

Exhibit 4-1  
Lusby Town Center Zoning Districts

	Institutional District	Neighborhood Commercial	Village Commercial	Village Residential-Office	Village Edge
Intent	Support existing public institutional uses and promote quiet setting	Promote development of convenience commercial uses that serve nearby population centers and highway traffic	Promote the intense use of land for commercial development in traditional patterns of town development	Promote the development of a village scale mix of compatible office, retail, and housing in traditional patterns of development	Provide transition from core of town center to adjacent rural lands and promote development of target industries and attractive residential areas
Example Uses	Public buildings, recreation, senior housing, child care	Neighborhood oriented retail, office, clinics, and services, gas stations, fast-food restaurants. Development may follow conventional automobile-oriented patterns	Most permissive commercial zone including retail, restaurant, entertainment, civic, office, small scale manufacturing, etc.	Single-family attached and detached residential, multi-family residential, offices, research and development, galleries, cafe, office support services	Corporate headquarters in campus setting, R&D, light industrial, manufacturing, single-family and multi-family residential, gas stations, motel/hotel
Height (max.)	3 stories plus roof	3 stories plus roof	4 stories plus roof	3 stories plus roof	3 stories plus roof
Parking and Loading	Parking per Calvert County Zoning Ordinance	Parking spaces required in Section 5-3 of the Calvert County Zoning Ordinance shall constitute the maximum number of spaces allowed On-street parking permitted Loading requirements per Section 5-3 of the Calvert County Zoning Ordinance	No requirement concerning the total number of spaces No parking allowed between building front and road right-of-way On-street parking permitted On-street loading and unloading permitted, also may be provided from rear alley otherwise, Section 5-3 of the Calvert County Zoning Ordinance governs	Single-family: 1.5 spaces per unit Multi-family: 1.5 space per unit Elderly housing: 1 space per unit No requirement concerning the number of spaces for non-residential uses On-street parking permitted Loading requirements per Section 5-3 of the Calvert County Zoning Ordinance	Single-family: 1.5 spaces per unit Multi-family: 1.5 space per unit Elderly housing: 1 space per unit Parking spaces for non-residential uses required in Section 5-3 of the Calvert County Zoning Ordinance shall constitute the maximum number of spaces allowed On-Street parking permitted Loading requirements per Section 5-3 of the Calvert County Zoning Ordinance
Urban Design Features	35' front yard setback from pavement of Appeal Lane Minimum 20' side yards Architectural review	Minimum front yard setbacks range from 12' on local internal roads to 60' along Parkway Minimum 20' side yards Screen parking from rights-of-way and residential development 50' buffer required between non-residential and residential uses Mandatory sidewalk construction, if not provided first by County Architectural review	Build-to /lines range from 12' along internal roads to 15' along Trueman Road and village green to 60' along parkway Maximum 20' side yards, minimum 0' Screen parking from rights-of-way and residential development Mandatory sidewalk construction if not provided first by County Architectural review	Build-to /lines range from 12' along internal roads to 20' along village green to 60' along Parkway Maximum 20' side yards, minimum 0' Buffer non-residential from residential uses Screen parking from rights-of-way Mandatory sidewalk construction if not provided first by County Architectural review	Build-to /lines range from 12' along internal roads to 35' along Trueman Road and Coster Road Minimum 20' side yards Screen parking from Trueman Road 50' buffer required between non-residential and residential uses Mandatory sidewalk construction if not provided first by County Architectural review
Min. Lot Size	Non-residential: 20,000 sf Residential: 20,000 sf	Non-residential: none	Non-residential: none	Non-residential: none Residential: 5,000 sf with public water and sewer	Non-residential: none Residential: 5,000 sf with public water and sewer