MULTI-FAMILY)
3	42	DESIGN/ARCHITECTURAL STANDARDS REVIEW
5	37	DO NOT EXPAND TOWN CENTER BOUNDARIES
6	35	NEED FOR PLANNED COMMERCIAL GROWTH TO AVOID CLUTTER, STRIP CENTER APPEARANCE
7	34	NEED FOR WATER AND SEWER
8	25	LIMIT ON MULTI-FAMILY / AFFORDABLE HOUSING
9	22	DEVELOP LOGICAL ROAD SYSTEM WITH SHOULDERS, SIDEWALKS
9	22	CONTROLLED RESIDENTIAL GROWTH
11	20	FISCAL IMPACT (TAXES) OF RECOMMENDATIONS AND SOLUTIONS
12	18	CRIME PREVENTION AND INCREASED POLICE PRESENCE
13	18	NEED FOR BUSINESS AND EMPLOYMENT OPPORTUNITIES
14	16	NEED FOR TARGETED, APPROPRIATE BUSINESSES (BANK, MEDICAL, RX)
14	16	RECREATIONAL FACILITIES AND WATER ACCESS (ALL AGES)
16	15	ENCOURAGE SMALL BUSINESS - "MOM & POP" STORES
17	13	TOWN CENTER BOUNDARIES TOO LIMITED - EXPAND ON WEST SIDE ONLY
18	7	IMPACT ON PROPERTIES ADJOINING TOWN CENTER BOUNDARIES
18	7	NEED FOR EFFECTIVE BUSINESS AND DIRECTIONAL SIGNAGE
20	4	WETLANDS
20	4	TRASH DISPOSAL AND RECYCLING FACILITIES ADEQUATE?
21	3	FATE OF OLDER, EXISTING HOMES AND BUILDINGS
21	3	PUBLIC TRANSPORTATION AND COMMUTER PARKING FACILITIES

### III. COMMUNITY GOALS AND OBJECTIVES

The Huntingtown Citizens Association has long held an interest in carefully planning for the growth of Huntingtown. Its members assisted the County in drafting an unofficial master plan.

In December, 1991, a more formal public participation process was initiated. The Calvert County Department of Planning and Zoning hosted a public meeting to solicit community input and begin defining a vision for Huntingtown. The Nominal Group Technique was used to identify and prioritize community concerns and issues. A total of 23 issues were identified (Table 2). The two major issues raised were the desire to maintain a village character and the need to improve access to MD 2/4.

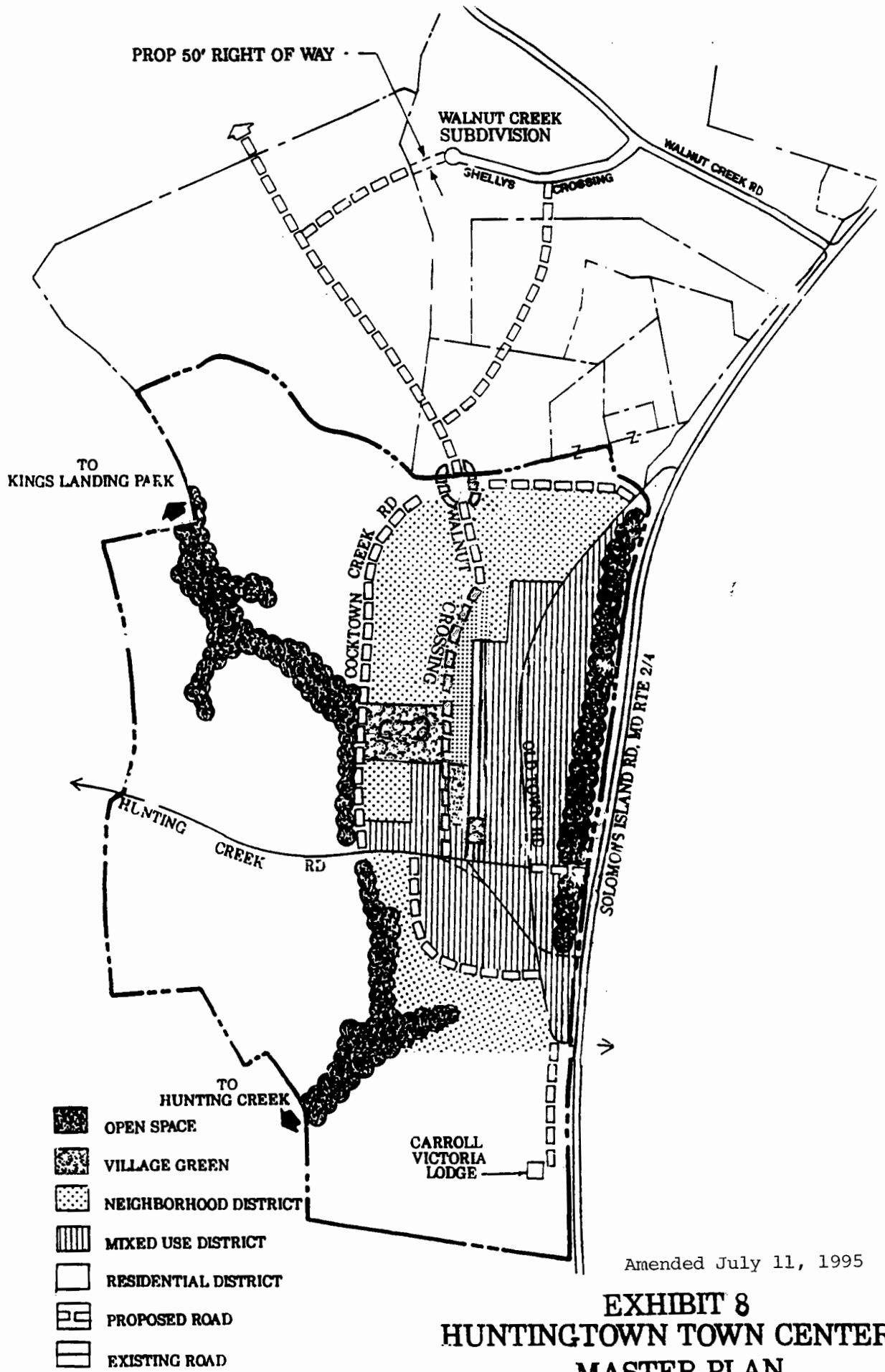
Some of the issues raised conflicted, for example Priority 5 was not to expand the town center boundaries whereas Priority 17 encouraged expansion of the town center to the west. Nevertheless, this exercise helped to focus the master plan on critical community issues and assisted in defining a community vision.

In April, 1992, a second public meeting was held where the results of a comprehensive site analysis were presented. Vehicular circulation, protection of environmentally sensitive areas, provision of utilities, need for a community focal point, preservation of rural character, establishment of a park/open space network, and community appearance were discussed. A Visual Preference Survey was conducted using slides of various towns in Maryland to aid in identifying residents' preferences regarding architectural and streetscape design. Much of this discussion focused on the need for public sewer and the amount of development which public sewer could support.

A final community meeting was held in September, 1992, where a refined master plan was presented along with proposed zoning and architectural guidelines. The issue of public sewer was again discussed as was the appropriate level of detail for the architectural guidelines.

Throughout this process, numerous additional meetings were held with the County Planning staff and key property owners within the Town Center.

On April 13, 1993, the Board of County Commissioners and the Planning Commission held a joint public hearing on the adoption of the proposed plan. The Master Plan and Ordinance was presented for public comment by the Planning & Zoning staff and the consultants from the firm of John Harms, Jr. and Associates, Inc. The record was held open for one month for further public comments. On June 30, 1993, the Calvert County Planning Commission reviewed the plan and how it addressed public comment during a special work session. After further revisions, the Planning Commission recommended approval of the plan at its regular meeting of July 21, 1993.



#### IV. PROPOSED MASTER PLAN

A "master plan" should reflect the community's vision for the future, and provide recommendations for the coordination and integration of public and private investments within the town center to achieve this vision. Based on the several community meetings, the following goal and objectives were identified:

**GOAL:**

- the overall goal of the master plan is to protect and enhance the small town character of Huntingtown while recognizing its role and function as a designated minor town center. Specific objectives of the master plan include:

**OBJECTIVES:**

1. accommodate future growth within the Town Center while maintaining its character
2. encourage compatible commercial development while protecting existing residences
3. create a distinctive identity for Huntingtown through the establishment of a community focal point and preservation of visual integrity
4. resolve traffic safety issues by establishing a safe and functional road system

The master plan must address a host of issues such as pedestrian and vehicular circulation; location, type, intensity and appearance of new development; provision of utilities, market demand; environmental protection; among others. Solutions to these issues are often interrelated, therefore the master plan is organized in four broad sections: (Exhibit 8)

- |                  |                        |
|------------------|------------------------|
| ■ Infrastructure | ■ Land Use Districts   |
| ■ Public Spaces  | ■ Community Appearance |

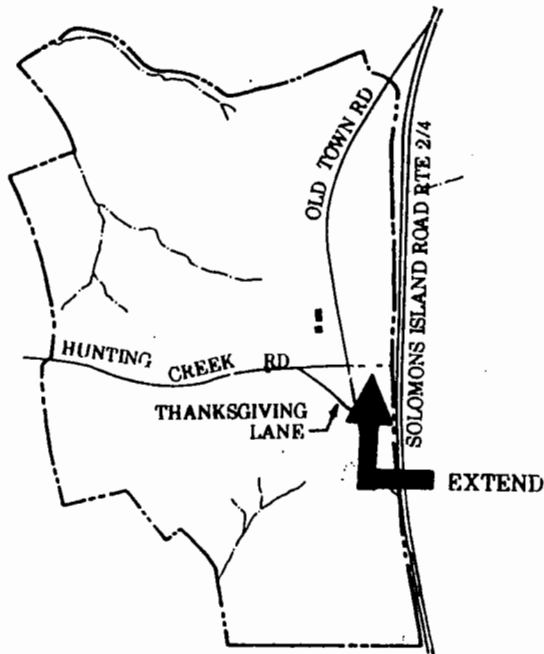
### **A. Town Center Boundaries**

The boundaries of the Town Center are recommended to remain the same. Although, some residents supported the expansion of the Town Center to the east across MD 2/4 and others to the west, it was determined that the existing Town Center boundaries were appropriate for the following reasons:

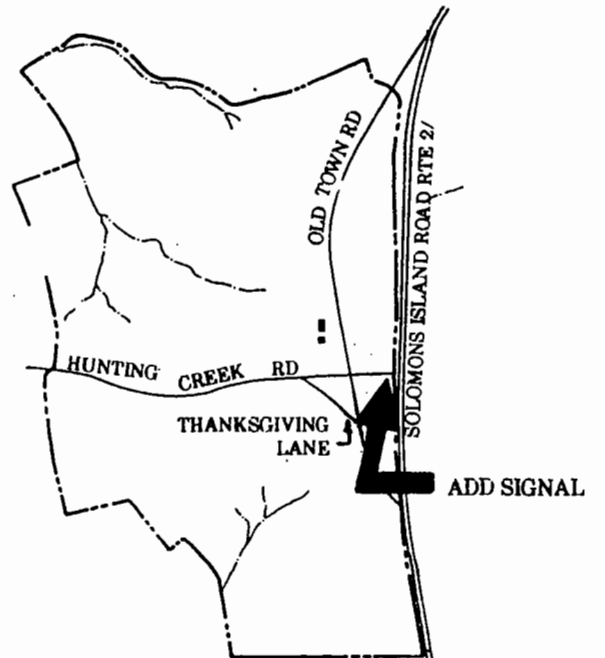
- Given the current lack of development activity within Huntingtown, there does not appear to be any pressing need to expand the Town Center boundaries.
- The expansion of Town Center zoning to the east would encourage strip commercial development along MD 2/4 and may necessitate even additional traffic signals. In addition, much of the land east of MD 2/4 near Huntingtown has rugged topography and is not well suited for Town Center development.
- Although it would be desirable to include the Huntingtown Elementary School within the Town Center, its present location on Huntingtown Road is too removed from the existing Town Center boundary to justify an extension this far west.

#### **ACTION**

1. Review the appropriateness of the Town Center boundary in conjunction with the county comprehensive zoning. Any future expansions should be limited to the west and/or possibly the north if these areas are linked to the existing town center by roads other than MD 2/4.



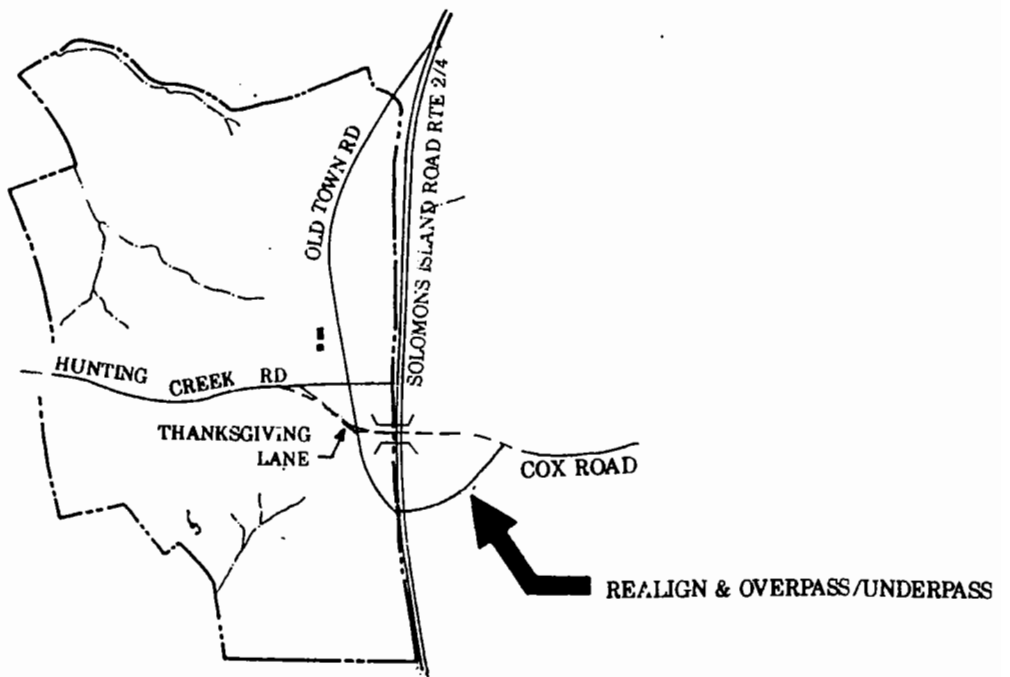
**PRIORITY 1:** Extend Hunting Creek Road to Rte 2/4. Three intersections onto Rte 2/4 will allow all turning movements.



**PRIORITY 2:** Add traffic signal at intersection of Hunting Creek Road and Rte 2/4.

**LEGEND**

- PROPOSED ROAD
- EXISTING ROAD



**PRIORITY 3:** Realign and extend Thanksgiving Lane to overpass/underpass Rte 2/4. Three at grade intersections with Rte 2/4 become right-in, right-out only.

**EXHIBIT 9**  
**HUNTINGTOWN TOWN CENTER**  
**PROPOSED ROAD IMPROVEMENTS**

## B. Infrastructure

### Roads

A major issue raised during the Community Nominal Group Workshop and at the joint hearing was the need to improve access to MD 2/4. Other transportation related problems were identified as well. Based on discussions with Calvert County Departments of Planning and Public Works and the Maryland State Highway Administration (SHA) and review of several alternatives the following actions are recommended:

### **ACTIONS:**

1. The following have been designated as priorities to improve access to MD 2/4:

**Priority I:** Extend Hunting Creek Road through to MD 2/4 with appropriate acceleration and deceleration lanes. Create a median break to allow all turning movements at the Hunting Creek Road/MD 2/4 intersection, providing a third entrance to Huntingtown from MD 2/4 and should relieve stacking problems at the existing north and south entrances. However, this phase does little to improve the safety of left turns or through movements into or out of Huntingtown. Implement as soon as possible.

**Priority II:** Installation of a traffic signal at the new intersection of Hunting Creek Road and MD 2/4. This location for signalization is preferable to either the north or south intersections in that it is central and most convenient. This signal would be installed when traffic signal warrants are met.

**Priority III:** When traffic volumes warrant, remove traffic signal and construct an overpass or underpass which would route traffic along an improved Thanksgiving Lane, over or under MD 2/4, and link with a realigned Cox Road. With construction of this overpass/underpass, the median breaks on MD 2/4 at Cox Road and the proposed Hunting Creek Road would be eliminated allowing only right turns in and out at these intersections.

2. Prohibit any new entrances to MD 2/4 along the Town Center's frontage with the exception of the extension of Hunting Creek Road.
3. Extend Old Town Road south through SHA's Park-n-Ride providing

(10/27/98)

access to the two churches and possibly Carroll-Victoria Lodge from this frontage road as opposed to MD 2/4. This will allow these facilities to be reached from Huntingtown without travelling on MD 2/4 and still allow right turns in and out of these facilities from MD 2/4.

4. Consider relocation of the park-n-ride to the lot north of Huntingtown Plaza. This central location is ideal for a park-n-ride particularly with the proposed extension of Hunting Creek Road to MD 2/4. Acquisition of this parcel would also preserve it for the future overpass/underpass, the proposed alignment of which traverses this lot.
5. Encourage establishment of a network of roads parallel to MD 2/4 to serve as a relief route allowing local traffic to access Huntingtown without travelling on MD 2/4.
6. Improvements to Hunting Creek Road and Old Town Road are discussed in Section IV C.
7. Provide road connection between Walnut Creek Subdivision and Town Center as shown in Exhibit 8.

(10/27/98) Sewer

At the time the Master Plan was adopted in 1993, public sewage collection and treatment were not proposed for Huntingtown. Although a controversial issue, it was decided not to recommend the provision of public sewer at that time for the following reasons:

- The 1983 Calvert County Comprehensive Plan stated that minor town centers would be considered only for community water systems (page 12).
- Uncertainty regarding funding and timing for a community sewage system, given that several of the principal property owners in the Town Center indicated that they had no subdivision plans and did not wish to pay for public sewage.
- Concerns expressed by many residents regarding the intensity of growth that may result from the provision of community sewer. Further, they indicated that the amount of development necessary to make community sewer economical was unacceptable.
- Finally, the soils in much of Huntingtown are well suited for septic systems. The lack of community sewer, therefore, was not perceived as a major constraint restricting growth.

No community sewer system was proposed at that time. For residential lots, County Health Department regulations establish minimum lot sizes based on the availability of community water and the soil percolation rate. The minimum lot size allowed is 15,000 square feet. The use of small shared septic systems for commercial uses within the Town Center or a communal system to permit the development of a senior housing complex should, however, be permitted and even encouraged within the requirements of the County Health Department.

With the adoption of the 1997 Comprehensive Plan, both major and minor Town Centers became eligible for community water and sewer when needed to support environmental health and/or support County identified economic development goals, when and if cost effective and economically feasible. The 1997 Plan does not allow multi-family housing in minor Town Centers except as may be required in Town Center master plans. The Huntingtown Master Plan allows for elderly multi-family housing.

**ACTION:**

1. Permit and encourage a communal sewage system for the purpose of providing senior housing complex.
2. Conduct a study to evaluate a sewer system

(10/27/98) Water

Community water systems are specifically allowed in designated minor town centers, according to the Calvert County Comprehensive Plan (1997). As of 1993, a community water system was not needed, given the relatively low intensity of development and large lots. The timing of water system construction is dependent on growth rates and patterns in Huntingtown and should be monitored periodically by the County. As development increases, a community water system will be necessary to protect water quality and ensure adequate water pressure for fire fighting equipment and sprinkler systems.

**ACTION:**

1. Monitor the need for a community water system. When needed, construct a small community water system with an elevated storage tank to provide a safe and reliable source of water and fire protection for the Town Center. This community water system should include a well field, a treatment facility, an elevated storage tank, and a distribution system.
2. The location for the well should be field site based on hydrogeologic investigations. The area behind the Hunting Creek Alternative School

(10/27/98)

should be considered for the elevated storage tank. This location is nearly the high point in Huntingtown, which will maximize water pressure and is heavily wooded with mature trees, which will aid in screening the tower.

The water system should be extended throughout the proposed Mixed Use and Neighborhood Districts and could be extended to the Residential Districts, upon request if funding were provided.

The extension of the water system beyond the Town Center boundaries is not encouraged unless to address a public health problem or to designated transfer zones.

C. Land Use Districts

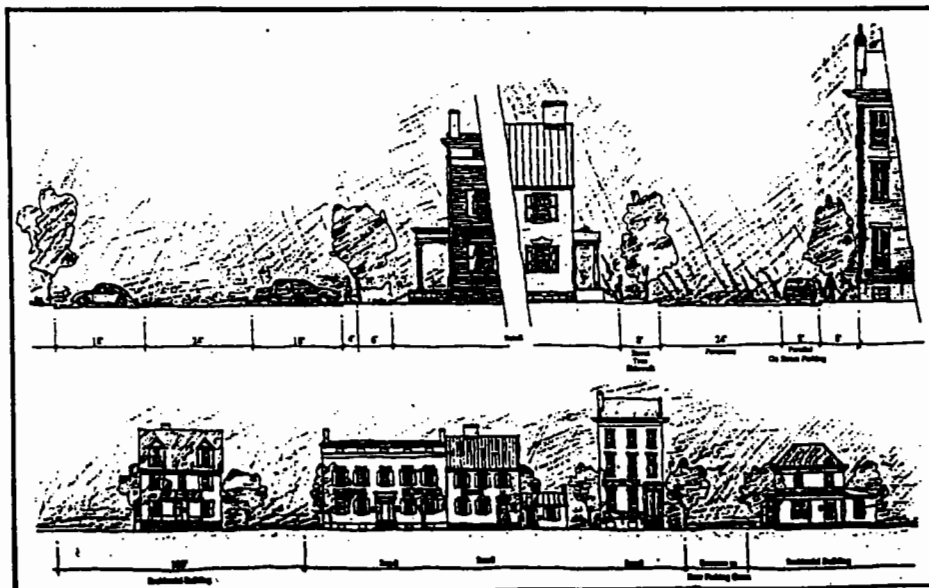
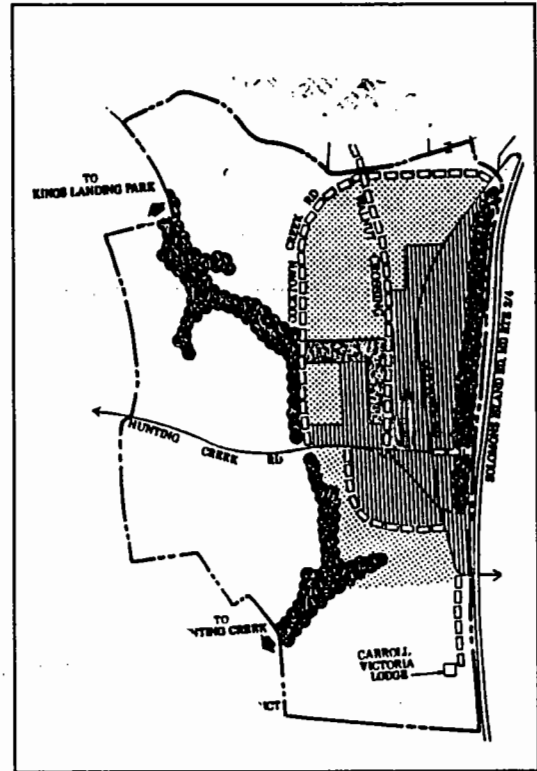
Three land use districts are proposed within the Town Center:

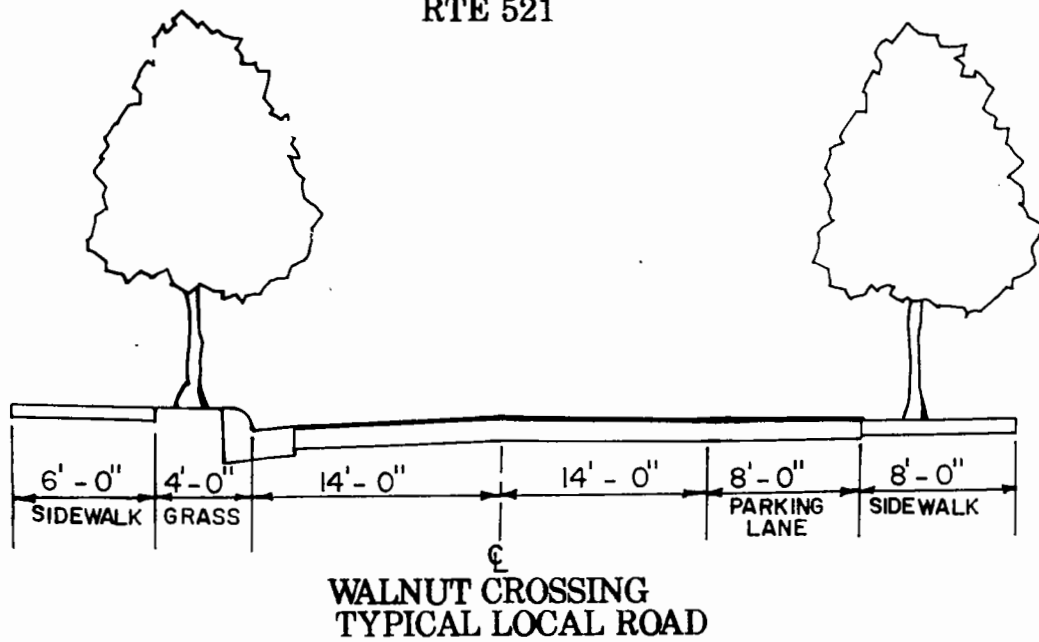
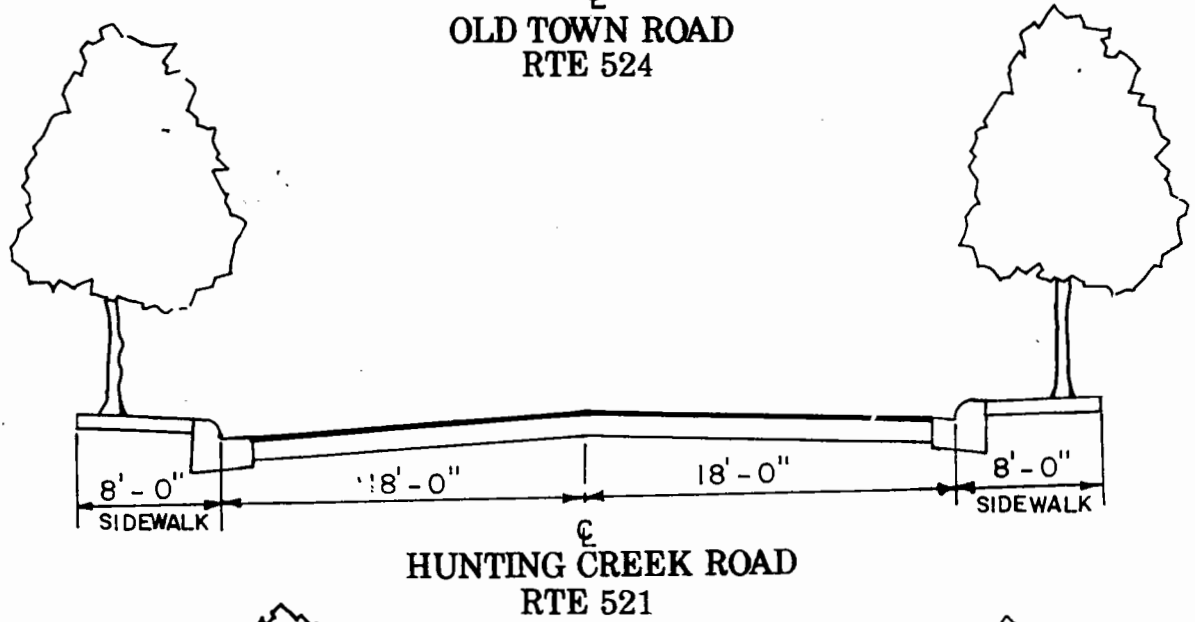
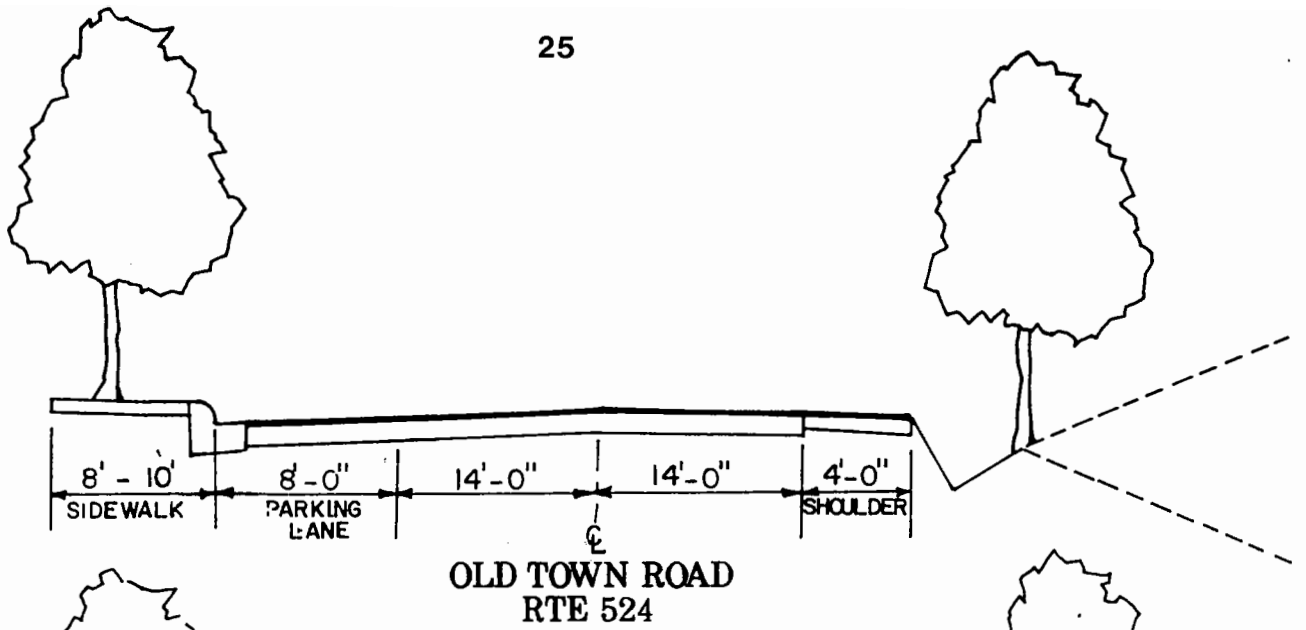
- Mixed Use District
- Neighborhood District
- Residential District

## Mixed Use District

The Mixed Use District is envisioned as the activity center of Huntingtown and would include shops and offices as well as some residential uses and encompasses approximately 50 acres (15%). The district principally follows the main streets in town. It extends north and south along both sides of Old Town Road to include all existing commercial uses and terminates at proposed intersections. North of Hunting Creek Road and west of Old Town Road sufficient depth is provided to enable mixed uses to front along the proposed connector road to the Walnut Creek subdivision. The western terminus of the Mixed Use District along Hunting Creek road is at the point where the road straightens and the visual linkage to the village center is lost.

Proposed setbacks and zoning restrictions and a complete listing of permitted, conditional, and special exception uses are contained in the Zoning Ordinance. The intent of the mixed use regulations is to encourage building close to the street creating an intimate, pedestrian-scale streetscape. Sidewalks and street trees would be provided throughout the Mixed Use District. On-street parallel parking will be allowed within the public right of way and may be attributed toward satisfying parking requirements. Off-street parking would be restricted to side and rear yards only - no off-street parking is allowed in front of any buildings. Commercial buildings east of Old Town Road would be exempt from this requirement. The following drawings provide typical cross-sections for Old Town Road, Hunting Creek Road and proposed Walnut Creek Road in the Mixed Use District.





HUNTINGTOWN TOWN CENTER  
MIXED USED DISTRICT  
TYPICAL ROAD SECTIONS

Neighborhood District

The Neighborhood District is based on traditional residential neighborhood design principles of grid street patterns, houses close to narrow tree-lined streets, sidewalks, village greens, and preservation of local character. This district is designed to be pedestrian friendly and is located within easy walking distance of future shops, services, and restaurants in the Mixed Use District. Compatible non-residential uses such as bed and breakfasts are permitted in the Neighborhood District. This District represents approximately 50 Acres (15%) of the town center.

Proposed setbacks and zoning restrictions and a complete listing of permitted, conditional, and special exception uses are contained in the Zoning Ordinance. Sidewalks and street trees are required throughout the Neighborhood District. The following drawings provide cross sections for typical local streets and proposed Cocktown Creek Road in the Neighborhood District.

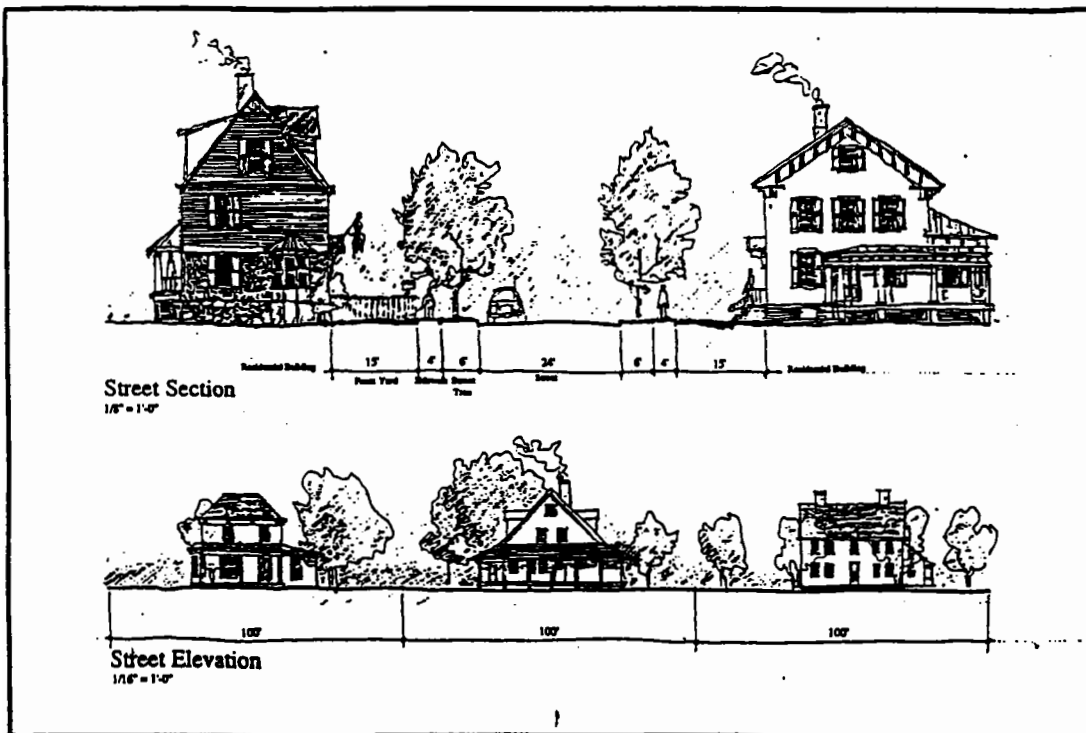
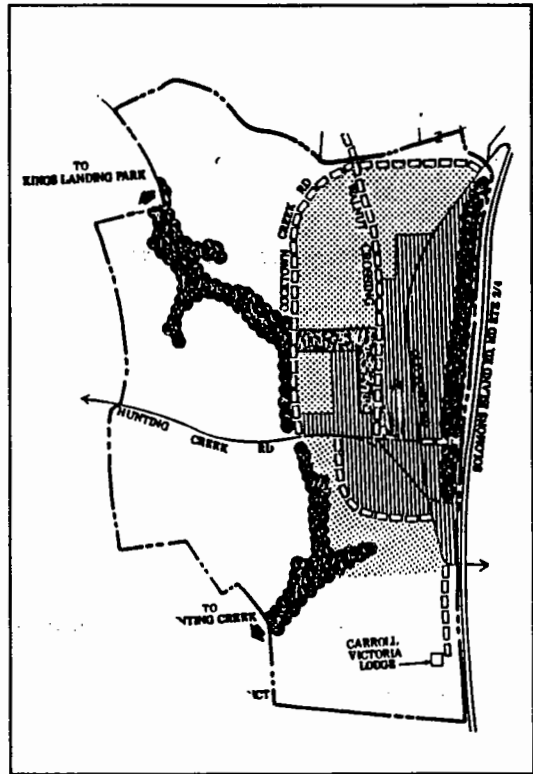
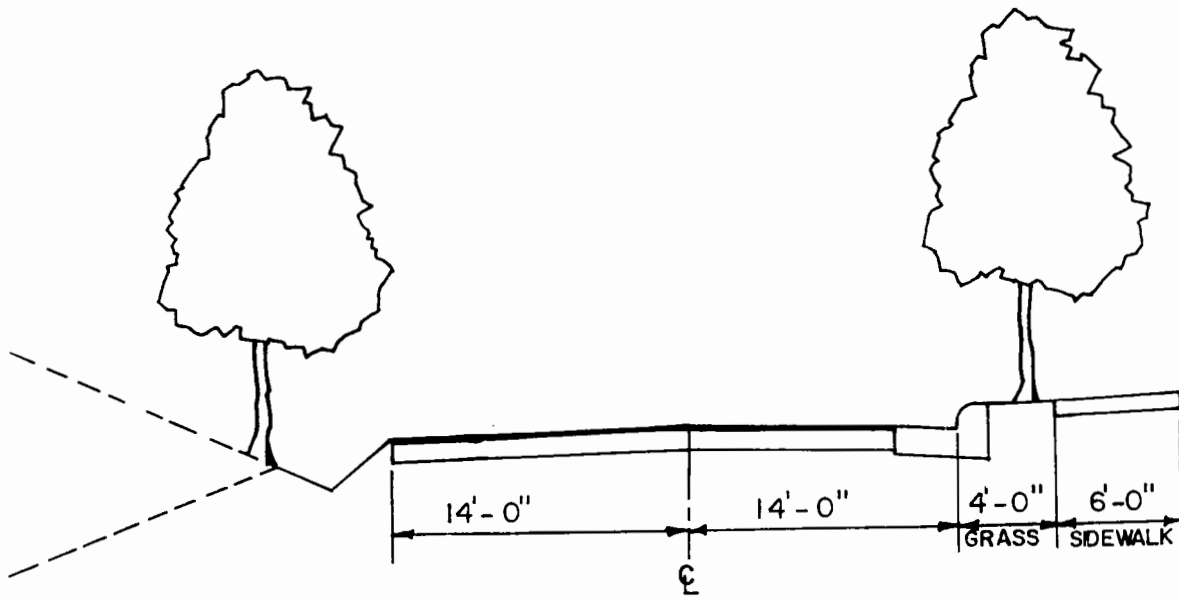
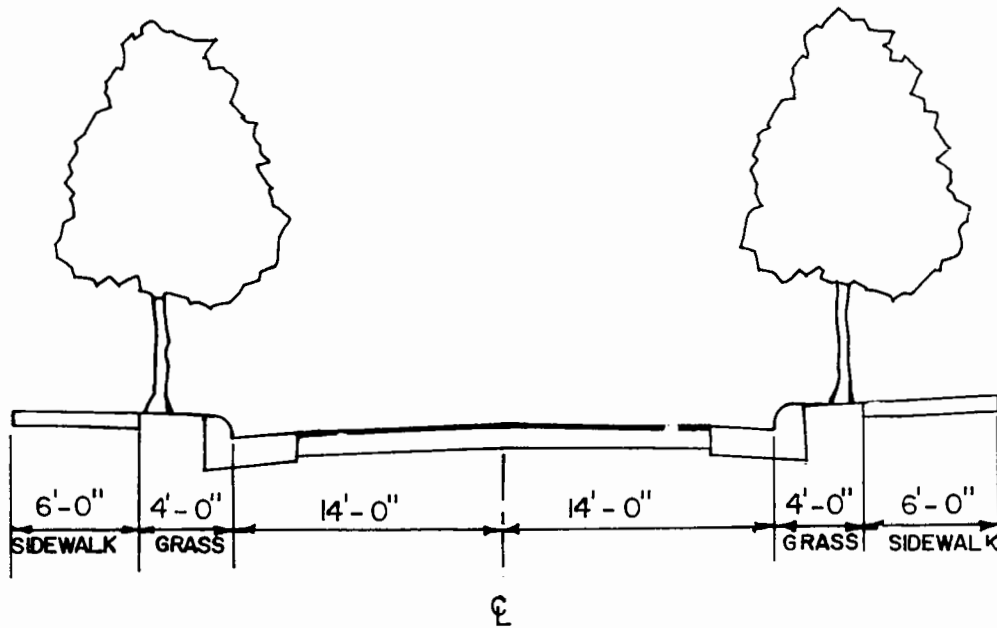


Figure 2  
Neighborhood District  
Streetscape



COCKTOWN CREEK ROAD



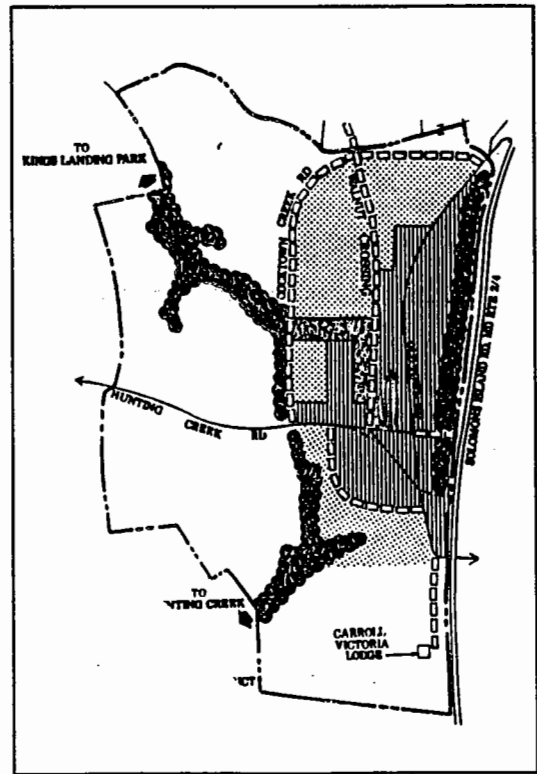
TYPICAL LOCAL ROAD

HUNTINGTOWN TOWN CENTER  
NEIGHBORHOOD DISTRICT  
TYPICAL ROAD SECTIONS

## Residential District

The Residential District encompasses those portions of the Town Center which are more outlying and beyond convenient walking distance to the center of town representing nearly 66% (approximately 200 acres) of the total Town Center acreage. In this district lots will generally be 1/3 to 1 acre and set back further from the road.

The Residential District should be designated as a transfer zone allowing increased density and a minimum lot size of 15,000 square feet with Health Department approval. A minimum gross density of one acre would be permitted without the use of transferable development rights. Any density greater than one dwelling unit per acre would require five development rights for every dwelling. Proposed setbacks and zoning restrictions and a complete listing of permitted, conditional, and special exception uses are contained in the Huntingtown Zoning Ordinance.



The roads will be more curvilinear in alignment respecting the steeper topography and cul-de-sacs will be utilized. The roads will be open section with sidewalks optional, although street trees will still be required. Clustering is encouraged within the Residential District and community water service may be extended. The following drawings provide typical cross-sections for Hunting Creek Road and local roads in the Residential District.

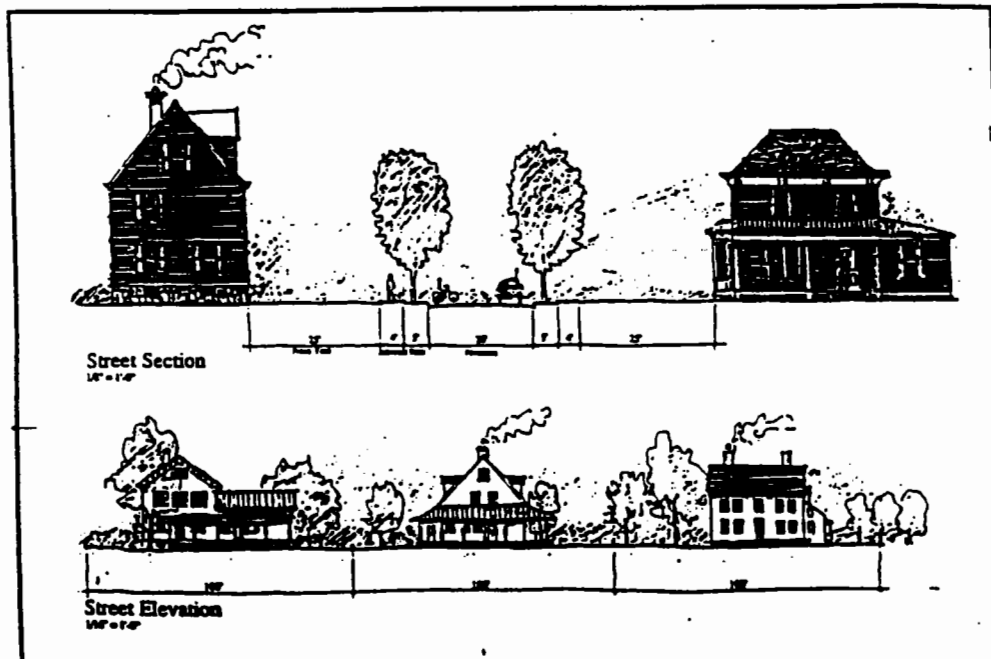
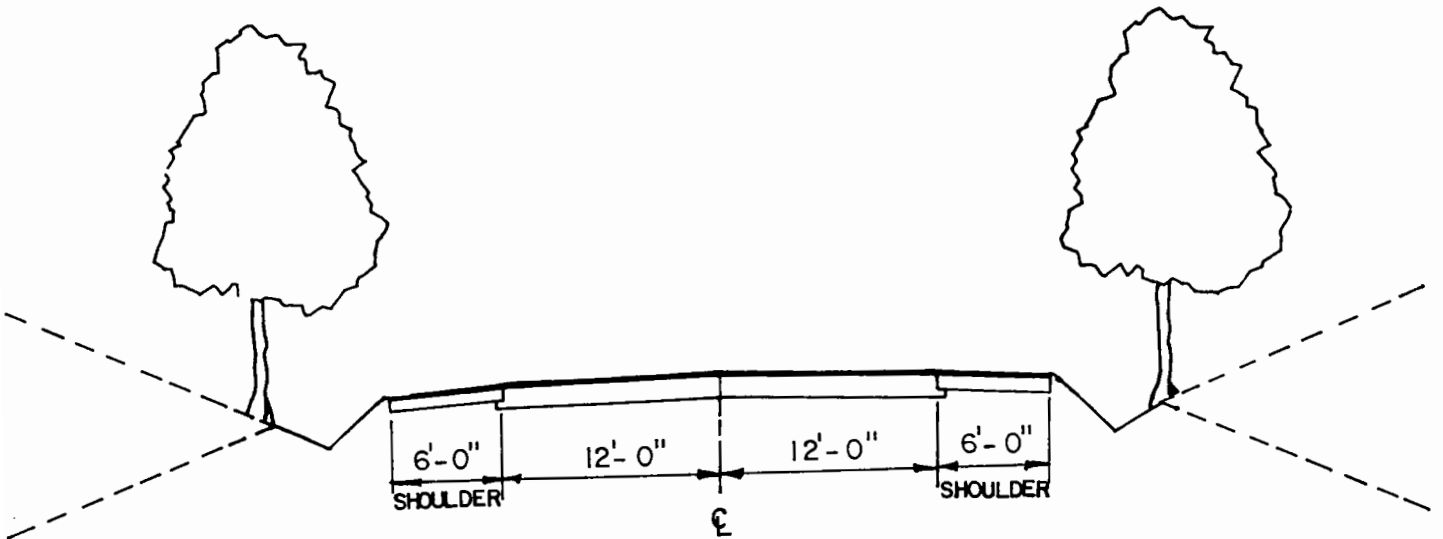
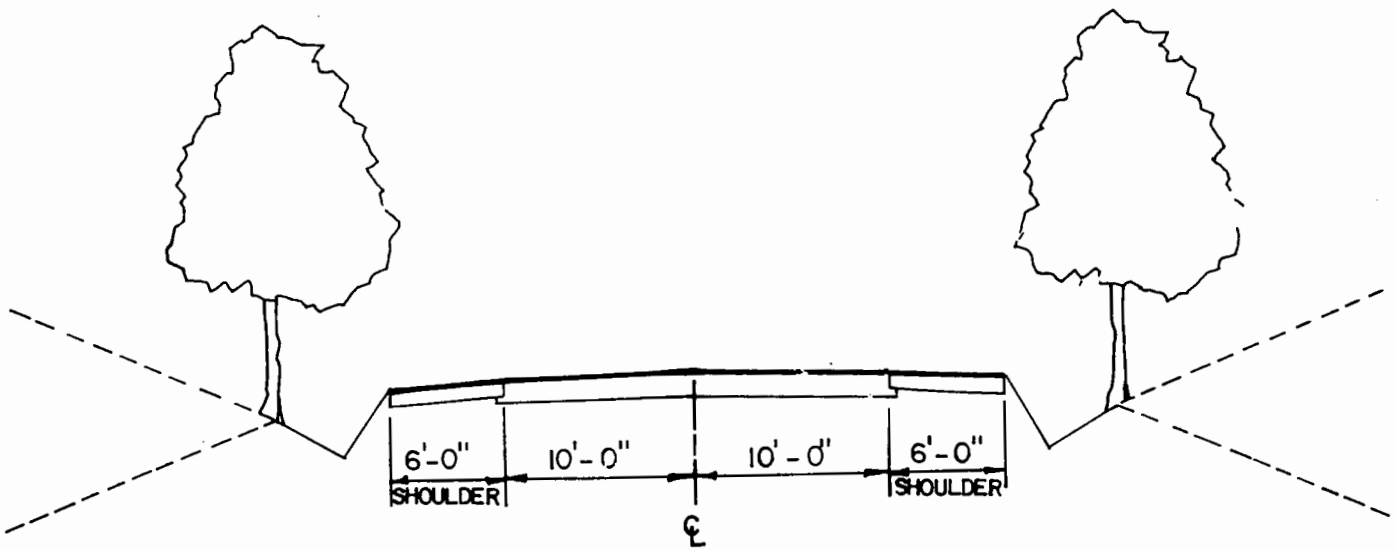


Figure 3  
Residential District  
Streetscape



HUNTING CREEK ROAD



TYPICAL LOCAL ROAD

HUNTINGTOWN TOWN CENTER  
RESIDENTIAL DISTRICT  
TYPICAL ROAD SECTIONS

**D. Public Spaces**

If Huntingtown is to function as a true town center, it is important to develop a central gathering place that can be used for community functions and which fosters a sense of community identity. The area around Bowen's Store and the Huntingtown Post Office serves this purpose today. The American Legion Hall and Calvert School of Dance complement a community center by offering meeting space and cultural activities. This area should also be given priority for the location of any new County facilities such as a library.

**ACTIONS:**

1. Locate and acquire village green site and design and construct it with the concurrence of the adjoining property owners.
2. Link the village green to an open space corridor along Cocktown Creek through a series of linear parks. These linear parks would also preserve three of the old tobacco barns which contribute to Huntingtown's rural character. These barns could be adaptively restored to house Huntingtown/Calvert County historical materials, preserved to reflect the tobacco culture, or other uses. A rather formal alley of trees planted with Willow Oaks (*Quercus phellos*) 40 feet on center along the edges of the parks will gradually transition to a more naturalistic landscape around a lake (also serving as a regional stormwater management facility) and ultimately to a natural greenway extending along Cocktown Creek to Kings Landing Park. These village green and linear parks total approximately 6 acres.
3. Provide a playground in the largest of the linear parks in addition to a trail system around the lake.
4. Provide recreation facilities (such as tennis courts and an all purpose play field) at the Hunting Creek Alternative School.
5. Provide an integrated pedestrian pathway system to help unify the town. Provide sidewalks throughout the Mixed Use and Neighborhood Districts linking the commercial, residential, and park/recreation areas. Connect this sidewalk system to a hard surface hiker/biker trail leading to Huntingtown Elementary School.

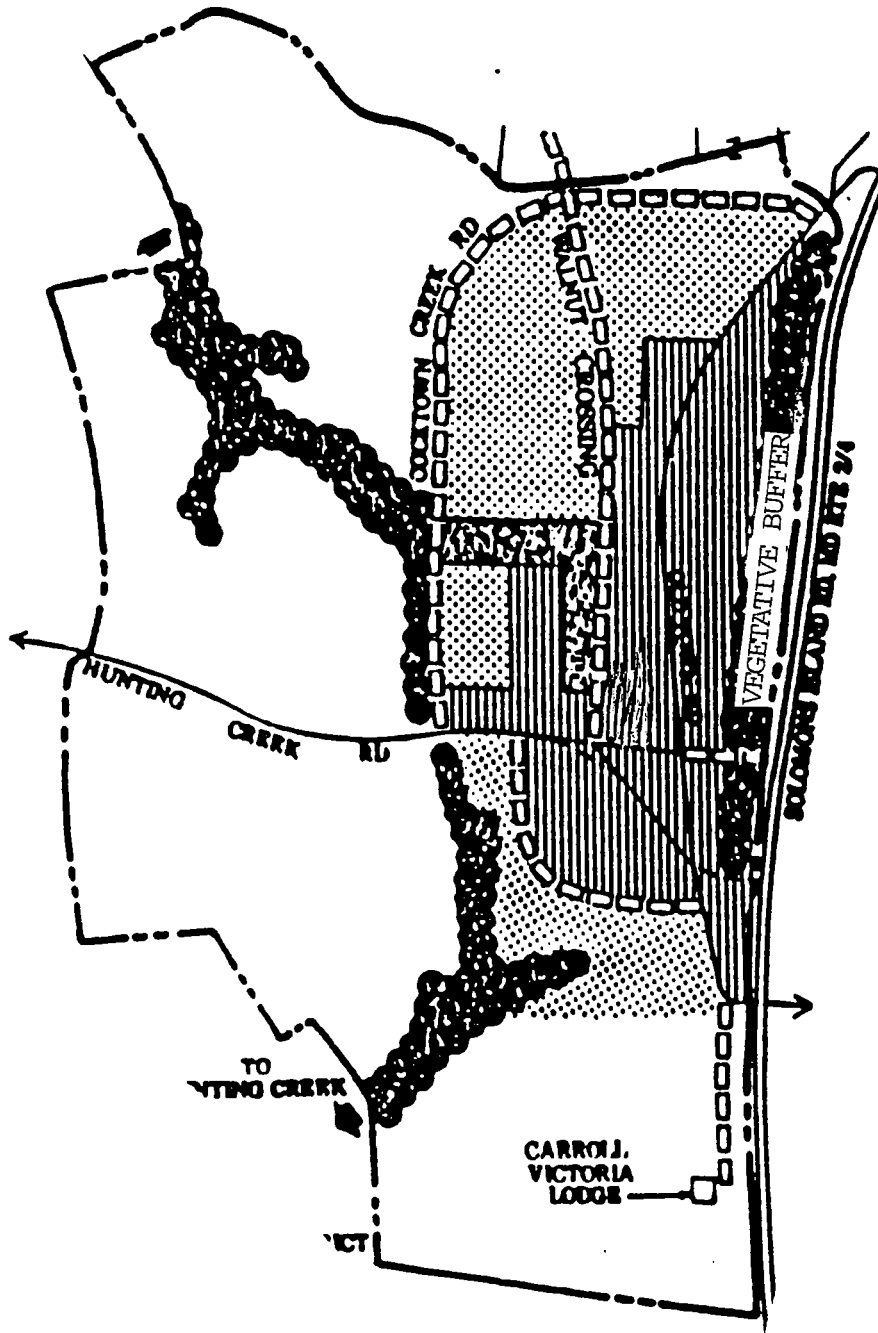


Figure 5  
Landscape Buffer

### **E. Community Appearance**

Huntingtown has been fortunate in that most new development has complimented traditional local architectural styles characterized by peaked tin roofs, front porches, clapboard siding and shutters. Community appearance requirements addressing architecture, landscaping, signage, and lighting will encourage new development to preserve the small town character of Huntingtown. Furthermore, these appearance standards can help enhance Huntingtown's streetscape and contribute to a distinctive sense of place.

#### **Architecture**

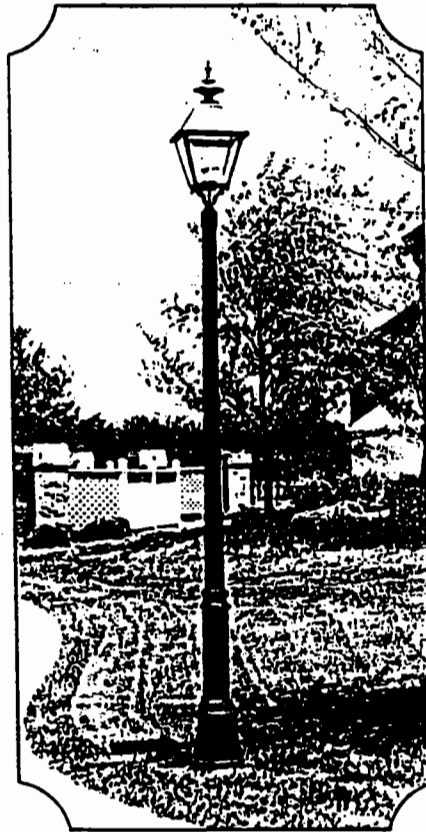
##### **ACTIONS:**

1. Adopt Architectural Requirements and Guidelines to encourage the development of a compatible architecture which blends in with Huntingtown as an historic farming community.
2. Require that new growth use materials, scales, building elements and building configurations which are similar to those which currently exist in the town. Require that these standards apply only within the Mixed Use and Neighborhood Districts.
3. Appoint an architectural review committee as proposed to aid in the interpretation and modifications of these standards. The purpose of the committee is to stabilize and improve property values in the district and to preserve specific buildings or structures in the district, which are deemed to be of historic or architectural value, to foster civic beauty, to strengthen the local economy and to promote the use of the district for the education, pleasure and welfare of the citizens.

#### **Landscaping**

##### **ACTIONS:**

1. Adopt specific landscape standards addressing screening of objectionable views, street trees, and landscaping within parking lots.
2. Preserve a 100 foot wooded buffer along the Town Center's frontage on MD 2/4 from the northern intersection with Old Town Road to the proposed location of the MD 2/4 over/under pass. This will buffer the town from MD 2/4, screen the rear of any new development along the



9623TF on 3910T features historic colonial design with clear (antique) seeded acrylic lens and our unobtrusive refractor/reflector for high performance. This fixture has street lighting scale of 15" x 35" and can provide optional downlight via open legs (shown). Our closed base is recommended for high wattage needs. With our refractors the fixture can handle 100, 175 or 250W of mercury vapor; 70, 100, 150 or 250W of high pressure sodium; or 70, 100, 150 or 250W of Metal Halide.

## STERNBERG VINTAGE LIGHTING

FIGURE 4

east side of Old Town Road from MD 2/4, and preserve the attractive natural setting along MD 2/4.

3. Establish an attractive entrance feature at each entrance to the Town Center from MD 2/4. Each entrance feature should be consistent, including a sign with the name "Huntingtown" made out of natural materials (brick and/ or wood) framed with evergreen planting and accented with flowering shrubs and/or perennial flowers.
4. Improve the appearance at the southern entrance to town by painting a mural on the rear of Huntingtown Plaza and providing additional landscaping.
5. Add landscaping to break up the mass of pavement in front of the Volunteer Fire Department while still allowing the necessary ease of maneuverability.
6. Require buffers wherever the Mixed Use District abuts the Neighborhood District.

### Signage

#### **ACTIONS:**

1. Adopt sign standards addressing size, materials, type, location, and lighting to ensure that signs enhance, not detract, from the town's appearance.

### Lighting

#### **ACTIONS:**

1. Provide street lights throughout the Mixed Use District. Light poles should be uniform in design and height. Lighting should be directed so that it does not adversely impact surrounding residences nor compete with exterior building lighting.
2. Adopt outdoor lighting requirements.

### **V. IMPLEMENTATION STRATEGY**

This master plan must be implemented if the Vision for Huntingtown is to be achieved. Four techniques are recommended for implementing this plan:

- zoning regulations
- subdivision and site plan review
- architectural guidelines
- capital improvement programs (CIP)

Specific CIP projects are listed below and characterized as high, medium, or low priority.

### **ACTION:**

#### **High Priority**

1. Coordinate with SHA to extend Hunting Creek Road through to MD 2/4 and create a new median break and necessary acceleration and deceleration lanes.
2. Coordinate with SHA to acquire the lot north of Huntingtown Plaza as a park-n-ride lot and preserve it as the future alignment of the proposed over/under pass.
3. Install sidewalks and street trees in the currently developed commercial portions of the Mixed Use District to improve pedestrian safety and establish a standard of quality for future privately funded improvements.
4. Construct entrance features at each entrance to the Town Center from MD 2/4.
5. Locate site and design a water system:

#### **Medium Priority**

1. Acquire land for central village green
2. Construct a community water system including well, treatment facility, and storage tank.
3. Construct a community water system including well, treatment facility, and storage tank.
4. Engineer and acquire right-of-way for Walnut Crossing Road
5. Construct Walnut Crossing Road

#### **Lower Priority**

1. Extend Old Town Road south to serve the two churches and ultimately Carroll-Victoria Lodge.

2. Secure easements for a hard surface trail connection to Huntingtown Elementary School.

# **HUNTINGTOWN ZONING ORDINANCE**

## **HUNTINGTOWN ZONING ORDINANCE**

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## **ARTICLE 1: SCOPE OF REGULATIONS**

### **1-0 Purpose**

The Huntingtown Zoning Ordinance regulates land use within the Huntingtown Town Center in order to promote the health, safety, and welfare of Calvert County residents. The intent of these regulations is to achieve the goals and implement the policies described in the Huntingtown Master Plan.

### **1-1 Effective Date and Territorial Limits**

This Ordinance shall take effect immediately after adoption and shall apply to all the lands, uses and improvements within the territorial limits of the Huntingtown Town Center as shown on officially adopted Calvert County Zoning Maps.

All site plans which have received preliminary approval as of the above date shall be allowed to be constructed even if they do not conform to this Zoning Ordinance. However, if substantial construction is not completed within two years, approval is withdrawn and new plans which meet the requirements of this Zoning Ordinance must be submitted and approved before work on the project can continue.

### **1-2 Applicability**

The Huntingtown Zoning Ordinance is a supplement to the Calvert County Zoning Ordinance and applies to the Huntingtown Town Center. Except in cases specifically addressed in this ordinance, the Calvert County Zoning Ordinance applies.

### **1-3 Separability**

If any section, subsection, clause or phrase of this Zoning Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such provision shall be deemed separate and such invalidity or unconstitutionality shall not affect the validity of the Zoning Ordinance in its entirety or of the remaining sections or parts thereof.

### **1-4 Interpretations**

The Zoning Officer shall be responsible for clarifying the intent of this Zoning Ordinance. Should there be a question on the meaning of a section of the Zoning Ordinance, an "official interpretation" shall be approved and signed by the Zoning Officer.

### **1-5 Permits**

Building permits must be obtained before constructing, demolishing or erecting buildings or structures covering more than 150 square feet; signs; moving, adding to, or extending buildings or structures; or excavating for any construction.

## **ARTICLE 2: ZONING DISTRICTS AND MAPS**

### **2-0 Development District Boundaries Established**

The locations and boundaries of the districts are established as shown on the maps entitled "Zoning Maps". The maps and all notations, dimensions, references and other data shown, as well as properly attested amendments, are incorporated as a part of this Ordinance. Maps reflecting the current status of zoning are located in the Department of Planning and Zoning.

### **2-1 Interpretation of District Boundaries**

Where uncertainty exists with respect to the boundaries of the various districts as shown on the Zoning Map, the following conditions shall apply:

- a. District boundaries are meant to and shall be considered to follow street, alley or lot lines, or lines parallel or perpendicular thereto, unless such boundaries are otherwise shown on the Zoning Maps.
- b. Where a boundary line is shown within a street, alley or navigable or non-navigable stream, it shall be intended to follow the center line of such street, alley or stream. Should the actual location of such street, alley or stream vary from the location as shown on the Zoning Map, then the actual natural location shall control.
- c. Where a boundary line is shown as being located a specific distance from a street line or other physical feature, then this distance shall control.
- d. In un-subdivided property, unless otherwise indicated, a district boundary line on the Zoning Map shall be determined by the use of the scale on the Zoning map.
- e. Wherever any road, alley or the public way is abandoned by official action as provided by law, the zoning districts adjoining the side of such public way

shall be automatically extended, depending on the side or sides to which such land reverts, to include the right-of-way of the public way thus vacated, which shall thenceforth be subject to all regulations of the extended district(s).

### **ARTICLE 3: ZONING DISTRICTS**

#### **3-0 Purpose of Establishing Zoning Districts**

Zoning districts are established to provide appropriate locations for different types of land uses. The appropriate location for a particular land use is determined by environmental suitability, the location of public facilities and services, land productivity, existing land uses in the vicinity and recommended guidelines in the Calvert County Comprehensive Plan and Huntingtown Master Plan.

#### **3-1 Purpose and Intent of Districts**

##### **3-1.1 Mixed Use Districts**

The purpose of this district is to encourage a compatible mixture of retail, office, and residential uses consistent with the intent of designated town centers. This district should satisfy the shopping and service needs of this area in a pedestrian-friendly environment with high quality architecture, landscaping, signage, and lighting.

##### **3.1.2 Neighborhood District**

The purpose of this district is to provide for housing and other compatible uses in a compact traditional neighborhood design within easy walking distance of the Mixed Use District. An intimately scaled streetscape is encouraged with small front yard setbacks, sidewalks, street trees, and relatively narrow roads in a grid pattern.

##### **3.1.3 Residential District**

The purpose of this district is primarily to provide single family detached housing at moderate densities (1 to 2 units/acre) in an environmentally sensitive manner.

#### **3-2 Table of Land Uses by District**

The following Table of Land Uses lists the different uses and the zoning districts in which they are permitted. If a use is not listed or does not fall within one of the

general categories, it is not a permitted use in any district. If a use is specifically listed in the Land Use Tables, it takes precedence over general use listings.

P - A "P" indicates permitted uses.

S - An "S" indicates in which districts the property owner needs a special exception from the Board of Appeals. Refer to the Calvert County Zoning Ordinance concerning special exceptions.

S<sup>1</sup>- An "S<sup>1</sup>" is for those uses which are visually incompatible with residential property (such as large commercial buildings). They require a special exception unless they are located more than 150' from the nearest residential building or site where there is an active house building permit.

S<sup>2</sup> An S<sup>2</sup> is for those uses which have outside storage, late evening hours, create excessive noise, are motor vehicle service-related or generate a lot of parking. They require a special exception unless they are located more than 300' from the nearest residential building or site where there is an active house building permit.

C - A "C" indicates the use is permitted only if it meets certain conditions.

A blank indicates the use is not permitted in the district.

<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		

<b>HUNTINGTOWN TOWN CENTER</b>				
<b>USE #</b>	<b>HUNTINGTOWN TABLE OF LAND USES – AGRITOURISM, ECOTOURISM, AND HERITAGE TOURISM USES</b>	<b>MIXED USE</b>	<b>NEIGHBORHOOD</b>	<b>RESIDENTIAL</b>
1.	Agritourism Enterprise			
2.	Campground, Farm			
3.	Canoe or Kayak Launching Site, Commercial			
4.	Commercial Kitchen, Farm			
5.	Ecotourism Enterprise			
6.	Farm Support Business, Less than 5,000 square feet			
7.	Farm Support Business, More than 5,000 square feet			
8.	Heritage Trail Displays			
9.	Hunting Service			
10.	Public Events/Public Assemblies on Farmland			
11.	Rental Facilities on Farms			
12.	Sports Practice Fields on a Farm			

<b>HUNTINGTOWN TOWN CENTER</b>				
<b>USE #</b>	<b>HUNTINGTOWN TABLE OF LAND USES - AGRICULTURAL</b>	<b>MIXED USE</b>	<b>NEIGHBORHOOD</b>	<b>RESIDENTIAL</b>
1.	Animal Husbandry		C	C
2.	Aquaculture, Freshwater and Land-based			
3.	Aquaculture, Marine/Estuarine			
4.	Commercial Greenhouse, Retail	P	P	P
5.	Commercial Greenhouse, Wholesale	P	P	P
6.	Commercial Kennel, with indoor facilities only			
7.	Commercial Kennel, with outdoor facilities			
8.	Commercial or Non-Profit Stable or Horseback-Riding Club			
9.	Commercial Raising of Dangerous or Wild Animals			
10.	Commercial Raising of Fur-bearing Animals			
11.	Farm	P	P	P
12.	Farm Brewery			
13.	Farm Building	P	P	P
14.	Farm Distillery			
15.	Farm Stand	C	C	C
16.	Farm Winery			
17.	Field Crops	P	P	P
18.	Forest Product Processing			
19.	Garden Center or Farm Supply Store, less than 25,000 square feet	P		
20.	Livestock Auction and/or Sales Barn, Commercial			
21.	Livestock Auction by a Non-Profit Organization or Farm Owner			
22.	Nursery, Retail	P	P	P
23.	Nursery, Wholesale	P	P	P
24.	Tree Farming	P	P	P
25.	Veterinary Hospital or Clinic, Livestock	P	P	P
26.	Veterinary Hospital or Clinic, Small Animals and Household Pets	P	P	P

<b>HUNTINGTOWN TOWN CENTER</b>				
<b>USE #</b>	<b>HUNTINGTOWN TABLE OF LAND USES - RESIDENTIAL</b>	<b>MIXED USE</b>	<b>NEIGHBORHOOD</b>	<b>RESIDENTIAL</b>
1.	Apartment, Accessory	C	C	
2.	Apartment, Accessory for Resident Watchman/Caretaker	P	P	
3.	Apartment, Accessory over a Business	P	P	
4.	Assisted Living Facility	P	P	P
5.	Bed & Breakfast Facility with up to 2 Bedrooms in Use	P	C	C
6.	Bed & Breakfast Facility with 3 to 5 Bedrooms in Use	P	C	C
7.	Boarding House	C	C	C
8.	Dwelling, Attached: Duplex	P	P	
9.	Dwelling, Attached: Fourplex	P	P	
10.	Dwelling, Attached: Multi-family	C	C	
11.	Dwelling, Attached: Townhouse			
12.	Dwelling, Attached: Triplex	P	P	
13.	Dwelling, Single Family Detached	P	P	P
14.	Group Home	P	P	P
15.	Liveaboards			
16.	Lodgers in Residence (no more than 3)	P	P	
17.	Manufactured Home Community			
18.	Manufactured Home For Resident Watchman/Caretaker	S		
19.	Manufactured Home on Individual Lot			
20.	Manufactured Home or Recreational Vehicle (Emergency)	C	C	C
21.	Manufactured Home Subdivision			
22.	Manufactured Home, Farm			
23.	Tenant House			
24.	Tenant Houses, Additional (no more than 2 additional)			

<b>HUNTINGTOWN TOWN CENTER</b>				
<b>USE #</b>	<b>HUNTINGTOWN TABLE OF LAND USES – COMMERCIAL RETAIL</b>	<b>MIXED USE</b>	<b>NEIGHBORHOOD</b>	<b>RESIDENTIAL</b>
1.	Agricultural Machinery, Service and/or Supplies	S2		
2.	Antiques Sales	P	C	
3.	Art Gallery, less than 25,000 square feet	P		
4.	Artisans' and Crafters' Market	C	C	C
5.	Auction Building	S1		
6.	Boat Dealership	S2		
7.	Farmers' Market	C	C	C
8.	Flea Market by Non-profit Organization	P	P	P
9.	Home Improvement Center, Less Than 25,000 square feet	P		
10.	Manufactured Home Dealer			
11.	Mobile Food Sales	C		
12.	Retail Commercial Building, less than 25,000 square feet	P		
13.	Retail Commercial Building with Drive-up Facility, less than 25,000 square feet	P		
14.	Retail Commercial Sale or Display Area, Outdoor	C		
15.	Watermen's Market	C	C	C

HUNTINGTOWN TOWN CENTER				
USE #	HUNTINGTOWN TABLE OF LAND USES – BUSINESS & PERSONAL SERVICES	MIXED USE	NEIGHBORHOOD	RESIDENTIAL
1.	Boat Service and/or Repair	S2		
2.	Boat Storage, Commercial			
3.	Boatel			
4.	Commercial Kitchen (not associated with an Eating Establishment)	P		
5.	Commercial Pier			
6.	Commercial Trade or Business School	P		
7.	Corporate Headquarters	P		
8.	Crematorium	P		
9.	Eating Establishment with Drive-up Facility	S		
10.	Eating Establishment without Drive-up Facility	P		
11.	Entertainment Business, Adult			
12.	Flex Space Business	SC		
13.	Funeral Home	P		
14.	Home Occupation - All Employed are Residents	C	C	C
15.	Home Occupation - 1 Equivalent Full-time non-resident employee	C	SC	SC
16.	Home Occupation - 2 Equivalent Full-time non-resident employees	C	SC	
17.	Laundry, Industrial			
18.	Laundry/Laundromat	P	C	
19.	Motel or Hotel	P		
20.	Office, Non-Medical, Medical or Clinic	P		
21.	Office Support Services, including printing, copying, faxing, internetworking, etc.	P		
22.	Personal Services, Less than 5,000 sq.ft.	P	C	
23.	Personal Services, More than 5,000 sq.ft.	P		
24.	Tavern, Nightclub, Lounge, Dance Hall	S2		
25.	Tavern, Nightclub, Lounge, Dance Hall with Outdoor Facilities such as Bars			

HUNTINGTOWN TOWN CENTER				
USE #	HUNTINGTOWN TABLE OF LAND USES – RECREATION	MIXED USE	NEIGHBORHOOD	RESIDENTIAL
1.	Campground and/or Recreational Vehicle Camp			
2.	Carnival, Fair or Circus – Temporary, Less than Five Acres	SC	SC	SC
3.	Carnival, Fair or Circus – Temporary, More than Five Acres	SC	SC	SC
4.	Commercial or Non-Profit Meeting Hall, Banquet Hall			
5.	Convention Center	P		C
6.	Drive-in Theatre			S
7.	Golf Course			P
8.	Golf, Driving Range		S	S
9.	Golf, Miniature	S		S
10.	Indoor Commercial Amusements: Arcade, Pool Hall	S		
11.	Indoor Commercial Amusements: Bowling, Skating Rink, Theatre	S1		
12.	Indoor Commercial Amusements: Fitness Center	P	S	S
13.	Indoor Commercial Amusements: Games of Chance, Bingo Hall	C		
14.	Indoor Commercial Amusements: Studio, Commercial-Performing Arts	P	S	S
15.	Indoor Commercial Amusements: Swimming Pool, Athletic Courts	P	S	S
16.	Marina			
17.	Outdoor Recreation, such as: Swimming Pools, Athletic Courts	S	S	S
18.	Retreat, Day	P		C
19.	Studio, Commercial	P	S	S
20.	Target Range, Indoor			
21.	Target Range, Outdoor			

<b>HUNTINGTOWN TOWN CENTER</b>				
<b>USE #</b>	<b>HUNTINGTOWN TABLE OF LAND USES – COMMERCIAL WHOLESALE USES</b>	<b>MIXED USE</b>	<b>NEIGHBORHOOD</b>	<b>RESIDENTIAL</b>
1.	Mini-Storage	C		
2.	Warehouse, Indoor	S		
3.	Warehouse, Outdoor			
4.	Wholesale Lumber and/or Other Building Materials less than 25,000 square feet	P		
5.	Wholesaling, Indoor Only	S		

<b>USE #</b>	<b>HUNTINGTOWN TABLE OF LAND USES – MOTOR VEHICLE &amp; RELATED SERVICES</b>	<b>MIXED USE</b>	<b>NEIGHBORHOOD</b>	<b>RESIDENTIAL</b>
1.	Automobile Filling Station	SC		
2.	Automobile Filling Station, with Convenience Store and/or Eating Establishment	SC		
3.	Automobile Parking Lot/Garage, as a Principal Use	P		
4.	Automobile Parts Dismantling and/or Storage			
5.	Automobile Repair/Service Shop without fuel sales	SC		
6.	Bus lot or garage			
7.	Car Wash			
8.	Commuter Parking Lot	P		
9.	Inoperative Vehicle, 1 per lot	P	C	C
10.	Inoperative Vehicles, 2 per lot			
11.	Motor Vehicle Accessory Shop	C		
12.	Motor Vehicle Dealership - New or Used	S2		
13.	Other Motor Vehicle Related Uses including: Bus depot, taxi service, vehicle rental or leasing			
14.	Park-and-Sell Lot	S2		
15.	Parking of Commercial Motor Vehicles	C	C	C
16.	Storage of Motor Vehicles			
17.	Truck Terminal			
18.	Truck, Bus and Diesel Service and Repair Shop			
19.	Vehicle Ferry Service			

<b>HUNTINGTOWN TOWN CENTER</b>				
<b>USE #</b>	<b>HUNTINGTOWN TABLE OF LAND USES – INDUSTRIAL USES</b>	<b>MIXED USE</b>	<b>NEIGHBORHOOD</b>	<b>RESIDENTIAL</b>
1.	Agricultural/Seafood/Livestock Processing Plant:			
2.	Asphalt Plant			
3.	Commercial Fuel Storage Business			
4.	Commercial Recycling Facility			
5.	Distillation of Alcohol as a Fuel, Commercial			
6.	Distillation of Alcohol as a Fuel On a Farm for Farm Use Only			
7.	Grain Elevator			
8.	Kiln, Wood			
9.	Landfill, Land-Clearing Debris			
10.	Landfill, Rubble			
11.	Landfill, Sanitary			
12.	Manufacturing and/or Assembly, Heavy			
13.	Manufacturing and/or Assembly, Light, Less than 5,000 square feet	S1		
14.	Manufacturing and/or Assembly, Light, More than 5,000 square feet	S2		
15.	Manufacturing and/or Assembly, Watercraft, Commercial			
16.	Outdoor Storage in Connection with Commercial and/or Industrial Uses	S	S	
17.	Power Generating Facility, Accessory to a Residence or Business	C	C	C
18.	Power Generating Facility, Commercial			
19.	Research & Development Facility, Environmental	P		
20.	Research & Development Facility, Other	P		
21.	Salvage and/or Junk Yard			
22.	Sand, Gravel or Mineral Extraction and Processing			
23.	Sand, Gravel or Mineral Extraction (No Processing)			
24.	Sawmill, Commercial			
25.	Sawmill, Portable			
26.	Storage of Machinery & Equipment in Connection With Excavating and /or Contracting Business	S		

<b>HUNTINGTOWN TOWN CENTER</b>				
<b>USE #</b>	<b>HUNTINGTOWN TABLE OF LAND USES – INSTITUTIONAL USES</b>	<b>MIXED USE</b>	<b>NEIGHBORHOOD</b>	<b>RESIDENTIAL</b>
1.	College or University	P	P	P
2.	Day Care Center	P	P	P
3.	Elementary or Secondary School	P	P	P
4.	Fire and/or Rescue Service	P	P	P
5.	Hospital	P	P	P
6.	Library	P	P	P
7.	Museum	P	P	P
8.	Nursing or Convalescent Home	P	P	P
9.	Place of Worship, Parish Hall, Convent, Monastery or Rectory	P	P	P
10.	Public or Governmental Building	P	P	P
11.	Public or Non-profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc.	P	P	P
12.	Public Utility Lines & Accessory Structures	S2	S2	S2
13.	Solid Waste Collection Site			C
14.	Temporary Structure Incidental to School (classroom relocatables)	P	P	P
15.	Wastewater Treatment Facility	S	S	
16.	Water Supply Treatment Facility	P	P	P

<b>HUNTINGTOWN TOWN CENTER</b>				
<b>USE #</b>	<b>HUNTINGTOWN TABLE OF LAND USES – UNCLASSIFIED USES</b>	<b>MIXED USE</b>	<b>NEIGHBORHOOD</b>	<b>RESIDENTIAL</b>
1.	Accessory Building or Use	P	P	P
2.	Airport or Landing Field			
3.	Cemetery or Memorial Garden		P	P
4.	Communications Towers & Antennas (Government, Commercial & Private)	SEE SECTION 3-3 OF THE CALVERT COUNTY ZONING ORDINANCE		
5.	Dock, Pier, Private			
6.	Garage Sale, Yard Sale or Estate Sale	P	P	P
7.	Heliport	S		
8.	Household Pets	P	P	P
9.	Livestock Kept as Pets		C	C
10.	Model Home	C	C	C
11.	Structure for the Keeping of Animals (on non-farm properties)	P	P	P
12.	Temporary Recreational Vehicle at Construction site (for watchman)	P	P	P
13.	Temporary Structure Incidental to Construction (non-residential)	P	P	P
14.	Temporary Structure Incidental to Sales or Rentals in New Residential or Commercial Developments (sales trailers)			
15.	Unoccupied Recreational Vehicle	C	C	C
16.	Wild or Dangerous Animals Kept as Pets			

### 3-3 Huntingtown Town Center Conditional Uses

(05/01/06) The following are conditions imposed upon land uses indicated in the Table of Land Uses. 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 (CCZO) apply. The conditions listed below are unique to the Huntingtown Town Center. Note: This section of the Huntingtown Town Center Zoning Ordinance has been renumbered for consistency with the Calvert County Zoning Ordinance.

- |                          |  |
|--------------------------|--|
| Agricultural Use #1      | <u>Animal Husbandry</u> – See CCZO for conditions  |
| Agricultural Use #15     | <u>Farm Stand</u> – See CCZO for conditions  |
| Residential Use #1       | <u>Apartment, Accessory</u> – See CCZO for conditions  |
| Residential Use #5       | <u>Bed &amp; Breakfast Facility with up to 2 Bedrooms in Use</u> – See CCZO for conditions   |
| Residential Use #6       | <u>Bed &amp; Breakfast Facility with 3 to 5 Bedrooms in Use</u> – See CCZO for conditions  |
| Residential Use #7       | <u>Boarding House</u> – See CCZO for conditions <ol style="list-style-type: none"> <li>1. An owner lives on the premises, and</li> <li>2. the facility is a part of the dwelling unit with the exception that existing non-conforming guest houses may be used, and</li> <li>3. no separate kitchens are provided, and</li> <li>4. adequate off-street parking is provided, and</li> <li>5. Fire Marshall and Health Department approvals are obtained, and</li> <li>6. an Occupancy Permit for such use is obtained.</li> </ol> |
| Residential Use #10      | <u>Dwelling, Attached: Multi-Family</u> – provided that it is restricted to housing for the elderly where at least one resident of each apartment is over age 65. The property must abut an arterial or collector street. All off-street parking must be screened from view from any public right-of-way or park. The Calvert County Department of Planning & Zoning must approve the architectural plans.   |
| Residential Use #20      | <u>Manufactured Home or Recreational Vehicle (Emergency)</u> – See CCZO for conditions.  |
| Commercial Retail Use #2 | <u>Antiques Sales</u> – provided that the property has frontage on arterial or collector streets and off-street parking is screened.   |
| Commercial Retail Use #4 | <u>Artisans' and Crafters' Market</u> – See CCZO for conditions.   |
| Commercial Retail Use #7 | <u>Farmers' Market</u> – See CCZO for conditions.  |

Commercial Retail Use #11	<u>Mobile Food Sales</u> – See CCZO for conditions.
Commercial Retail Use #14	<u>Retail Commercial Sale or Display Area, Outdoor</u> – See CCZO for conditions.
Commercial Retail Use #15	<u>Watermen’s Market</u> – See CCZO for conditions.
Business & Personal Services Use #8	<u>Crematorium</u> - provided access is provided from an arterial or major collector road.
Business & Personal Services Use #12	<u>Flex Space Business</u> – See CCZO for conditions.
Business & Personal Services Use #9	<u>Funeral Home</u> - provided access is provided from an arterial or major collector road.
Business & Personal Services Use #14	<u>Home Occupation – All Employed are Residents</u> – See CCZO for conditions.
Business & Personal Services Use #15	<u>Home Occupation – 1 Equivalent Full-time Non-resident Employee</u> – See CCZO for conditions.
Business & Personal Services Use #16	<u>Home Occupation – 2 Equivalent Full-time Non-resident Employees</u> – See CCZO for conditions.
Business & Personal Services Use #18	<u>Laundry/Laundromat</u> , provided that access is provided from an arterial or major collector road.
Business & Personal Services Use #22	<u>Personal Services, less than 5,000 square feet</u> - provided access is provided from an arterial or major collector road.
Recreation Use #2	<u>Carnival, Fair or Circus – Temporary, Less than Five Acres</u> – See CCZO for conditions.
Recreation Use #3	<u>Carnival, Fair or Circus – Temporary, More than Five Acres</u> – See CCZO for conditions.
Recreation Use #5	<u>Convention Center</u> - provided access is provided from an arterial or major collector road and the parcel is a minimum of 10 acres.
Recreation Use #13	<u>Indoor Commercial Amusements: Games of Chance, Bingo Hall</u> – See CCZO for conditions.
Recreation Use #18	<u>Retreat, Day</u> - provided access is provided from an arterial or major collector road and the parcel is a minimum of 10 acres.

Commercial Wholesale Use #1	<u>Mini Storage</u> - provided that bay doors are not visible from adjoining road.
Motor Vehicle & Related Services Use #1	<u>Automobile Filling Station</u> - provided that no fuel pump, oil draining pit, or other visible appliance for servicing automobiles is located within 25 feet of the front lot line, no structure or building is erected within 80 feet of any dwelling. Neither setback may be reduced, no service bay openings shall face a right-of-way and no more than 10 inoperative vehicles are allowed.
Motor Vehicle & Related Services Use #2	<u>Automobile Filling Station with Convenience Store and/or Eating Establishment</u> - provided that no fuel pump, oil draining pit, or other visible appliance for servicing automobiles is located within 25 feet of the front lot line, no structure or building is erected within 80 feet of any dwelling. Neither setback may be reduced, no service bay openings shall face a right-of-way and no more than 10 inoperative vehicles are allowed.
Motor Vehicle & Related Services Use #5	<u>Automobile Repair/Service Shop without fuel sales</u> – See CCZO for conditions.
Motor Vehicle & Related Services Use #9	<u>Inoperative Vehicle, 1 per lot</u> - provided that it does not remain on lot for more than two months.
Motor Vehicle & Related Services Use #11	<u>Motor Vehicle Accessory Shop</u> – See CCZO for conditions.
Motor Vehicle & Related Services Use #15	<u>Parking of Commercial Motor Vehicles</u> – See CCZO for conditions.
Industrial Use #17	<u>Power Generating Facility, Accessory to a Residence or Business</u> – See CCZO for conditions.
Institutional Use #13	<u>Solid Waste Collection Sites</u> - provided that they are in accordance with the Calvert County Comprehensive Solid Waste Management Plan and do not exceed 100 square feet in size.
Unclassified Use #9	<u>Livestock Kept as Pets</u> - See CCZO for conditions.
Unclassified Use #10	<u>Model Home</u> - See CCZO for conditions.
Unclassified Use #15	<u>Unoccupied Recreational Vehicle</u> - See CCZO for conditions.

(12/02/03)  
(05/01/06)

**ARTICLE 4: TRANSFER ZONE DISTRICTS**

**4-0 Designation**

The entire Town Center District is designated as a Transfer Zone per the requirements of the Calvert County Zoning Ordinance. Five Calvert County Transferable Development Rights shall be used by the developer for each lot or dwelling unit which is created in excess of one dwelling unit per acre<sup>1</sup>.

In lieu of purchasing TDRs, applicants with bona fide affordable housing projects may apply to the Board of County Commissioners for a waiver of the requirement to purchase TDRs. The Board may approve the application in whole or in part provided that no more than 30% of the existing housing stock within the Town Center meets the State definition of affordable housing.

**ARTICLE 5: DEVELOPMENT REQUIREMENTS**

**5-0 Zoning Requirements for Principal Structures**

Zoning requirements for principal structures are listed below. Where district boundaries meet, the more restrictive front, side and rear setbacks of the two districts apply.

<b>REQUIREMENTS</b>	<b>MIXED USE DISTRICT</b>	<b>NEIGHBORHOOD DISTRICT</b>	<b>RESIDENTIAL DISTRICT</b>
Minimum Lot Size	N/A	15,000 square feet (s.f.) <sup>2</sup>	40,000 s.f. 15,000 s.f. with Transfer Zone or cluster with public water
Minimum Lot Width	16 feet	100 feet	100 feet
Maximum Building Coverage	70%	30%	25% - Transfer Zones within Residential Dist. should meet criteria of Neighborhood Dist.
Front Yard Setback	10 feet	10 feet	25 feet
Side Yard Setback	0 feet	15 feet*	20 feet
Rear Yard Setback	10 feet	25 feet*	35 feet

<sup>1</sup> The use of Transferable Development Rights (TDRs) shall not be required for age-restricted housing developments that comply with Section 5-5 of the Calvert County Zoning Ordinance and which are properly submitted prior to July 1, 2006.

<sup>2</sup> Where communal septic systems are provided within the Neighborhood District, the minimum lot size and setback requirements may be modified with the approval of the Planning Commission. However, the overall density may not exceed 1 unit/15,000 square feet.

**5-1 Zoning Requirements for Accessory Structures**

REQUIREMENT	MIXED USE	NEIGHBORHOOD	RESIDENTIAL
Front Yard Setback	0'	Not permitted	Not permitted
Side Yard Setback	0'	5'	5'
Rear Yard Setback	5'	5'	5'

**5-2 Parking**

The parking and loading requirements contained in the Calvert County Zoning Ordinance apply in the Mixed Use District with the exception that where parallel parking spaces are permitted in the public right-of-way in accordance with the Huntingtown Master Plan they may be credited toward satisfying minimum parking requirements for the use at 1 parking space per 20 linear feet of street frontage. Other than this on-street parking and parking for residential use, no parking is allowed in a front yard within the Mixed Use District with the exception east of Rt. 524 where parking is recommended to be in the rear but not required.

**5-3 Setbacks from Roads**

A 100 foot buffer setback from MD 2/4 applies from the northern intersection of Old Town Road to the proposed over/underpass. Natural vegetation shall be retained in this area.

**Article 6: Architectural Requirements and Guidelines****6.0 General**

Architectural Requirements and Guidelines are based on the premise that the overall appearance of a community bears a direct relationship to the social well being of its residents, affects property values and provides economic opportunities.

**6.1 Architectural Review Committee****6-1.1 Appointment**

The Board of County Commissioners shall appoint a Huntingtown Architectural Review Committee whose functions shall be to:

1. make recommendations to the Planning Commission regarding approval of exterior design features of buildings, structures, and signs within the Mixed Use and Neighborhood Districts on the basis of the appearance standards and criteria;

2. promote awareness of good design within the community;
3. advise the county on matters relating to the design of public amenities within the Town Center and any other matters relating to appearance within the Town Center; and
4. review updates to the master plan and make recommendations.

### **6-1.2 Composition of Architectural Review Committee**

The Architectural Review Committee shall be composed of five members. At least one member shall have experience in architecture, landscape architecture, historic preservation, urban design, planning, engineering or related fields. No more than two members may be from areas more than five miles away from the Town Center. At least one member shall be an owner of a business located within the Town Center and at least one member shall be a resident (within 5 miles) who is not connected with a business within the Town Center. Priority may be given to those who have participated in the master planning process. Exceptions in the criteria listed above may be made by the Board of County Commissioners in the event there are not enough qualifying applicants.

#### 1. Tenure

The initial committee appointed by the County Commissioners shall serve for two-year, three-year and four-year terms and may be reappointed by the County Commissioners. Thereafter, members shall serve for four years and may be reappointed by the County Commissioners. The composition of the Board shall remain as above.

#### 2. Officers

The committee shall elect a Chairman and Vice-Chairman bi-annually. The Chairman and Vice-Chairman may be a committee member or staff may be elected Chairman-Pro-Tem without voting authority. The Chairman-Pro-Tem may assign the Chairmanship as needed in his/her absence.

#### 3. Meetings

The committee shall hold monthly meetings unless otherwise determined by a majority vote of the committee membership.

#### 4. Jurisdiction

The Architectural Review Committee shall have jurisdiction as described in sections 6-1.3 and 6-1.4 below.

The committee shall have authority to review existing rules and regulations governing landscaping and site design and make recommendations to the Planning Commission.

### **6-1.3 Projects Requiring Architectural Review**

Only projects located within the Mixed Use or Neighborhood Districts are subject to architectural review.

The following projects require architectural review:

1. All new commercial, office, industrial, institutional and residential buildings, and components of buildings such as windows, doors, decorative elements, and canopies;
2. Additions to existing commercial, office and industrial, institutional buildings;
3. Exterior remodeling of existing commercial, office and industrial, institutional buildings;
4. New fences and changes to existing fences visible from existing or proposed public roads;
5. New signs and changes to existing signs;
6. Additions to existing residential buildings visible from existing and proposed public roads and remodeling of existing residential buildings visible from public roads.

The committee shall also review proposed plans for public amenities such as public squares, landscaping plans, signs, and street furniture and shall make recommendations to the Planning Commission and Board of County Commissioners.

Exceptions:

Additions to existing structures which do not conform to these architectural standards shall be permitted to be constructed in conformance with their own style provided that the addition is no more than 50% of the size of the original building.

### **(05/01/06) 6-1.4 Review Process for Projects Requiring Architectural Review**

1. Submittal of applications

Applicants for architectural review shall submit an application form together with required illustrations to the Department of Planning and Zoning a minimum of five days prior to the Architectural Review Committee meeting. Forms and a list of specific requirements are available at the Department of Planning and Zoning.

Applications may be submitted at any time during the development process. However, applicants are strongly encouraged to submit their plans as early as possible in order to avoid any delays.

## 2. Review Procedure

The Huntingtown Architectural Review Committee shall review applicable projects in accordance with the provisions of this Ordinance and make recommendations in writing to the Planning Commission for decision. The Planning Commission shall not approve design features without the recommendation of the Architectural Review Committee.

Applicants or their representatives are required to attend and participate in discussion concerning their proposed projects. Projects will not be reviewed unless the applicant or a representative is present at the review meeting except upon request of the applicant.

Architectural review shall be limited to the external features of applicable buildings, structures other than buildings, and signs as listed in Section 6-1.3 above. Architectural Review shall not include site plans or landscaping plans unless the committee is asked to make a recommendation by a reviewing agency or the Planning Commission.

The Planning Commission may designate authority to its Chairperson or its Secretary to approve design features that are both consistent with the Master Plan and its Zoning Ordinance and comply with the recommendations of the Architectural Review Committee.

## 3. Appeals

Any appeal from a decision of the Planning Commission for architectural review of a project associated with a Category I Site Plan (See Section 4-2.01.B.3 of the Calvert County Zoning Ordinance) shall be noted in the Circuit Court for Calvert County. Such appeal shall be taken according to the Maryland Rules as set forth in Title 7, Chapter 200, as amended from time to time, within 30 days of the Planning Commission's decision. Any appeal from a decision of the Planning Commission for architectural review of any project other than those associated with a Category I Site Plan may be appealed to the Board of Appeals. Such appeal shall be made in accordance with Section 11-1.04 of the Calvert County Zoning Ordinance within 30 days of the Planning Commission's decision.

## 4. Enforcement

Building permits may not be issued until architectural approval is obtained. Failure to obtain a building permit for a use requiring permits and/or failure to comply with the requirements for architectural design is subject to the provisions in the Calvert County Zoning Ordinance.

## **6-2 Building Facade Requirements and Guidelines**

Buildings shall be designed to be compatible with the existing traditional style of architecture that characterizes Huntingtown.

### **6-2.1 Requirements**

1. Wood clapboard, wood shakes/shingles, German siding or board and batten.
2. Metal or synthetic siding resembling #1.
3. Brick, stone, stucco or synthetic stucco.

### **6-2.2 Guidelines**

1. When two or more wall materials are combined on one facade, a horizontal base and horizontal upper surface should be defined and maintained.
2. Building water table/bases are recommended to be stucco, pargetting, stone or brick faced. Residential crawl spaces should be enclosed. Wood lattice work is an acceptable crawl space enclosure.
3. Clapboard should be 3.5"-6" to the weather. German siding should not exceed 8" to the weather. Board and batten should not exceed 10" and 2" nominal running alternately. Vinyl or aluminum siding should be 3.5"-6" to the weather.
4. Board trim at corners and around opening is recommended not to exceed 6" to the weather except at the front door surround, which may be any size or configuration.

## **6-3 Ornamentation Requirements and Guidelines**

### **6-3.1 Requirements**

Ornamentation, including porch structure, columns, posts, balconies, and porches shall be consistent with the building in terms of materials and style.

### **6-3.2 Guidelines:**

1. Porch and loggia openings should be square or vertical in proportion.
2. Brick, stone or stucco piers should be no less than 12" x 12". Brick, stone and stucco arches should be no less than 8" in depth of wall thickness.
3. Decorative posts should be no less than 6" x 6".
4. Round wood columns are recommended to have a diameter of 1" to every 1' of height. The diameter should be measured at a datum at one-third of the overall height of the column from the base. Columns at entrance ways may be smaller and in proportion with entrance.

## **6-4 Roof Requirements and Guidelines**

### **6-4.1 Requirements**

1. Roofs: wood, slate, fiberglass or asphalt shingles, or standing seam metal
2. Pitched roofs shall be symmetrical gables or hips, pitched between 4/12 and 12/12. Flat roofs must be enclosed with a parapet no less than 42" high. Exception: Shed (monopitch) roofs attached to the principal structure may be no less than a 3/12 pitch.
3. Commercial Building may have flat roofs provided they have traditional federist style eave treatment.

### **6-4.2 Guidelines**

1. Eaves and moldings should to be finished with soffits, fascias and moldings.
2. Dormers should be roofed with symmetrical gable or hip.

## **6-5 Miscellaneous Requirements and Guidelines**

### **6-5.1 Requirements**

1. Out buildings, including garages and farm buildings, shall follow the required guidelines for other building types.

### **6-6.2 Guidelines**

1. Yard walls should be constructed of stone, brick or stucco to match principal building structure if applicable.
2. The appearance of a brick, stone, or stucco wall should appear to be a minimum of 8" thick and capped. Cap may be dissimilar material.
3. Fences at the front and side yards of residences should be wood or wood appearance. Wood fences should be picket type, lattice or post and board type. Chain link should be allowed only in back yards.
4. Fences used for security on commercial properties such as chain link fencing should be screened.
5. Fences and/or yard wall height at front yard should be between 36" and 54". (9/30/94)  
Side and rear yard heights should not exceed 8'.
6. A consistent design standard for varying types of fences should be developed by the architectural review committee.

**ARTICLE 7: Landscape Requirements****7-0 General**

Plantings shall be in accordance with the site plan requirements of the Calvert County Zoning Ordinance. Plant selection shall incorporate a mix of deciduous and evergreen flora native to Calvert County, provide adequate year round appearance and require minimal maintenance.

Basic planting design shall:

- beautify
- provide buffer areas
- highlight main entrances and intersections
- provide consistent visual image and add interest
- soften dominant building mass at pedestrian scale
- provide definition of public walks and open areas
- screen unsightly areas
- provide protection from wind and sun
- stabilize steep areas

## 7-1 Street Trees

Street trees having a minimum of 1½" - 2" caliper are required along both sides of all roadways. Spacing shall be provided as follows:

- Mixed Use District - 30 feet on center
- Neighborhood District - 40 feet on center
- Residential District - 50 feet on center

Recommended street trees include medium sized trees for mixed-use district:

- Washington Hawthorn - *Crataegus phaenopyrum*
- European Hornbeam - *Carpinus betula*
- Sargent Cherry - *Prunus sargentii*
- Regent Japanese Pagoda - *Sophora japonica*

and larger sized trees for neighborhood and residential districts:

- Japanese Zelkova - *Zelkova serrata*
- Willow Oak - *Quercus phellos*
- Amur Corktree - *Phellodendron amurense*
- Southern Red Oak - *Quercus falcata*
- London Planetree - *Platanus acerifolia*

Other trees may be used with the approval of the Planning Commission.

## ARTICLE 8: Sign Regulations

### 8-0 General Requirements

All commercial and institutional signs must be approved by the Planning Commission upon recommendation by the Huntingtown Architectural Review Committee. All signs should be made of or have the appearance of wood, metal or stone. Other materials may be used only if their design is compatible with the architecture of the building and character of the village. Plastic signs are generally not appropriate.

Each non-residential building may have a maximum of one freestanding or projecting sign and one wall or window sign for each street the building has frontage along. Multiple tenant buildings may have additional wall or window signs but may not exceed the maximum sign size for an individual building face. No signs shall be located which will interfere with traffic visibility. Illuminated signs shall be shielded so that no direct rays of light shall cause glare or reflection on any portion of an adjacent highway or residential building.

## 8-1 Mixed Use District

There are four type of signs permitted in the Mixed Use District: freestanding signs, projecting signs, wall signs, and window signs. The following types of signs are specifically prohibited.

- signs attached to roofs or that project over the pitch line of the roof
- neon or other internally lighted signs and all signs that blink, have moving lights or parts, blackout except signs indicating time and temperature.  
**Exception:** internally lighted channel letters may be permitted provided the design of the sign is consistent with the design of the building and neighborhood uses.

### 8-1.1 Freestanding Signs

A freestanding sign is supported by an upright (or uprights) permanently anchored in the ground. It shall be compatible with the building to which it relates in terms of style, color, proportion and scale. It shall not project beyond the property line or into the public right of way.

**Size-** The size of the signface shall be limited to a maximum of 12 to 14 square feet. The height of the signface shall not exceed 7 feet, although the upright supporting the sign may be as high as 9 feet.

**Lighting-** The light source for freestanding signs shall be concealed from view. Glare from light sources can be reduced through the use of shielded light fixtures or landscape plantings.

**Sign Supports-** Standardized sign supports could provide a visually unifying element which would help identify the village. A design similar to the recommended light post (Fig. 4, M.P.), is strongly encouraged and preapproved for use in the Mixed-Use District. Other designs may be approved provided they are designed as an architecturally integrated element of the sign.

### 8-1.2 Projecting Sign

A projecting sign is attached to and projects more than 18 inches from a wall of a building. Because projecting signs tend to interfere with the appearance of the facade, the use of this type of sign is recommended where it is not possible to use a freestanding sign. For example, a property which has little or no front yard is an appropriate situation for using a projecting sign.

**Location-** The sign shall be located so it does not block or obscure important architectural elements of the facade. Either of the front corners of a structure would be the best location. Smaller signs projecting from porches are also appropriate.



Figure 1  
Projecting Sign

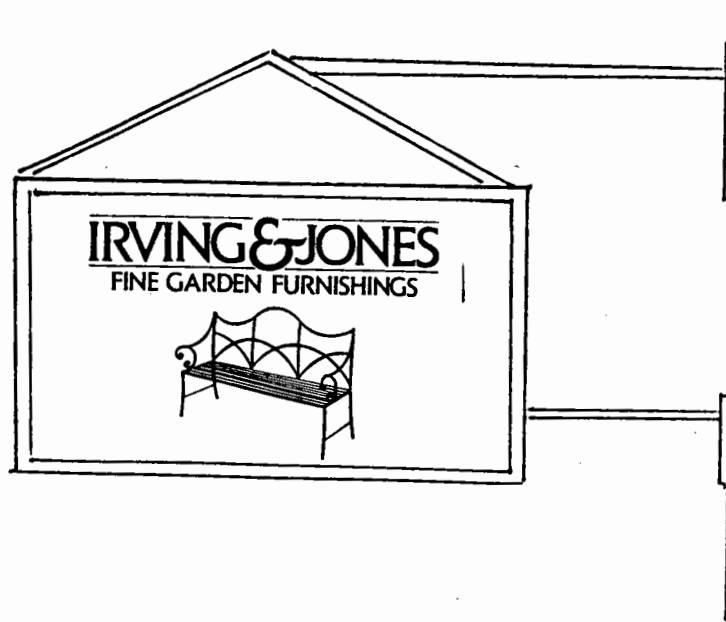


Figure 2  
Projecting Sign

**Size-** The area of the signface shall not exceed 8 square feet and shall project no more than 3 feet from the side of the building. The bottom of the sign shall be at least 8 feet above the ground.

**Lighting-** Lighting shall be shielded so that no direct light shines onto sidewalks, streets, or adjacent properties. If possible, the light source should be concealed from view.

**Sign Support-** The support shall be as simple and unobtrusive as possible. If the sign supports are wooden, they shall be painted to match the building.

### 8-1.3 Wall Sign

A wall sign is parallel to any exterior wall of a building. Every building sign shall be designed as an integral architectural element of the building. Signs on buildings shall not obstruct architectural features of the building. Signs shall not be mounted on roofs, extend above the roof line or above the second story of the building. All signs for buildings within a shopping center, office complex, commercial park or business center shall be uniform in design. Uniformity is defined as

- having the same (or similar) dimensions or proportions
- having the same (or complementary) background colors (where applicable)
- being of the same material.
- the number of graphic elements (i.e., words and/or symbols) on a sign shall be held to a minimum needed to convey the sign's major message. A rule of thumb is to limit the number of syllables and symbols to 10.

**Location**-On most of the residential structures converted to commercial use, the only appropriate location for a wall sign is at the entrance of the building between the window and door. As noted above, when the building is designed as a commercial structure with a sign area built into the facade, the wall sign shall be located in that space. In the case of new buildings, the sign shall be placed according to the design of the building.

**Size**- The gross area of wall signage shall not exceed 10% of a wall area (including windows and doors), or 1.0 square feet per linear foot of building face, whichever is less. Care should be taken to ensure that the sign size is proportional to the wall space on which it is mounted, i.e., not visually "pinched" between the doors. A wall sign on any type of building shall not obscure the architectural features of the building.

**Lighting**- The source of lighting for the wall sign shall be shielded or concealed from direct view if possible.

#### **8-1.4 Window Sign**

A window sign is painted on or attached to the inside surface of a window. Windows provide an excellent area for signs which do not affect the overall appearance of the structure. Window signs are particularly appropriate for buildings with large display windows.

#### **8-2 Neighborhood and Residential Districts**

The only signs allowed on residential lots are nameplates with addresses, for rent, and temporary signs. Non-residential permitted uses in these districts shall comply with all of the requirements of the Mixed Use District. Non-residential uses allowed by conditional use or special exception shall comply with the sign requirements of the Mixed Use District unless more stringent requirements are set as part of the conditional use or special exception approval.

Temporary signs such as "For Sale" and political signs are permitted for no more

than 120 days and shall meet the other requirements of this section.

### **8-3 Public Information Signs**

All free standing public information signs including business directional signs shall be of a uniform design throughout the town center. These signs shall be limited to avoid visual clutter. They shall meet the requirements listed in the Mixed-Use District.

## **ARTICLE 9: Lighting Standards**

### **9-0 General**

Outdoor lighting shall be provided along all public streets in the Mixed Use District, and along pedestrian walkways within the Mixed Use and Neighborhood Districts. Exterior building lighting is allowed within guidelines. (Sec. 9-3)

### **9-1 Public Streets**

The design of outdoor lighting fixtures is subject to architectural review. Below is the pre-approved lighting standard for use along pedestrian walkways within the Mixed Use District. Applicants may propose alternative designs.

### **9-2 Pedestrian Walkways**

Outdoor lighting is required in all parking lots, along pedestrian walkways and between parking lots and residences. No pole type security lighting will be permitted in residential developments except at the entrance to a development if it intersects an existing public arterial or collector road.

### **9-3 Exterior Building Lighting**

Night use of lighting on the exterior of a building or for display is encouraged for both safety (of person and property), and as a spot advertisement for specific goods within the window. These lights must be simple creating a pleasant illumination of the evening street scene. Flood lighting concealed above a storefront roofing may be used to light the facades of buildings. Fully recessed downlights or wall washers in projecting metal boxes which run the full length of the sign area are permitted, as they are shielded fluorescent lamps with diffuses. Gooseneck incandescent, porcelain

enamel reflectors on bent metal tube arms are also appropriate.

Exterior lighting must be limited to lighting fixtures designed to be in harmony with the character of the buildings. These fixtures should be hidden from view either architecturally or through landscaping.

Electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches, and panel boxes must be concealed from view.

Lighting shall not project onto adjacent residential property.

## **ARTICLE 10: Sidewalk Criteria**

### **10-0 General Requirements**

Sidewalks must be provided within the Mixed Use and Neighborhood districts and shall provide safe convenient circulation to nearby facilities. Sidewalks needed to serve a given site shall be constructed by the developer.

### **10-1 Sidewalk Maintenance**

Sidewalk maintenance shall be the responsibility of property owners, business associations, or homeowners' associations having frontage adjacent to sidewalks.

### **10-2 Sidewalk Construction Standards**

Sidewalks shall be constructed in accordance with Department of Engineering specifications.

### **10-3 Sidewalk Design Guidelines**

- Handicap access must be provided at all road and sidewalk intersections.
- Identify crosswalks with changes in paving, signs or built elements.
- Location from edge of road:
  - 3 feet from curb
  - 6 feet from open section roadway

- Asphalt sidewalks are not permitted.
- Sidewalk coverings (i.e., awnings, overhangs, canopies) that provide positive visual effect and do not encroach upon public spaces are permitted.

#### **10-4 Mixed Use District**

- 6 foot wide for public sidewalks, built in compliance with ADA requirements.
- protect pedestrians with landscaping, curb, bollards or comparable
- provide attached paved areas for locations of benches, bike racks, trash receptacles
- red brick or brick appearance pavers shall be used for all public sidewalks in accordance with typical road sections in Section V.

#### **10-5 Neighborhood District**

- 3-4 foot wide
- alignment may meander, within reason, to avoid impact to existing trees
- brick or interlocking pavers are preferred, but concrete is acceptable

revised 4/26/93-Niland/Vogt C.C. P & Z  
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revised 6/30/93-Planning Commission/P & Z work session  
revised 7/21/93-Planning Commission Hearing

The **Huntingtown Master Plan and Zoning Ordinance** was drafted by the firm of John E. Harms, Jr. & Associates, Inc. and submitted the Department of Planning & Zoning on January 22, 1993. This Plan and Ordinance was the result of three public meetings held over a period of two years. On April 13, 1993 the Board of County Commissioners and the Planning Commission held a joint public hearing on the adoption of the proposed plan. The record was held open for public comment for thirty days. Those comments and the recommendations of the Department of Planning & Zoning were then incorporated into the Plan and Zoning Ordinance. The Planning Commission reviewed all oral and written comments and approved the Plan and Zoning Ordinance on July 21, 1993. The Plan and Ordinance was adopted by the County Commissioners on October 5, 1993.

Recognition goes to the follow people for their contributions to the Huntingtown Master Plan and Zoning Ordinance:

**The Board of County Commissioners:**

**Hagner R. Mister  
Patrick M. Buehler  
Mary M. Krug  
Michael J. Moore  
Joyce Lyons Terhes**

**The Planning Commission:**

**MacArthur Jones  
Albert Zahniser, III  
Aileen Hughes  
Maurice Lusby  
Louis Purnell  
Susan Hance Wells  
John Ward**

**The Department of Planning & Zoning**

**Frank A. Jaklitsch  
Gregory A. Bowen  
Sally McGrath  
Randi Vogt  
Margaret L. Niland**

**John E. Harms, Jr. and Associates, Inc.**

**David W. Blaha**

**The Citizens of Huntingtown**