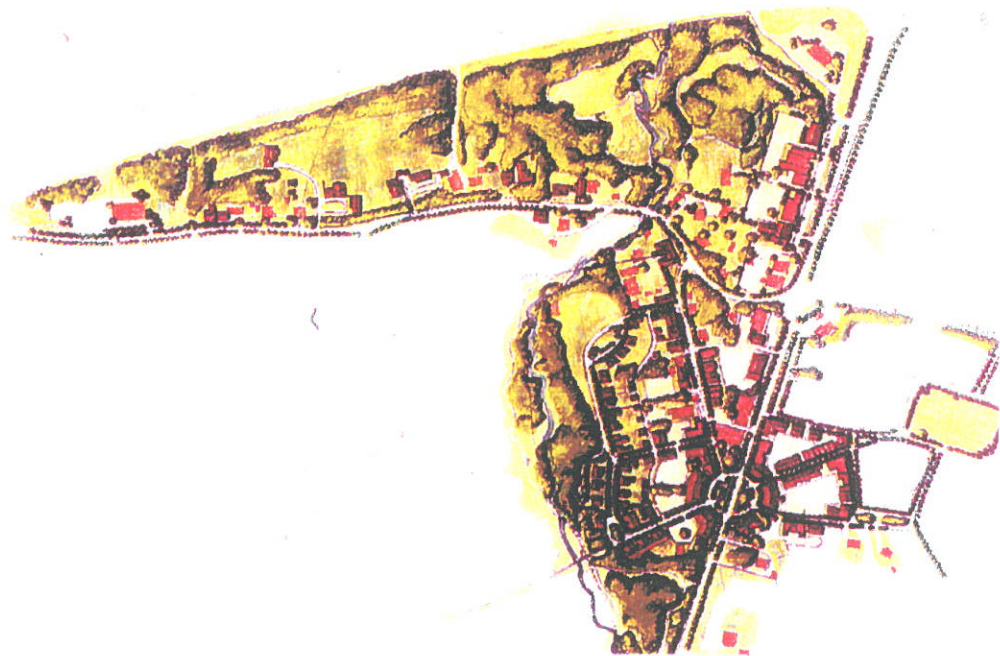


OWINGS TOWN CENTER

MASTER PLAN AND ZONING ORDINANCE



Calvert County, Maryland
2000

Adopted: June 27, 2000
Amended: December 4, 2001
Amended: October 28, 2003
Amended: December 2, 2003
Amended: May 1, 2006
Amended: March 25, 2008

Resolution No. 22-00

PERTAINING TO THE ADOPTION OF THE MASTER PLAN AND ZONING ORDINANCE FOR THE OWINGS TOWN CENTER

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

WHEREAS, on March 14, 2000, the Calvert County Planning Commission held a public hearing and considered the proposed Master Plan and the Zoning Ordinance; and

WHEREAS, on March 29, 2000 the Calvert County Planning Commission approved the Master Plan and Zoning Ordinance and recommended adoption of both to the Board of County Commissions; and

WHEREAS, on April 25, 2000 the Board of County Commissioners unanimously adopted both the Master Plan and Zoning Ordinance with no substantive changes.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Calvert County that the Owings Town Center Master Plan and Zoning Ordinance, which are attached hereto and made a part hereof, be and hereby are approved as the official Master Plan and Zoning Ordinance for the Owings Town Center.

Done, this 27th day of June, 2000 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

Linda L. Kelley
Linda L. Kelley, President

Barbara A. Stinnett
Barbara A. Stinnett, Vice-President

Approved for legal sufficiency on 6/27/00 by
Emanuel Demedis

David F. Hale
David F. Hale

John Douglas Parran
John Douglas Parran

Robert L. Swann
Robert L. Swann

Emanuel Demedis
County Attorney

Received for Record 28 June 2000
at 10:30 o'clock A.M. Same day
recorded in Liber KPS No. 12
Folio 714 COUNTY COMMISSIONERS
ORDINANCES AND RESOLUTION.

Gabby P. Smith

Board of County Commissioners

Linda L. Kelley, President
Patrick M. Buehler
David F. Hale
John Douglas Parran
Barbara A. Stinnett, Vice President

Planning Commission

John R. Ward, Chairman
Deborah Adair
Grace Mary Brady
Ronald Hill
Maurice T. Lusby, Vice Chairman
Michael Phipps
Ruth Wolf
Alton Kersey (former member)

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Christopher N. Jakubiak, AICP, Principal Planner

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Torti-Gallas and Partners * CHK

Calvert County Department of Planning and Zoning

Frank A. Jaklitsch, AICP, Director
Christopher N. Jakubiak, AICP, Principal Planner
Miriam A. Gholl, Planner I
Tamara Blake-Wallace, Office Specialist I

Special thanks are due the residents of the Owings area for their active participation in and commitment to the production of this master plan and zoning ordinance. Special thanks are due also to Grace Brethren Church in Owings, Maryland for generously making its facilities available for public meetings, workshops, and presentations.

**RESOLUTION OF THE CALVERT COUNTY PLANNING COMMISSION
APPROVING THE OWINGS TOWN CENTER MASTER PLAN**

WHEREAS, it is the duty of the Calvert County Planning Commission, pursuant to Article 66B of the Annotated Code of Maryland, to make and approve a plan to guide the physical development of the County; and

WHEREAS, a master plan for the Owings Town Center would serve to refine and detail the adopted County Comprehensive Plan for Calvert County; and

WHEREAS, a master plan for the Owings Town Center has been prepared which has included:

1. The collection, compilation, processing and analyses of relevant demographic, economic, land use, transportation, and travel data pertaining to the Town Center;
2. The forecast of growth and change;
3. The formulation of development objectives and desired characteristics for future development;
4. The design of recommendations to guide future land development and the provision of public facilities and services throughout the Town Center; and
5. The design of recommendations, guidelines and standards to guide implementation of the plan; and

WHEREAS; the Calvert County Planning Commission has considered the plan and its supporting findings and recommendations and held of public hearing on the same; and

WHEREAS, the plan and its supporting findings and recommendations are set forth in the form of text, maps, charts and figures in a report entitled, A Master Plan for the Owings Town Center; and

WHEREAS, the Planning Commission considers the plan to be a necessary guide to the future development of the Owings Town Center;

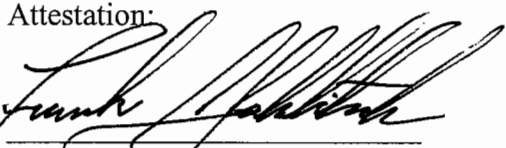
NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Calvert County Planning Commission hereby approves the Master Plan for the Owings Town Center and recommends the plan to the Calvert County Board of Commissioners for adoption;

BE IT FURTHER RESOLVED, that the Chairman of the Planning Commission transmit a certified copy of this resolution to the Calvert County Board of Commissioners.



Planning Commission Chairman

Attestation:



Planning Commission Secretary

**RESOLUTION OF THE CALVERT COUNTY PLANNING COMMISSION
RECOMMENDING APPROVAL OF THE
OWINGS TOWN CENTER ZONING ORDINANCE**

WHEREAS, it is the duty of the Calvert County Planning Commission, pursuant to Article 66B of the Annotated Code of Maryland, to make recommendations concerning the amendment of the Calvert County Zoning Ordinance; and

WHEREAS, the Owings Town Center Zoning Ordinance would amend the Calvert County Zoning Ordinance; and

WHEREAS, the Owings Town Center Zoning Ordinance has been based upon and designed to help implement the Owings Town Center Master Plan; and

WHEREAS; the Calvert County Planning Commission has considered the zoning ordinance and held a public hearing on the same; and

WHEREAS, the zoning ordinance is set forth in the form of text, maps, charts and figures in a report entitled, Owings Town Center Zoning Ordinance;

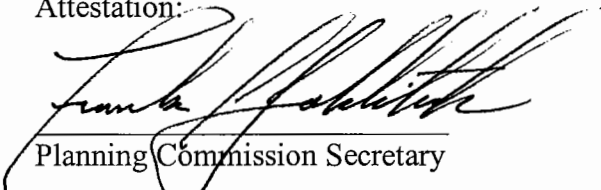
NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Calvert County Planning Commission hereby recommends the Owings Town Center Zoning Ordinance to the Board of County Commissioners for approval;

BE IT FURTHER RESOLVED, that the Chairman of the Planning Commission transmit a certified copy of this resolution to the Calvert County Board of Commissioners.



Planning Commission Chairman

Attestation:



Planning Commission Secretary

Owings Town Center Master Plan

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Section 1 INTRODUCTION

The Calvert County Comprehensive Plan identifies four principal planning goals for Calvert County. These include: a) promoting sustainable development; b) encouraging a stable and enduring economic base; c) providing for safety, health and education, and d) preserving the natural, cultural and historic assets of Calvert County. Part of the strategy for achieving these goals is a Land Use Plan which has four steps associated with it. These are: 1) Reduce the total build-out, 2) Reduce the rate of residential growth, 3) Preserve the County's prime farms, forests, historic resources and sensitive areas, and 4) Direct growth to appropriate locations.

Key to accomplishing the County's objective is the fourth step outlined above: directing growth to appropriate locations. These areas should receive growth that has been redirected away from farms, forests and sensitive areas. In turn, these "receiving areas" should be attractive, and convenient places that have the vitality of rural towns and villages that are so much a part of Maryland's history. To this end, Calvert County has made a commitment to the establishment of Town Centers, in part to accomplish a number of goals:

- To avoid scattered / strip commercial development along MD 2/4;
- To promote business growth by providing infrastructure and enabling businesses to benefit from proximity to each other;
- To expand the choice of housing options by providing zoning and infrastructure for multi-family development, including low and moderate income and elderly housing;
- To reduce dependency on motor vehicles; and
- To reduce growth within agricultural areas.

Owings is a designated town center. To promote informed and orderly development, the County has undertaken a process of developing a master plan for each town center. The Owings Town Center Master Plan is official Calvert County policy and functions as an addendum to the Calvert County Comprehensive Plan. The purpose of this Master Plan is to guide the growth and development of the Owings Town Center and adjacent lands into a harmonious and efficient pattern.

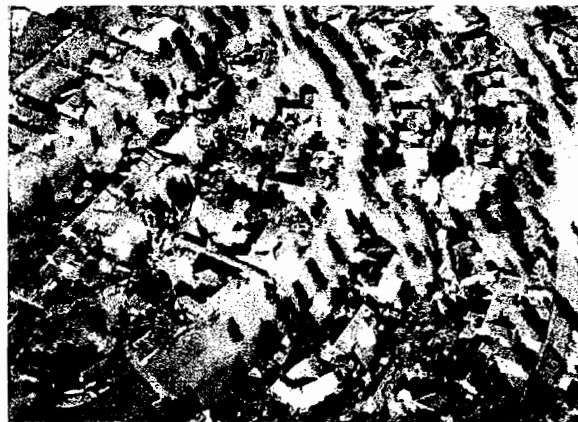


Figure 1-1 Typical North American suburb. Greenspace exists as private manicured lawns, and is controlled by individual homeowners. While pleasant to look at, it preserves no forests or open space. In suburbs of this type, there is no community center and no defined edge. This type of development is contrary to the objectives of the Town Center concept.



Figure 1-2 Village of Stenton, Scotland. This is a planned community with a variety of housing sizes and prices, as well as commercial establishments clustered around a village green set within rolling pastures. This practice enables retention of open space and agricultural uses. This village is consistent with the Town Center concept.

4 Physical Conditions

Section 2
EXISTING PHYSICAL CONDITIONS

Location:

The Owings Town Center is located along Chesapeake Beach Road and MD Route 2, just south of the Anne Arundel County line. It is approximately 35 miles southeast of Washington, DC and four-miles west of Calvert County's two municipalities, Chesapeake Beach, and North Beach. The Owings Town Center is one of eight designated town centers in Calvert County.

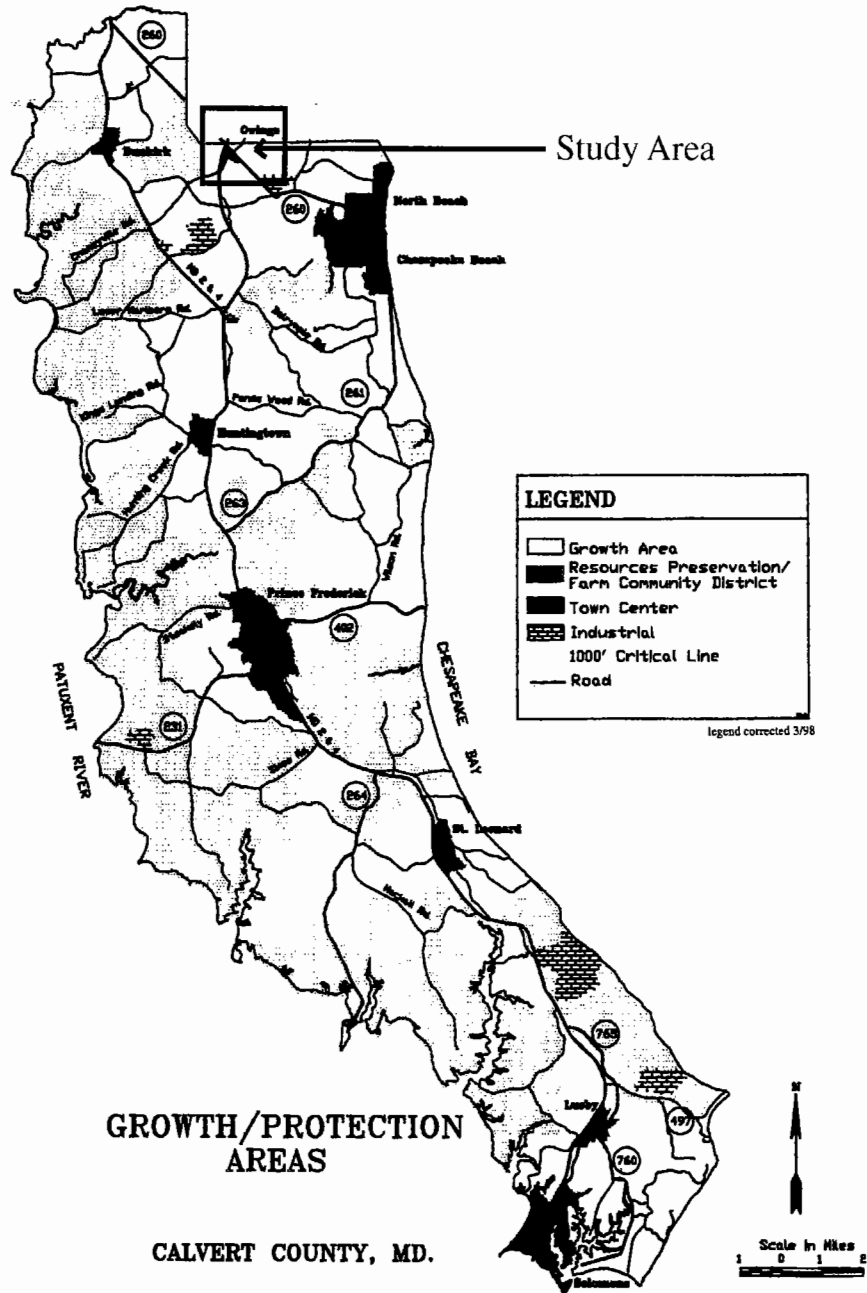
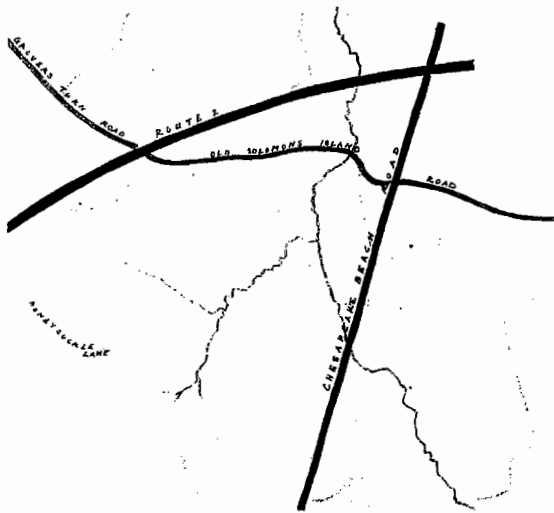


Figure 2-1: Map of Calvert County



Site Boundaries and Major Thoroughfares

The Owings Town Center designation defines an area measuring approximately 75-acres shaped, more or less, like an arrowhead. Chesapeake Beach Road to the northeast, and MD Route 2 to the west form the top of this arrowhead while Hall Creek to the south and Old Solomon's Island Road form its bottom.

Figure 2-2: Principle Thoroughfares within or adjacent to site.

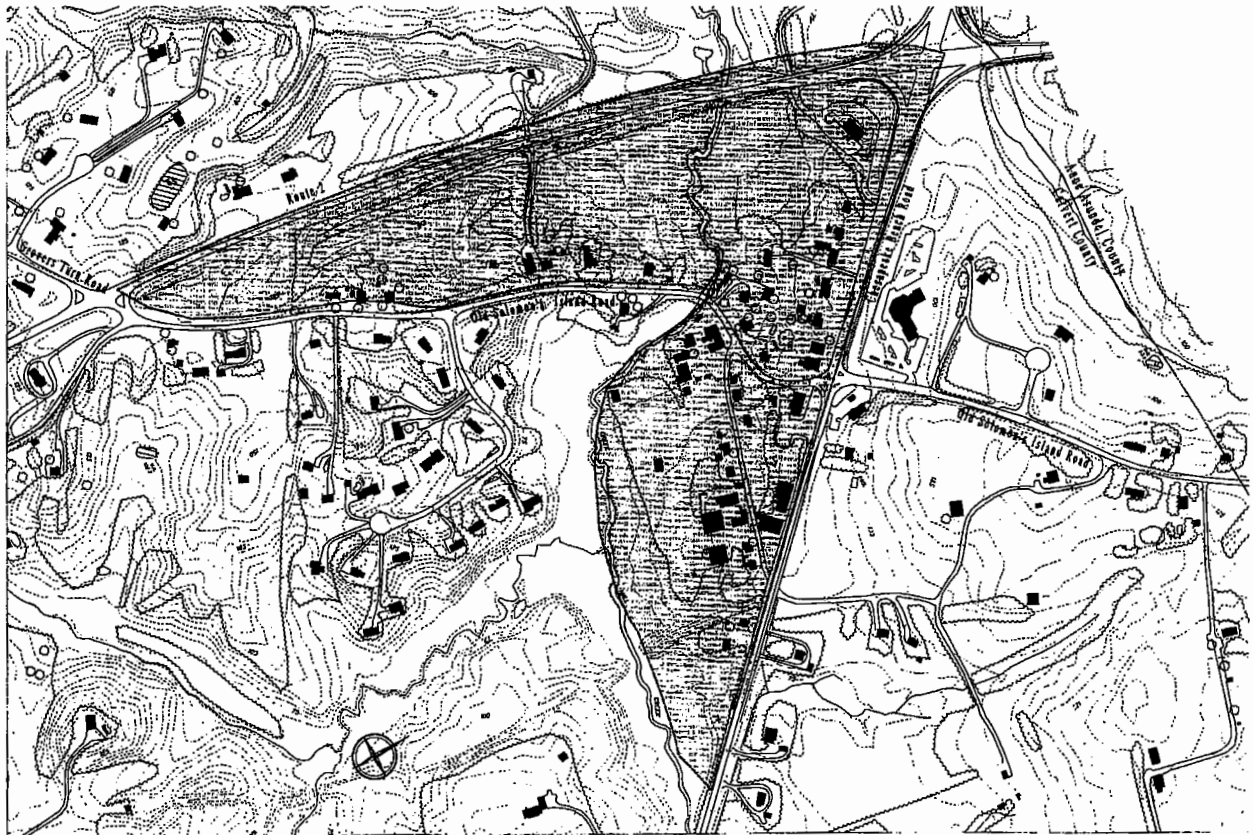


Figure 2-3: Existing Site

6 Physical Conditions

Zoning

The Calvert County Zoning Ordinance regulates land use development within the County according to the Comprehensive Plan. Under County Zoning, lands contained within the Owings Town Center designation constitute a distinct zoning district. The "town center" district allows for a mix of activities including residential, retail, office and institutional. Once the Master Plan is adopted, a more refined and detailed town center zoning ordinance may be developed to implement the Master Plan. The town center zoning ordinance would then supercede the general County Zoning Ordinance.

The Town Center district is bordered at Chesapeake Beach Road by an Employment Center Town Center district (ECTC). The ECTC district allows, primarily, for offices and other non-retail commercial development. R-1 zones border the remainder of the designated Town Center area and can be developed to a residential density of one-dwelling unit per acre. (See Figure 2.4)

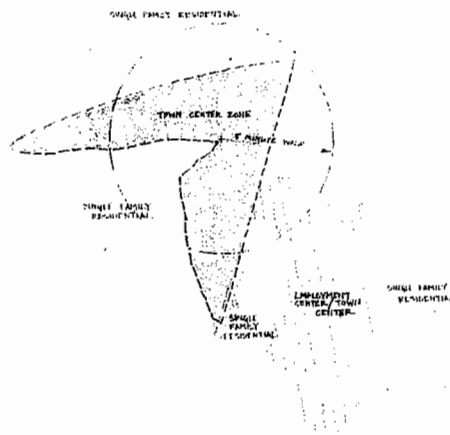


Figure 2-4: Existing Zones

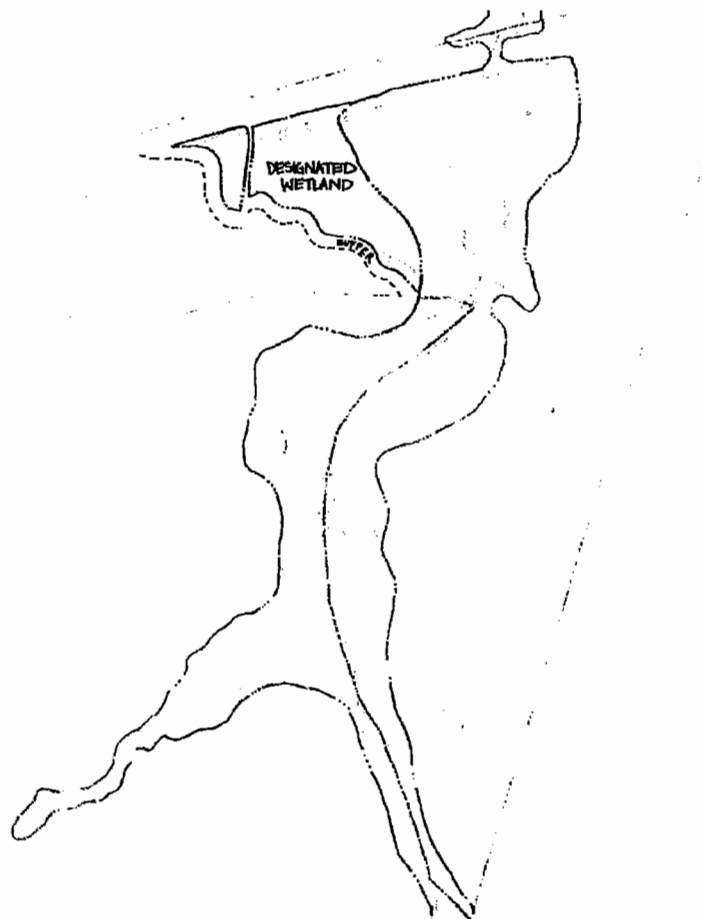


Figure 2-5: Hall Creek Flood Plain and Wetlands

Wetlands and Floodplains

Wetlands and floodplains associated with Hall Creek occupy 22.5-acres, almost one-third of the Town Center. These areas partly form a natural edge to the Town Center, but do effectively cut the southern half of the "arrowhead" from the rest of the designated Town Center area (see *Figure 2.5*).

Topography

The terrain in Owings varies from relatively flat (no more than 6 percent grade) to steep (15 percent or more). The latter condition is especially true along Route 2, where regrading for highway improvement created, in effect, a berm preventing connections to Route 2.

Parcelization

The area within the Town Center is mostly characterized by many small parcels. Where large parcels do exist, they are dominated by areas made unbuildable due to floodplains or wetlands. While this condition supports an increment of development typical of rural villages and small towns, it is not consistent with the exigencies of contemporary real estate development. Therefore, it is likely that some land assemblages will occur overtime, guided in part by the Master Plan.

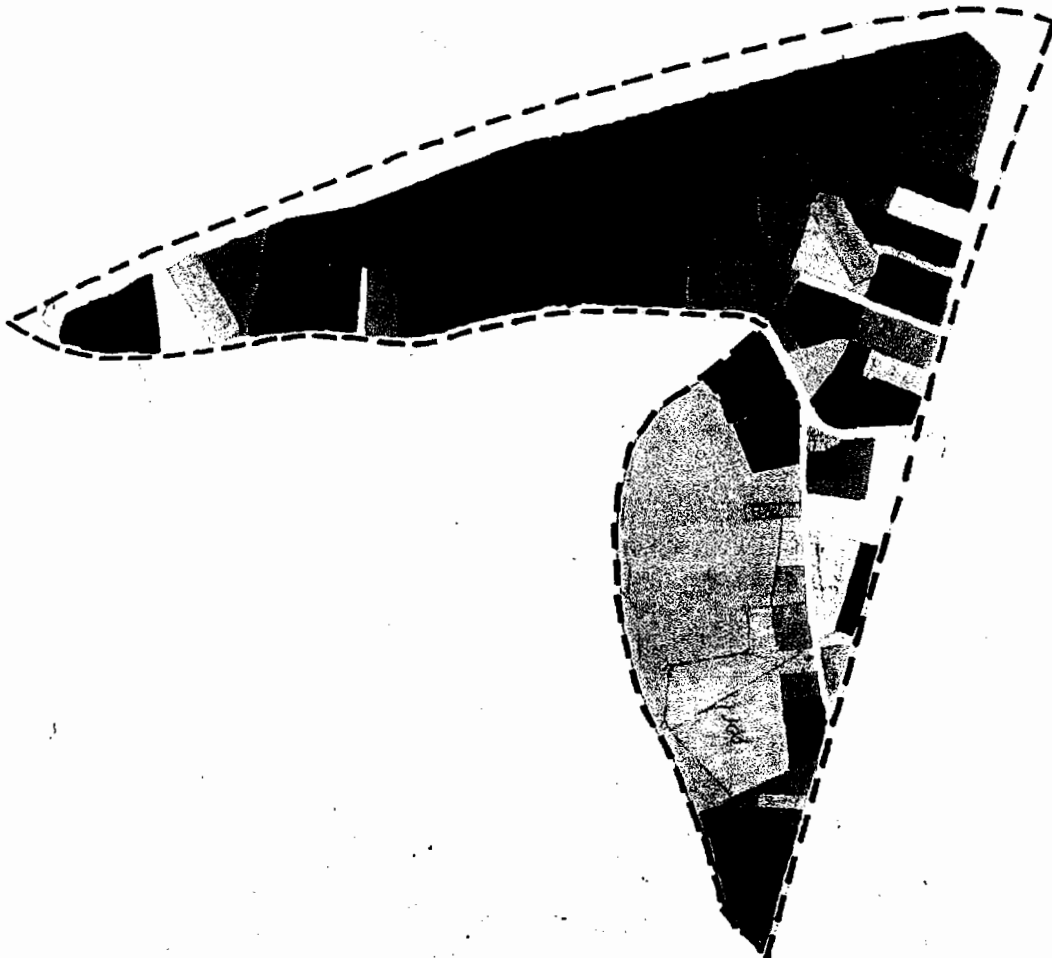


Figure 2-6: Map showing existing parcels

Section 3

THE OWINGS TOWN CENTER MASTER PLAN

The Community Vision: Devising the Owings Town Center Plan

Bringing together a cross-section of Owings Area residents and other stakeholders for a day of drawing and discussion, the Master Planning process began with a Design Workshop including residents, property owners, County officials, and other interested stakeholders. The workshop considered, among other things, methods to develop the Owings Town Center into a vital, pedestrian friendly community that preserves its rural village atmosphere, while enhancing its potential for incremental economic development.

The Quality of Life Survey:

Participants at the Design Workshop completed a Quality of Life Survey. Many of the survey's questions were designed as "indicator questions," i.e., questions whose responses suggest something of a larger phenomenon. Many dealt with automobile use and proximity to services, while others related to the physical attributes of a neighborhood that have been shown to impact community life. These questions were meant to prompt participants to consider the characteristics of their own neighborhood, particularly those that contributed to or detracted from, a "sense of community."

The survey revealed both a fondness for man-made places that evoked a "sense of place" as well as unspoiled, natural environments. In particular, desired characteristics for town centers included an intimate, walkable scale, clearly defined boundaries, civic spaces for public gatherings and the presence of small, service oriented shops (e.g., post office, bank, grocery/deli, dry cleaners, small restaurants, etc), as opposed to the larger, generic, "big box" retailers (chain supermarkets, discount department stores, etc).

The survey results also indicated that the rural character of the area was one of its most desirable characteristics. Concern was expressed that increased development may destroy that character and bring with it traffic problems.

A complete tabulation of the Quality of Life Survey is available upon request from the Calvert County Department of Planning and Zoning.

The Workshop

The Owings Town Center Design Workshop elicited a consensus on a preferred planning direction as well as a general sense of the community's hopes and concerns. Long time residents were proud of the village's past, pointing out that, at one time, Owings was a stop on the railway that connected Washington, DC to Chesapeake Beach. Both long time residents and newcomers expressed concern over the possibility that new development would be scaled to the highway, in a suburban "strip" form of development, serving the needs of commuters; this would diminish the unique characteristics of place. Disappointment over the move of the Post Office to its new location and building was also a common theme.

Following a brainstorming session in which participants worked in small groups to devise their own strategies for the Town Center's new development, consensus emerged on both the desired characteristics, as well as those to be avoided.

Desired Characteristics for the Town Center.

- Maintain a "small town" character for Owings.
- Provide a way for pedestrians to safely cross Chesapeake Beach Road.
- Provide a visual and community focus for the Town Center.
- Make Thomas Avenue into a "Main Street."
- Provide park space adjacent to Hall Creek.
- Provide sidewalks along Old Solomon's Island Road and along Thomas Avenue.
- Calm traffic along Chesapeake Beach Road through the Owings Town Center.
- Provide a mix of uses including small scale retail shops with residential lots in close proximity.
- Provide for a community center facility, possibly in the existing structure, at intersection of Old Solomon's Island Road and Thomas Avenue.

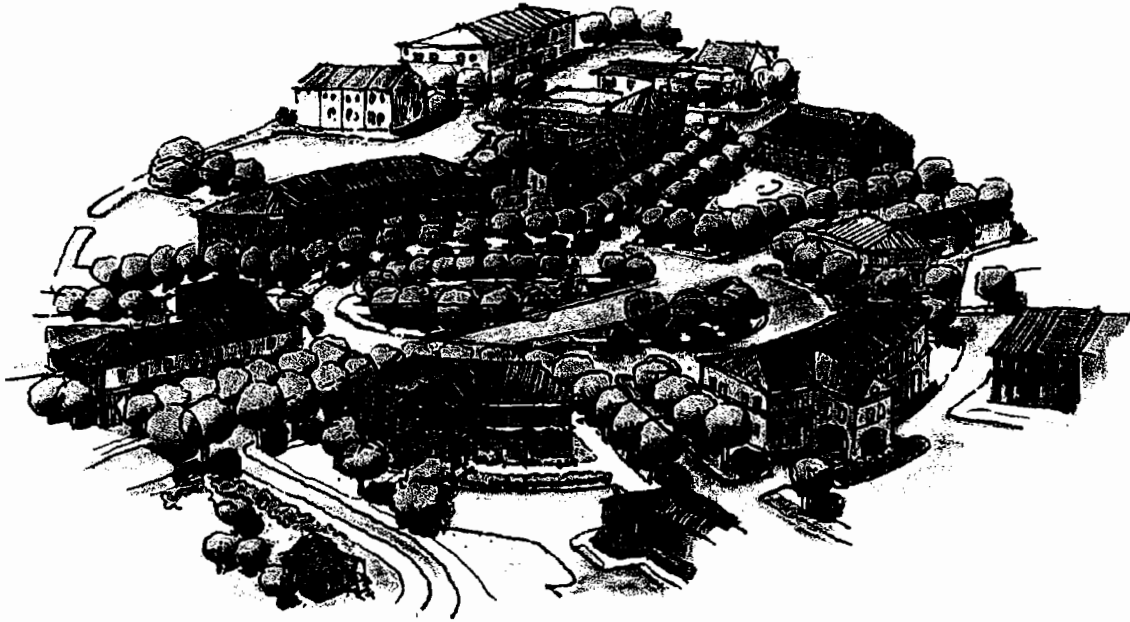


Figure 3-1. Aerial Perspective of proposed Owings Town Center. View is taken from east overlooking the proposed circle at the intersection of Chesapeake Beach Road and Thomas Avenue.

Characteristics to be avoided in the Town Center

- "Big box" retailing, including standard supermarkets.
- Suburban "strip" type development.

General Characteristics of the Town Center Plan

The Owings Town Center plan is based upon the "neighborhood" as the fundamental unit of planning. A discrete element with a finite size, the neighborhood has a recognizable center, multiple paths to any destination within its borders, and a wide variety of housing opportunities. It has civic, commercial and recreational amenities within its boundary. So essential is the neighborhood as the building block for town form, that one discerns its presence at all scales of urbanism. It is easily recognizable in rural villages and it is also embedded in the structure of the world's great cities and towns - the "quarter" in Paris, to cite one example.

The plan for the Owings Town Center recognizes this historical and sociological reality. The town center is conceived according to an idealized dimension, one based upon the distance that an average human being can walk in 5 minutes. Translated into dimensions, this measures ~ mile, or 1,320 feet and defines the effective radius of the Owings Town Center.

Defining the Town Center's size in this way allows an overlay of the neighborhood concept atop existing zoning classifications. Thus, the Owings "neighborhood" spans both sides of Chesapeake Beach Road and includes both the Town Center and the Employment Center Town Center. It accommodates a mixing of these densities, as it does other activities, such as shopping, working, learning and playing.

More specifically, the Owings Town Center discussed in the workshop and proposed in the Master Plan has the following characteristics.

- The Town Center has a series of centers, or focal points for congregating as well as for recreation. These include a community center on Old Solomon's Island Road at the western end of Thomas Avenue, a formal circle along Chesapeake Beach Road, an informal park along the Hall Creek flood plain, and a proposal for an informal playing field / campus as part of the Employment Center Town Center. All of these areas are accessible -- that is, they are within walking distance of most properties within the Town Center.
- To the extent possible, there is an interconnectivity of streets within the Town Center in a network appropriate to the terrain, existing traffic conditions and land development potential.

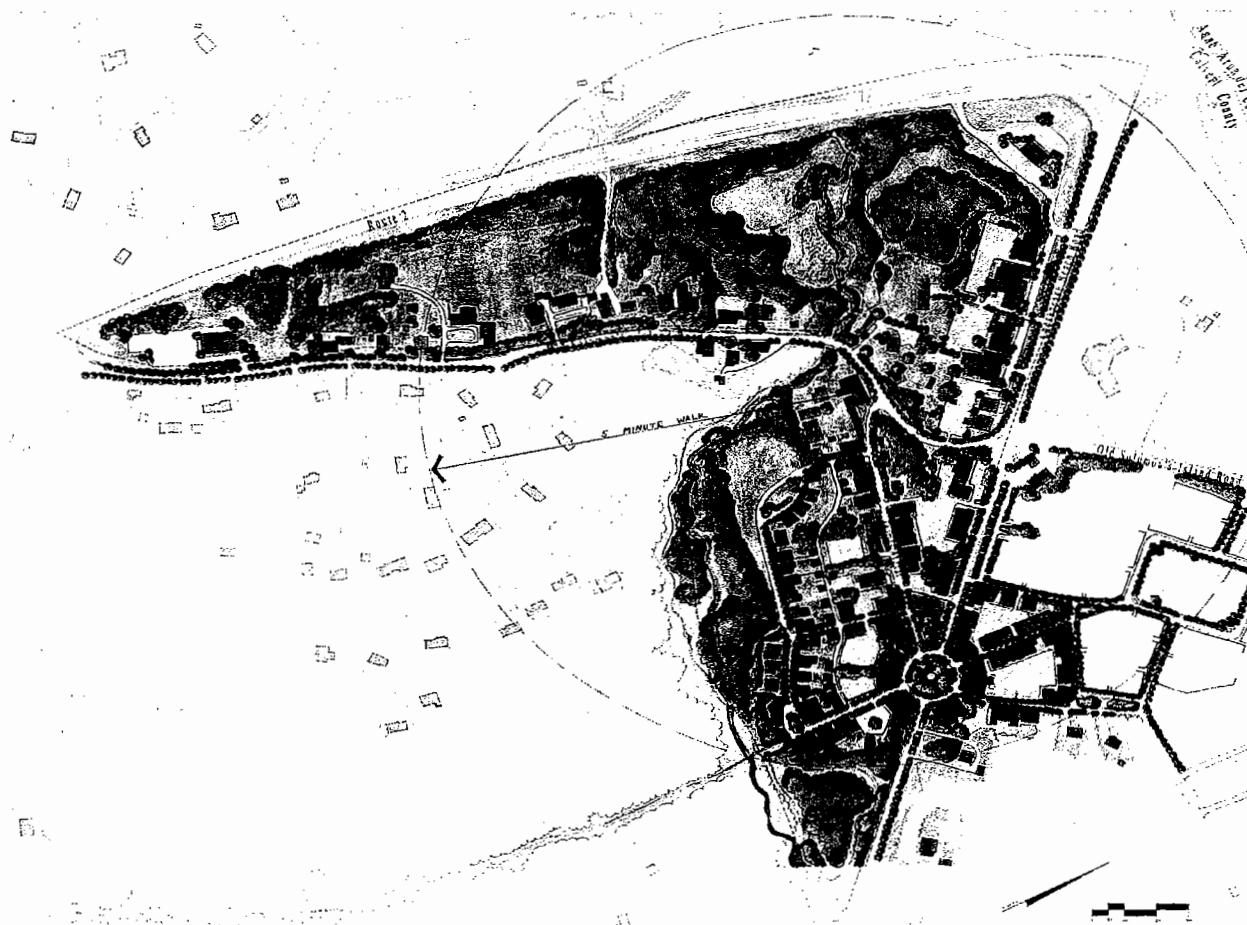


Figure 3-2. Illustrated Master Plan

- The Town Center possesses a variety of housing types accommodating a range of incomes. Affordable units are dispersed throughout the Town Center and are indistinguishable by quality from other units.
- The Town Center provides opportunities for the harmonious mixing of commercial and residential uses.
- Public space in the Town Center is shaped by the architecture. In particular, the massing, height, and positioning of buildings on the street are characteristics which help determine the scale and intimacy of the space -- the degree to which it feels good to be there. Of utmost importance, garages and parking lots are less dominant than houses and other structures on the street.
- The Town Center provides realistic accommodations for parking automobiles. Parking on the street is the norm and parking lots are provided to the rear or sides of buildings.
- Alleys or lanes provide rear access to parcels facilitating the provision of garages and utilities to the rear of houses.
- The role of streets as fundamental elements of public space within the Town Center, is emphasized with street trees and landscaping. Sidewalks or paths that connect houses to each other, houses to centers and commercial areas are the norm. Lead walks connect sidewalks to front doors and main entrances.

Description of the Town Center Master Plan

A key feature of the Owings Town Center Master Plan is a circle to be located at the intersection of Chesapeake Beach Road and Thomas Avenue. The circle provides the community's desired means for integrating the ECTC area with the Town Center, managing local circulation and minimizing conflicts between fast moving commuter through-traffic and slower moving local traffic. It also provides a place for pedestrians to cross the busy arterial highway as well as a focal point for the community (a

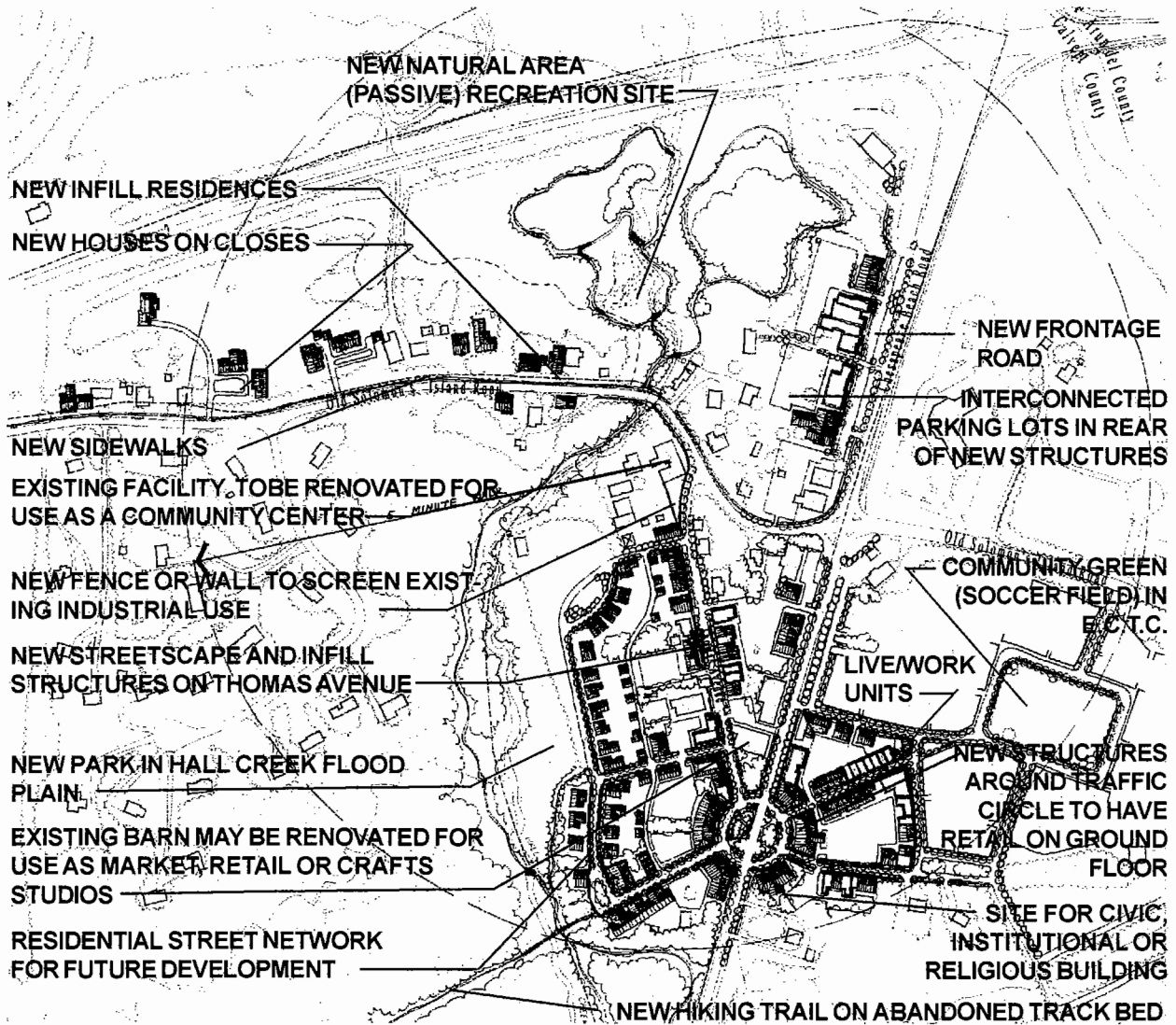


Figure 3-3. Annotated Master Plan

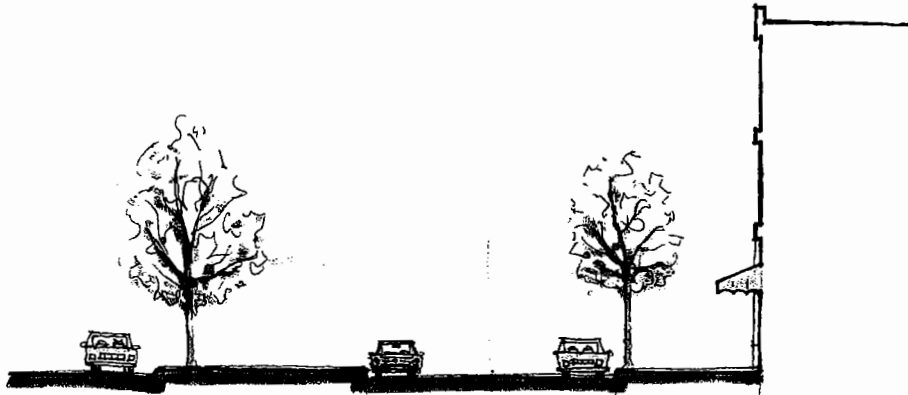
place for seasonal and holiday decorations -- as suggested in the Workshop).

In addition to Thomas Avenue, several new streets are shown radiating from the circle. One of these leads almost due south, terminating in a small green. Beyond this green is a proposed hiking trail following the path of an abandoned rail bed. Other streets radiate north and northeast into the Employment Center Town Center zoning district.

The circle itself is framed by buildings which define its edge. The exception is within the triangle of land created between Thomas Avenue and Chesapeake Beach Road. The structures aligning the circle are proposed to have

ground floor retail activity and office or residential space above. These buildings can be up to three-stories in height. The site on the far side of the circle, opposite Thomas Avenue, should be reserved for civic, recreational, institutional or religious use.

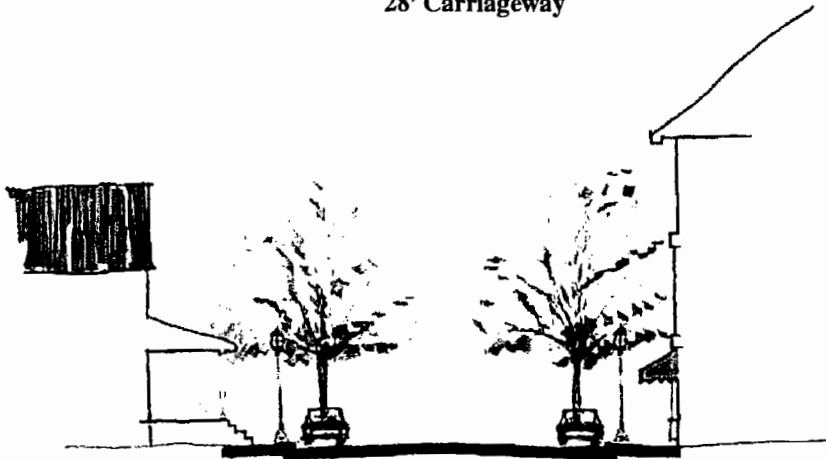
As the principal street in Owings, Thomas Avenue is widely regarded as the Town Center's "Main Street." Recognizing the difficulty in attracting major new retail uses to a street shut off to through traffic, the Master Plan envisions Thomas Avenue with a mix of small scale uses. New buildings are envisioned on empty or underutilized lots and may be exclusively residential or commercial. Alternatively, a hybrid structure known as a live/work unit, in which a dwelling unit sits atop a storefront shop or



Section of New Frontage Road along Chesapeake Beach Road
26' Carriageway



New Residential Road Section
28' Carriageway



Thomas Avenue Road Section
32' Carriageway

Figure 3-4. Street Sections

office, will be encouraged. Existing or new residents will be permitted to operate home businesses along this street. No matter the use of individual properties, the character of Thomas Avenue is conceived of as a village "Main Street," and as such, buildings are placed near the front property line. If they are residential on the ground floor, they will have raised stoops or front porches. If commercial, they will have street level, storefront entrances.

At the western end of Thomas Avenue, at its intersection with Old Solomon's Island Road, the existing structure, once the village's community center, is proposed to be returned to its original use. Retail or office uses may also be considered for this structure in order to offset some of its operating costs. Care should be taken when renovating this structure to recognize its position, terminating the vista down Thomas Avenue from the East. This building, along with the proposed civic/institutional structure on the circle, act as anchors for the Thomas Avenue redevelopment.

Parallel to Thomas Avenue, a new road is proposed overlooking a park also proposed within the Hall Creek flood plain. This street is conceived as primarily residential in character (though home businesses are allowed) with a lower density than that of Thomas Avenue. A service lane is proposed connecting this new street and Thomas Avenue.

As an arterial highway, Chesapeake Beach Road, accommodates significant amounts of commuting traffic. While this condition increases the likelihood that adjoining lands will be developed for commercial activity, Owings residents are nearly unanimous against the development of "strip" style shopping centers along this highway. Therefore, the Master Plan proposes the construction of a service lane, along the south side of this highway between Old Solomon's Island Road and Route 2. Another frontage road is shown within the ECTC on the north side of Chesapeake Beach Road, between Old Solomon's Island Road and the proposed traffic circle. These frontage roads will help secure traffic safety and minimize congestion by controlling access along Chesapeake Beach Road. They will also allow the development of pedestrian scale retail uses which can front directly onto the frontage roads.

The Employment Center Town Center (ECTC)

The relationship between the ECTC and the Town Center makes it incumbent for all concerned to consider them as two parts of a whole. To that end, the Master Plan suggests a development scenario which physically and socially links the two areas.

A key element of the ECTC area plan is a central green space large enough to accommodate a soccer field. This space, while providing a visual "campus-like" focus for employment facilities, will also provide a community amenity, assuring use seven-days a week. This space, at the heart of the ECTC, is linked to the traffic circle by a road lined with live/work units allowing small businesses to coexist with the larger businesses imagined for the ECTC. In addition, this linkage allows for retailers around the circle to supplement the local market with the employee base represented by the ECTC.

Key to the successful integration of this area with the Town Center is a strategy for urban design similar to that which is proposed for the Town Center. Buildings should be set close to their front property lines and be pedestrian scaled with appropriate ground floor detail. Streets should be lined with trees and sidewalks. Parking should be placed in the middle of blocks away from public streets.

Note: The Master Plan shown in Figures 3-1, 3-2, and 3-3 illustrates a "full build-out" of the Owings Town Center and assumes the provision of central water supply and sanitary sewer systems. However, the Regulating Plan depicted in Figure 3-5, the proposed roadway sections depicted in Figure 3-4 and the urban design concepts depicted in Section 4, are immediately applicable. While residential lot sizes in the Town Center must now reflect the densities required for individual water and septic systems, owners of these lots have the potential of subdividing them at such time as central water and sewer is provided.

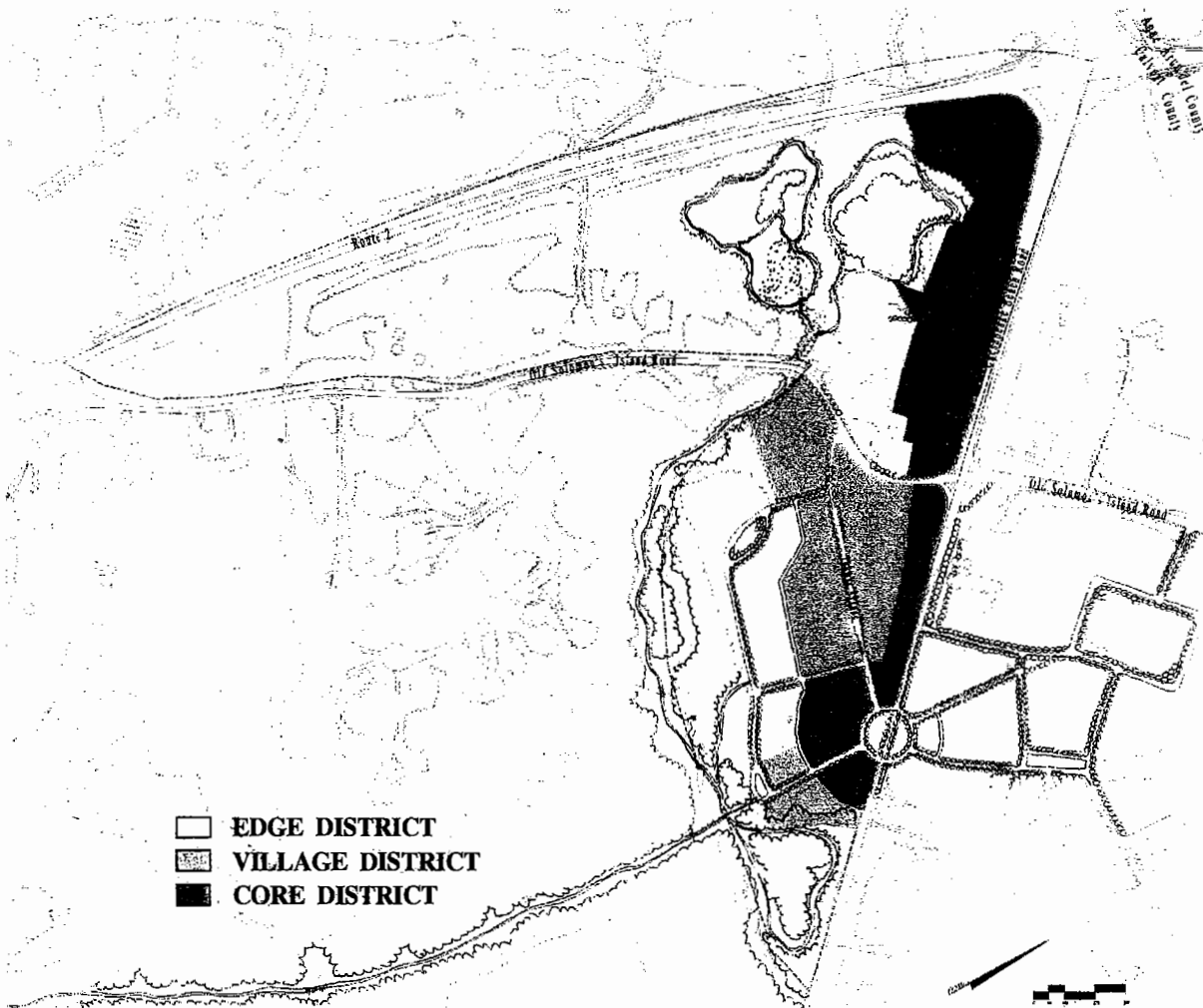


Figure 3-5. Regulating Plan. Where edges of districts approximate property lines, then property lines shall determine district boundaries. Where district boundaries appear to bisect properties, properties shall be considered split between the two districts. Generally such split zone properties front two streets of differing character and development proposals should be designed to accommodate the desired characteristic of each street as outlined in this Master Plan.

The Regulating Plan

The Regulating Plan provides the key to which all zoning classifications should be tied. As shown in Figure 3-5, three categories, or districts have been identified in the Owings Town Center: the Core District, the Village District and the Edge District.

In Figure 3-6, these three districts of the Town Center are correlated to the relative intensity of various land uses as

a guide to the Town Center of Owings. The physical components of community form, including lot type and frontage type are presented in Section 4 to be applied in future zoning. Architectural and Landscape Guidelines should be correlated to the three zoning districts and included as part of the Owings Town Center Zoning.

Figure 3-6. GUIDE TO LAND USE ZONING BY DISTRICT

	Edge District - Restricted Use	Village District - Limited Use	Core District - Open Use
Residential	Restricted Residential: Detached house permitted with one other dwelling in an ancillary structure. Restricted Lodging: Guest cottage permitted in ancillary structure.	Limited Residential: Houses, attached houses, and row houses permitted. Accessory dwellings permitted in ancillary structures.	Open Residential: Apartment buildings, houses, attached houses, and row houses permitted. Accessory dwellings permitted. Apartments above retail are encouraged.
Lodging	Restricted Office: Home office permitted. One additional parking place/employee must be provided.	Limited Lodging: Bed and breakfast inns permitted.	Open Lodging: Hotels permitted.
Office	Restricted Retail: Corner store permitted on first floor at corner locations, and small scale child care.	Limited Office: Home office or Neighborhood office permitted on first floor of principle structure or in ancillary building. Parking must be provided.	Open Office: Corporate offices and neighborhood offices permitted. Open Retail: Shop front stores permitted. Service stations, must conform to frontage requirements with service bays and pumps in rear of building.
Retail/Entertainment	Restricted Manufacturing: Home workshops, artists studios, pottery making permitted in ancillary structures only.	Limited Retail: Child care, coffee house and neighborhood convenience stores, specialty retail including galleries and craft shops permitted. Parking requirement is negotiated.	Open Manufacturing: All manufacturing permitted in Edge and Village Districts plus R&D.
Manufacturing/ Distribution	Restricted Civic and Institutional Use: Not permitted.	Limited Manufacturing: Home workshops, artist studios, woodworker shops, bicycle repair, pottery making, furniture refinishing, etc. permitted in ancillary structures only.	Open Civic and Institutional Uses: Schools not permitted. All other uses permitted and encouraged.
Civic and Institutional Use		Limited Civic and Institutional Uses: Community oriented buildings, including recreation centers, and libraries permitted.	

Specialized Uses Permitted upon approval

Gasoline Service Stations - if compliant with frontage requirements in the Zoning ordinance - pumps and service bays in the rear.
Kennels and animal husbandry.
Automotive - including sales

Specialized Uses not Permitted

Detached signs and billboards.
Regional Retail - including "Big-Box" and others with fronting parking lots.
Industrial - emanating noise, vibration or smell beyond the boundary of its site.
Prisons except as accessories to Police Stations.
Terminals for largescale transportation including airports.
Depots for large scale storage or distribution of goods.
Scrap yards for the processing, storage, and disposal of waste materials, excepting recycling collection centers.

Section 4

THE SPACE OF THE STREET

A “sense of place” is a difficult attribute to describe, and yet it is an aspect of the built environment that Owings residents seem to strongly desire. One of the physical characteristics that is known to contribute to this quality is spatial definition. Spatial definition is created by thoughtfully relating buildings to each other and to the street as described in their section. It encompasses the scale and function of buildings and the quality of landscape or streetscape. These are intentionally designed elements of traditional towns and villages that are within the purview of Calvert County to affect.

The Owings Town Center Master Plan considers the spaces of the Town Center (the streets, circles, greens, etc.) as objects and the buildings as their edges. In this way, the Master Plan allows a “sense of place” to emerge where development or redevelopment takes place in the Town Center.

Spatial Definition

At their essence, streets, the most ubiquitous element of the public realm, are best appreciated when they are perceived as outdoor “rooms.” They tend to feel right when there is a sense of enclosure, i.e., their space is well de-



Figure 4-1. This small town street demonstrates the concept of “space as object.” A sense of enclosure, created by the proximity of buildings and landscape to the street, coupled with the richness of the architecture create a charming residential street.

finer. This is the reason why quaint European villages are such a joy to experience, even when they are architecturally simple, even humble.

Such spatial definition is created by building frontages, or the “walls” by which the “rooms” are formed. The



Figure 4-2 This Maryland street demonstrates many of the principles of the Town Center Concept as it pertains to the making of a well-defined street. Any number of elements including a row of street trees, a sidewalk and a white picket fence at the property line defines the space of the street. In addition, the house is set close enough to its front property line, so that conversations with passersby, are possible from the front porch.

types of frontages that are used, the widths of the streets, and the heights of buildings determine the degree of enclosure. Usually, when buildings are aligned in a coherent form and the defined space does not fall short of or exceed a certain height-to-width ratio, then spatial definition is achieved. Alignment occurs when the fronts of buildings, their facades, are arranged to form and shape the space of the urban “room.” Facades can be articulated to add richness to the space.

This section outlines the types of frontages that are appropriate in order to achieve the desired spatial and social characteristics for each zoning district. As the rhythm and mass of the buildings aligning the street also effect the feeling of enclosure on the street, this section also provides a listing of lot types that are appropriate for each zoning district. These categories of lot types will be applicable on those parcels large enough to accommodate a subdivision or where an assemblage of properties leads to a resubdivision of lands previously developed for other uses.



Figure 4-3 This house on Old Solomon's Island Road in Owings utilizes a "Fence and Porch" frontage to enhance the public space of the street while clearly delineating a private front yard, a space from which to greet neighbors on a stroll.

FRONTAGE TYPES

A limited number of frontages can be discerned that support the Town Center. They are illustrated below.

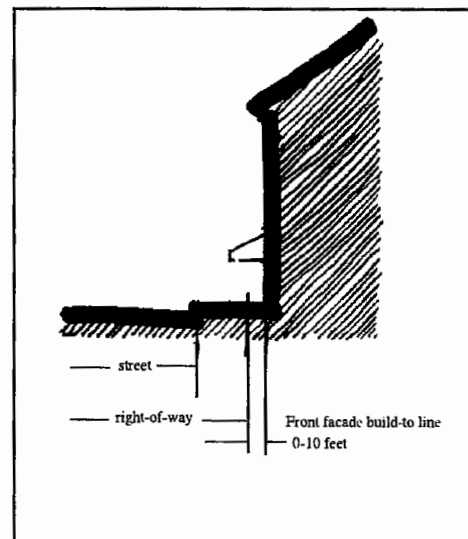
The following definition will be useful:

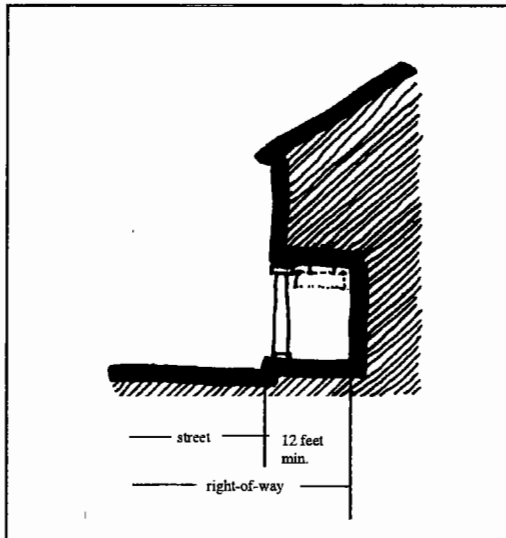
Front Façade "Build-to" Line: This is the line in which the primary mass of the front façade should be set. It is measured from the edge of the right-of-way; the larger the number, the greater the Front Yard. It is a line that should be consistent within a block (unless, by exception it is intentionally varied to achieve a more picturesque effect and/ or to avoid unusual site conditions), though it may vary within a District. Porches and bay windows can project from the front façade into the Front Yard.

Shop Frontage

The Front Façade Build-to Line is at or near the edge of the Right-of-Way. Entrance is at the grade of the sidewalk. Common for retail frontage and live/work units, it can accommodate an awning, or cantilevered signage. Not appropriate for residential use.

Appropriate at: Core and Village Districts

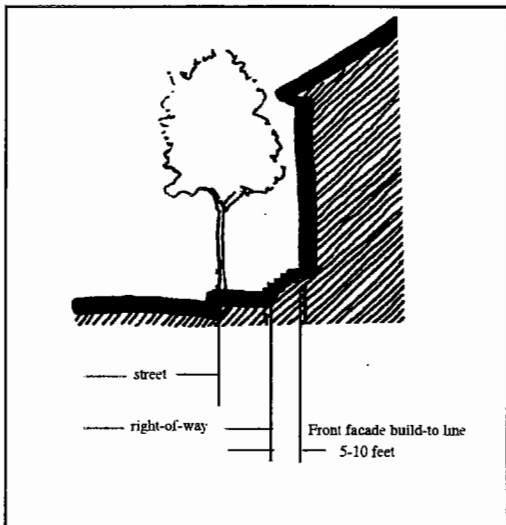




Arcade Frontage

Similar to Shop Frontage, the building is allowed to overlap the sidewalk above, while the ground story remains set back at the Front Façade Build-to-Line (which is at or near the edge of the Right-of-Way). The sidewalk should be completely absorbed within the arcade to prevent pedestrians from bypassing it. It tends to be more useful in hotter climates, but may be used sparingly in the Town Center. It is appropriate for retail use and for Civic Buildings. It requires an easement for private use of the Right-of-Way.

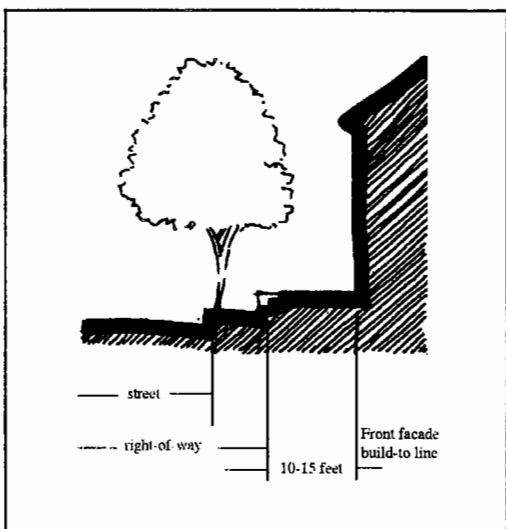
Appropriate at: Core and Village Districts



Stoop Frontage

The Front Façade Build-to Line is 0 to 10 feet from the Right-of-Way line. However, the ground floor is elevated by at least 3 feet to assure visual privacy for windows. Ground floor residential uses including single family houses, rowhouses and apartment buildings can be accommodated in this scenario. This type may be intermingled with the Shop Frontage. When set back 0- to 5-feet it is also a useful frontage for "side-yard" houses, (i.e., those houses entered off of a side garden also known as "Charleston houses")

Appropriate at: Core and Village Districts



Dooryard Frontage /Uphill Side

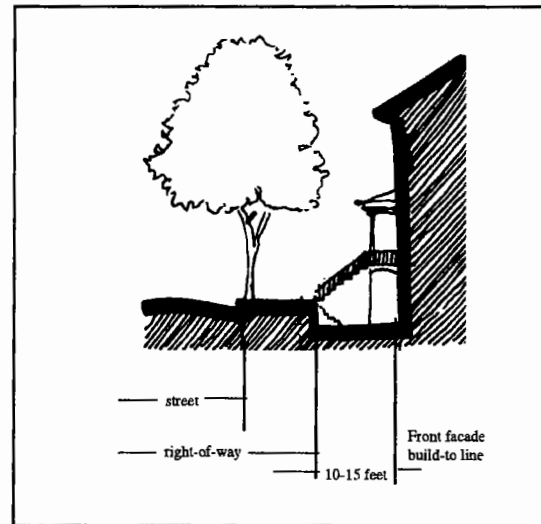
The Front Façade Build-to Line is 10 to 15 feet from the Right-of-Way line, with an elevated, lawn, garden or terrace. Effective for ground floor residential, it can be used in single family houses, town houses, or apartment buildings. In areas of steeply sloping terrain, it may be set as high as 4-feet above the sidewalk to absorb some of the grade. The terrace can be used as an outdoor eating area of a café or restaurant. Additionally, the terrace may be covered turning it into a porch (which should be a minimum of 8' in depth).

Appropriate at: Core and Village Districts

Dooryard Frontage / Downhill Side

The Front Façade Build-to Line is 10- to 15- feet from the Right-of-Way with a sunken light court in between. Effective for ground floor residential, the light court provides access for a “basement apartment.” Alternatively, live/work units work well, with an office or retail space in the basement level. This type may also be effective in areas of steeply sloping terrain to absorb some of the downhill slope. It may be used opposite Dooryard Frontage /Uphill Side.

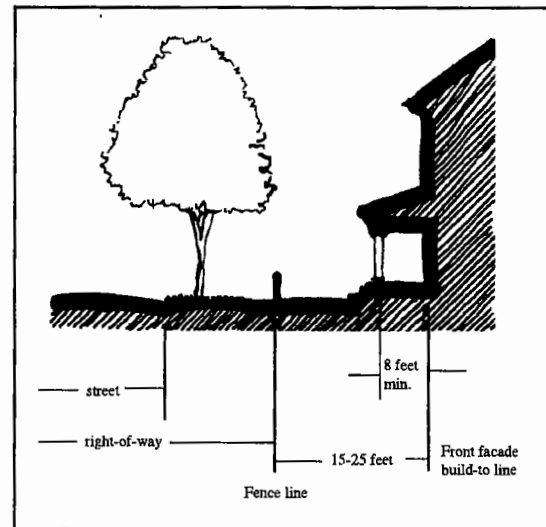
Appropriate at: Core and Village Districts



Porch and Fence Frontage

The Front Façade Build-to Line is 15- to 25-feet from the Right of Way. Porches are encouraged within the Front Yard space. A fence, wall, or hedge placed at the Right-of-Way, maintains the demarcation of the yard (Walls and hedges may be set back 1 to 2 feet to accommodate footings and roots). Porches should be no less than 8 feet wide in order to be useful. They may be one- to two-stories in height.

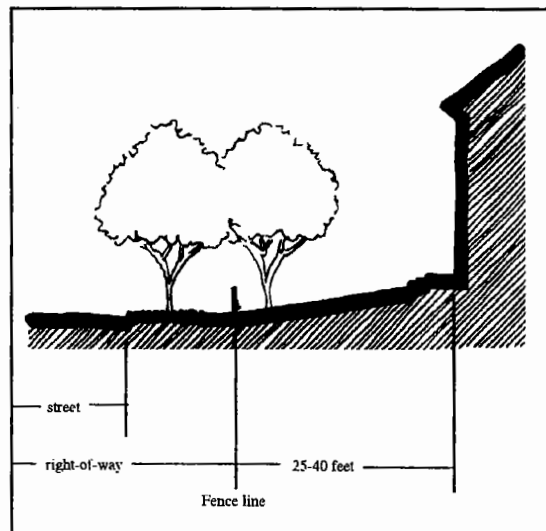
Appropriate at: Village and Edge Districts



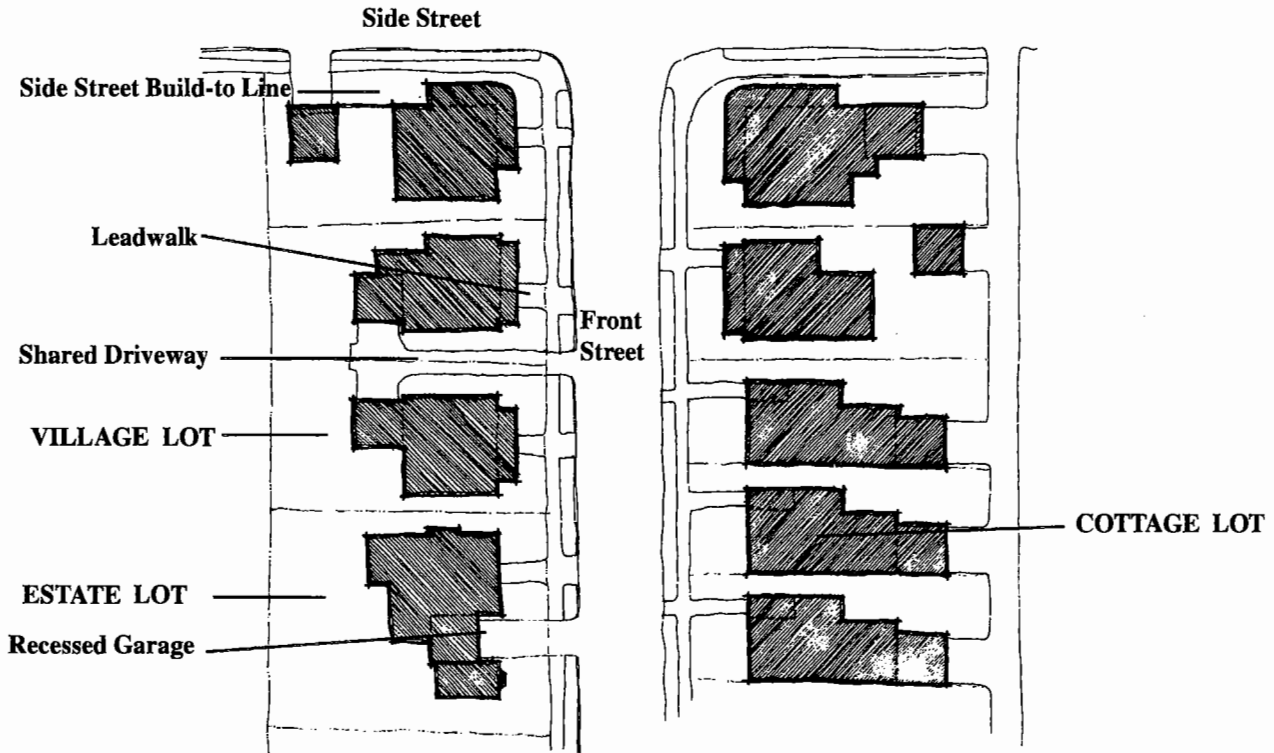
Common Lawn Frontage

The Front Façade Build-to Line is set back 25- to 40 feet from the frontage line. When the Line reaches 40 feet a front porch is not necessary since conversation from the enfronting roadway is unlikely. This type is suitable for estate lots or infill lots on Old Solomon’s Island Road as the large setback provides a buffer from the traffic. The Common Lawn Frontage may be used on lots that have tree buffers.

Appropriate at: Edge District along Solomon’s Island Road.



LOT TYPES: ESTATE LOTS, COTTAGE LOTS AND VILLAGE LOTS

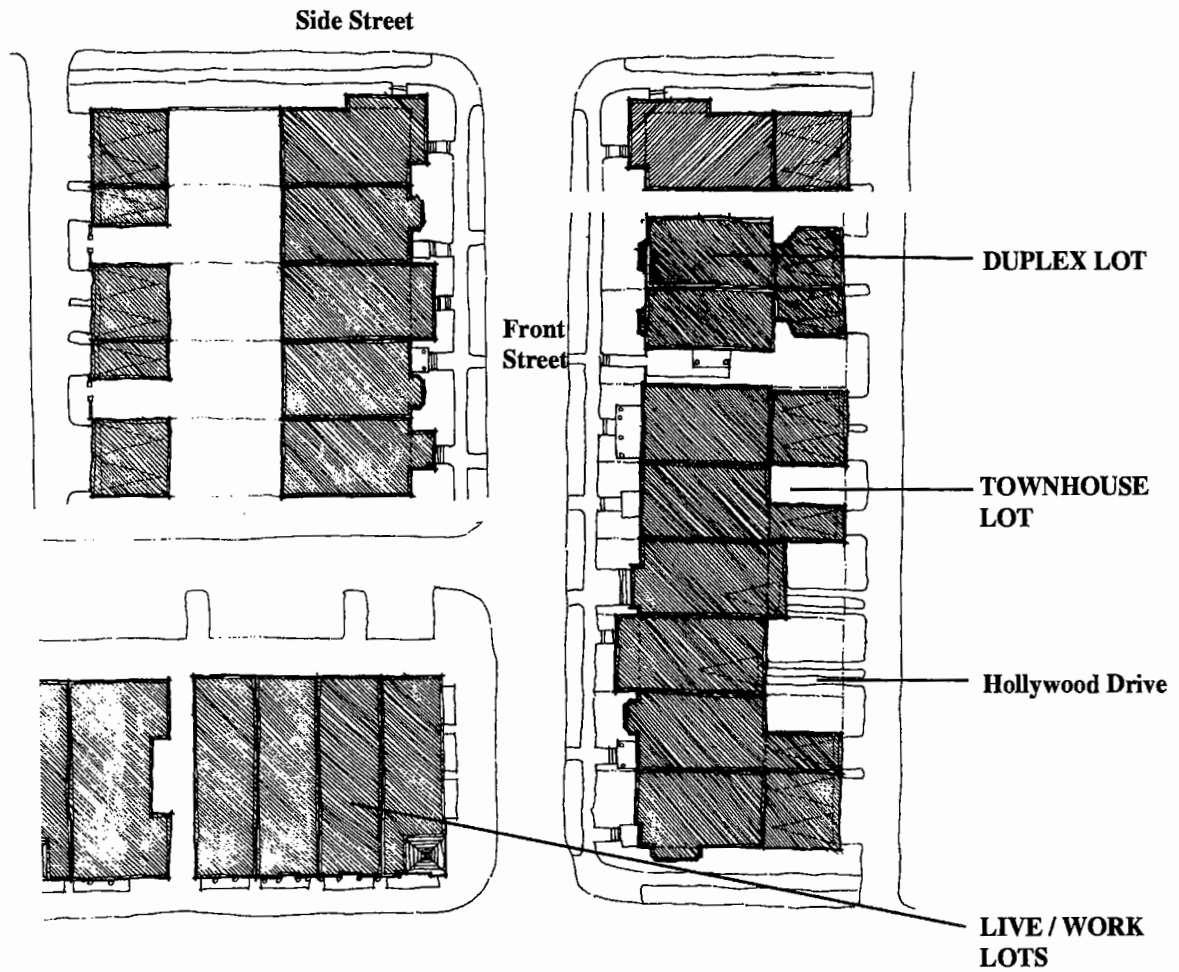


Lot Type	Width	Depth	Garage and Parking	Min. Side Yard	**Max Width of Primary Facade
Cottage Lot	40'-50'*	100-120'	Alley loaded attached or detached. Consider "Hollywood Drives."	0' on one side. 10' on the other side.	32'
Village Lot	50'-70'	100-150'	Alley access preferred Front access allowed, in which case Garage must be recessed min. 20' Consider shared driveways. Hollywood drives & Side-loading from side street	Garage may abut, otherwise 5' min. for structures less than 2 stories 10' min. for structures 2 stories or higher	36'
Estate Lot	70'-90'	≥ 110'	Alley or front access. If front access, then garage must be recessed (as in Village Lots	5' min for structures less than 2 stories 15' min for structures 2 stories or higher	40'

* Add 8' to all side street lots.

** Side wings must be set back from primary facade at a distance equal to the length of the side wing.
Lead walks are required at all houses

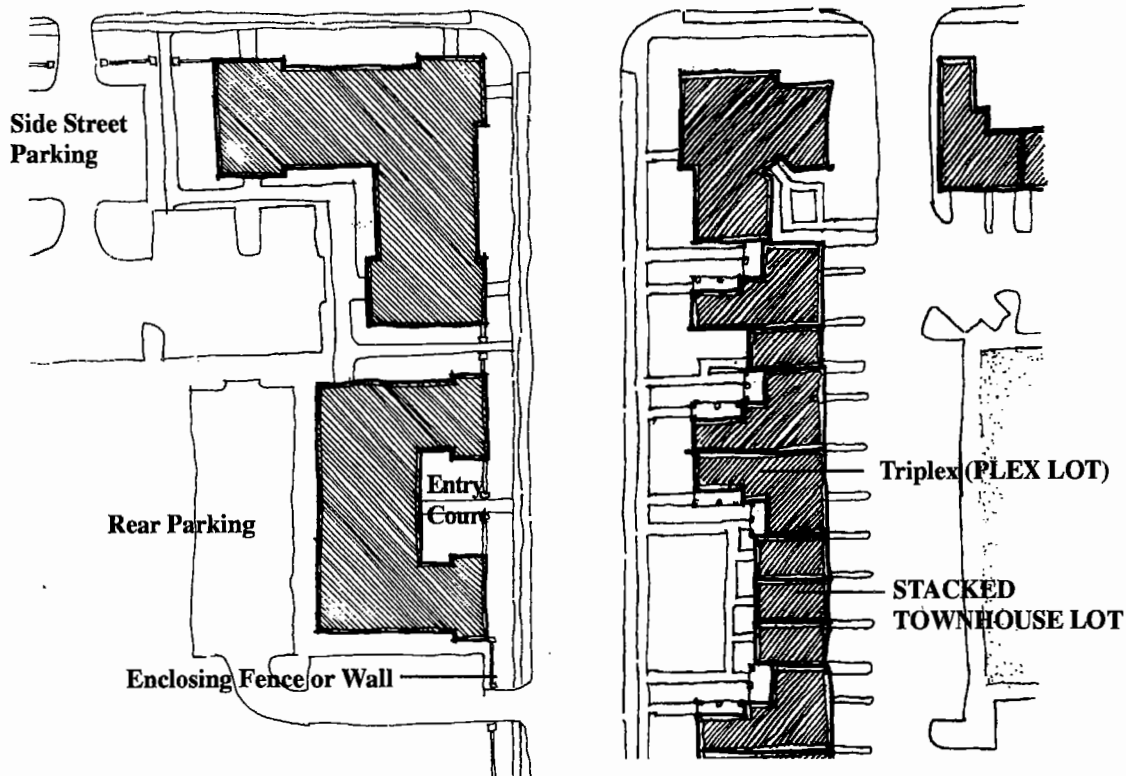
LOT TYPES: LIVE/WORK LOTS, TOWNHOUSE LOTS AND DUPLEX LOTS



Lot Type	Width	Depth	Garage and Parking	Min. Side Yard	Max Width of Primary Facade
Townhouse Lot	16'-24'*	70-110'	Alley access - attached or detached	N/A No max. number in a string	N/A
Duplex Lot	25'-40'*	90-110'	Alley access - attached or detached	Adjoined on one side 5' setbacks**	32'
Live/work Lot	16'-24'*	90-110'	Alley access - Individual garages discouraged to allow for continuous parking	N/A	N/A

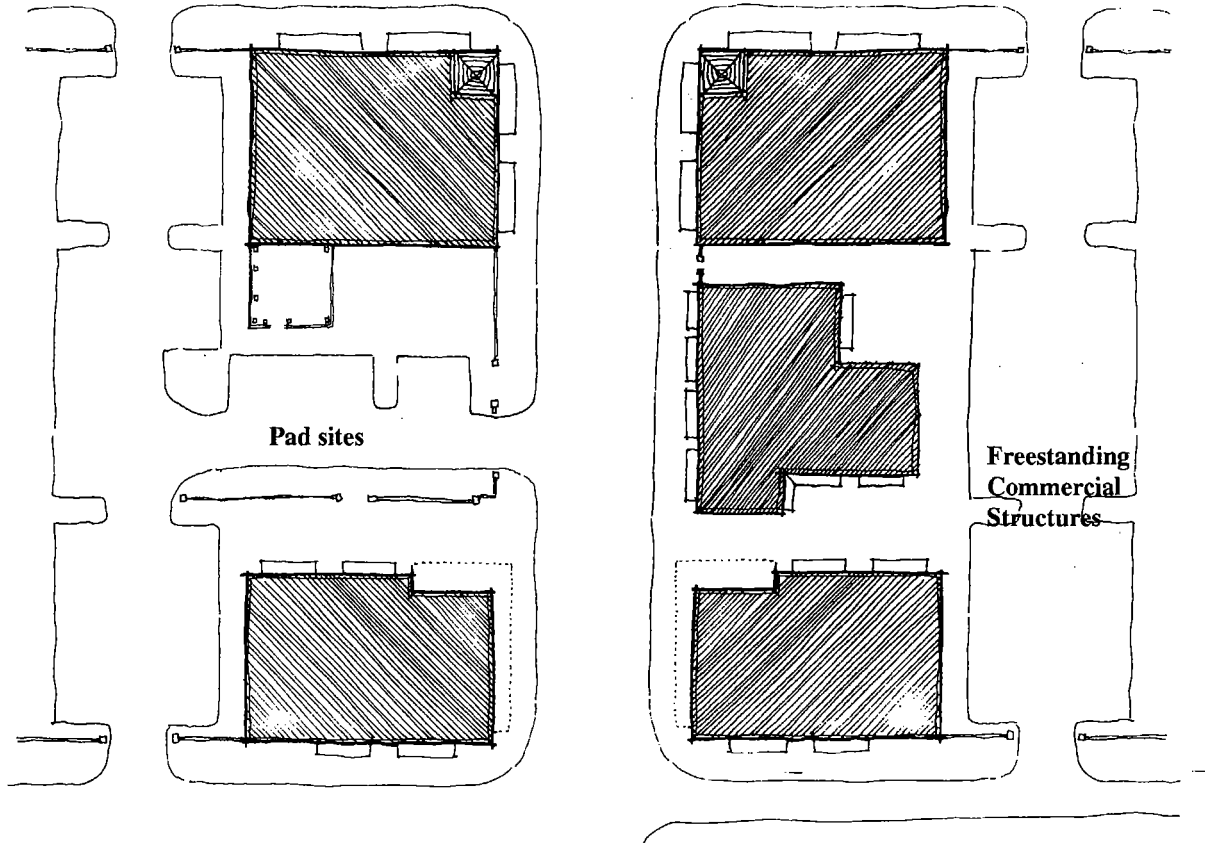
* Add 8' to all side street lots.
 ** If Fire Suppression is provided. (sprinkler).
 Lead walks are required at all houses.

LOT TYPES: MULTI-FAMILY LOTS AND PLEX LOTS



Lot Type	Width	Depth	Garage and Parking
Multifamily Lots	N/A	As determined by parking requirement. Min. = 150'	In rear - can be accessed from alley, side street or front driveway
Plex Lots	N/A	If all units self park. can be a min. of 75'	In rear - tuck under parking, one additional tandem space- access is from alley only

LOT TYPES: COMMERCIAL LOTS



Lot Type	Width	Depth	Garage and Parking
Commercial Lots	N/A	Minimum 130' determined by parking requirements.	Surface or structure behind building. Some side parking is allowed.

Section 5 INFRASTRUCTURE

Infrastructure Recommendations in the Comprehensive Plan

The Calvert County Comprehensive Plan recommends that the County be proactive in providing infrastructure to support growth, and specifically economic development, within town centers. The Plan calls for the provision of public water and sanitary sewer facilities and services, public buildings, streets and sidewalks, and park and recreational amenities within town centers.

The Plan also recommends that public and private cost savings be achieved in developing town centers through: the development of regional storm water management systems; the advanced reservation of rights-of-way; energy efficient design and construction standards; and the design of public buildings and grounds with multiple uses in mind.

The Comprehensive Plan recommends that each town center contain a town park or village green, an in-town trail or bikeway system, outdoor public facility for active recreation, and an indoor community center.

The Comprehensive Plan also recommends that the County pursue actions to broaden the tax base by supporting commercial development by investing in infrastructure. In addition to standard infrastructure, such as water supply, sewerage, and roads, the Plan recognizes that facilities key to attracting high technical firms also include communications systems such as fiber optic networks and digital switching systems.

In order to attract quality business development to town centers, the County may need to make timely investments in support services and facilities.

Public Water and Sewer Service

The Owings Town Center has a number of environmental conditions that limit the amount of development that can take place with on-site sewerage disposals systems. A public sewerage system is fully compatible with the recommendations embodied in this Master Plan and would allow for intensive use of undeveloped Town Center lands and more intensive re-use of currently developed lands.

The Calvert County Water and Sewer Division operates as an enterprise, meaning that it operates without the direct infusion of County operating or capital funds. Infrastructure is financed by revenue bonds, which are backed by the full faith and credit of County government. Infrastructure is installed and costs of installation and debt service are assessed to the users of the system within each sanitary district. The rates charged to users are set to capture these costs.

The Division conducts an economic feasibility assessment prior to installing water and sewerage facilities. The study determines at what level rates must be set to recoup the costs of providing service in the sanitary district. If installation costs are high and the number of potential users is relatively small, the per user charge may be too high to justify providing public service. This was the conclusion of the 1999 water and sewer feasibility study for the Dunkirk Town Center.

The County has the authority to grant funds to a particular sanitary district to offset the high costs of providing service and thus to lower the rates new users must pay. County funds thus can make public water and sewerage systems more economically feasible.

Consideration should be given to the use of County funds to make water and sewerage service economically feasible in the Owings Town Center. The Calvert County Water and Sewerage Plan designates the Town Center as *Programmed for Service with Three to Ten Years*. Any study should include the ECTC zoned land located adjacent to the Town Center on the north side of MD 260.

MD Route 260

MD Route 260 is a regional arterial highway and thus is intended to carry high volumes of traffic at relatively high speeds. The widening of MD 260 to four lanes is listed on the State Highway Administration's Inventory of Highway Needs, though it is not recommended in any adopted County or State Transportation Plan. It would first need to be recommended in the adopted County Transportation Plan before the State would advance the project.

Should future planning determine that MD 260 should be widened through the Town Center, the guidelines set forth in Appendix A--Roadway and Streetscape Design Standards and Guidelines--should be followed.

Thomas Avenue Upgrade

Accommodating more development in the Town Center will require that Thomas Avenue be upgraded. Improvements to Thomas Avenue should be guided by Appendix B, Roadway and Streetscape Design Standards and Guidelines and should adhere to the typical-section shown in the Owings Master Plan.

The cost of improving Thomas Avenue to the design standard set forth herein should be determined. The project should be included in the Capital Improvement Program for construction by 2010.

Should conditions change in the Owings Town Center and warrant advancing the upgrade of Thomas Avenue so as to facilitate economic development, safety, or improved circulation, the County should improve the road sooner, either on its own or with the participation of interested private sector developers and property owners.

Sidewalk on Old Solomons Island Road

A sidewalk should be constructed along Old Solomons Island Road. A detailed study should be undertaken to determine the feasibility and costs of constructing a sidewalk on one or both sides of the road. This project is eligible for funding through the MD SHA Sidewalk Retrofit Program and should be prioritized among other town center sidewalk construction projects countywide.

Open Space and Park

The park and open space shown on the Master Plan should be acquired by the County and used for passive recreation. County Park and Open Space funding may provide a viable source of funding for the purchase and development of these sites. Development of the sites should be tied into private proposals for development or redevelopment of lands within the Town Center.

Owings Town Center Community Center

The existing and currently vacant community center building located at the intersection of Thomas Avenue and Old Solomons Island Road should be restored and reused for community center functions. The first step is to commission a feasibility study.

APPENDICES

Appendix A

Roadway and Streetscape Design Standards and Guidelines

The following roadway and streetscape design standards and guidelines are to be used in concert with the Calvert County Road Ordinance in the provision of new roads, improvements to existing roads, and in the provision of sidewalks and landscaping along existing and new roads in the Owings Town Center.

MD 260 Through Town Center

- Any widening of MD 260 through the Town Center shall minimize the taking of private property and the displacement of existing structures and businesses; to the extent possible any expansion of highway capacity should be accommodated within the existing travelway.
- Any widening of MD 260 shall accommodate and support the provision of the planned traffic circle area as well as planned service roads.
- High speed movement of traffic through the Town Center is not a goal.

Highway Access

- No vehicular access to private property along MD 2 shall be permitted.
- Access along MD 260 shall be strictly coordinated as shown on the Owings Town Center Master Plan Map to minimize the number of access points.

Proposed Service Roads Along MD 260

- Design of proposed service roads should be guided by the street section shown in the Owings Town Center Master Plan Report.
- Parallel service roads should be constructed as shown on the Owings Town Center Master Plan Map as a means to consolidate existing and proposed driveways, to provide on-street parking, to enhance circulation through the Town Center, and to support pedestrian scale commercial land uses.
- A planting strip should be provided between MD 260 (Chesapeake Beach Road) and the proposed service roads. The planting strip should be planted with grass and street trees at 40' centers with a minimum of 3" caliper.
- Parallel parking should be provided along both sides of proposed service roads. Paving for parallel parking should be of the same surface material as roadway.
- Curb and gutter should be provided along proposed service roads.
- A sidewalk should be provided between the curb line of the proposed service roads and the building façade.

- Traffic and directional signage along proposed service roads should conform to County and State standards, but should be mounted on 2” diameter steel poles, painted black or on streetlights.

Traffic Circle Area

- The Owings Town Center Master Plan Map shows an area at the exiting intersection of MD 260 and Thomas Avenue, referred to in the Plan as the traffic circle. While the ultimate configuration of this area must await more detailed design work and traffic studies, it is not intended to be a *roundabout*. Indeed, the Master Plan recommends that traffic on MD 260 move through the circle area rather than around the circle as would be the case with a roundabout. The roads which form the arcs of the circle are intended to be low-speed commercial service roads. The Owings traffic circle area should seek to achieve a number of important objectives. The traffic circle area should seek to calm traffic speeds through the Town Center, enable safe pedestrian crossing of MD 260 at this location, help integrate the Town Center with the land area and any new development on the opposite side of MD 260, avoid and/or postpone the need for a traffic signal as possible, play a major organizing role for site planning and development, accommodate the radial street pattern shown on the Master Plan Map, and be a major community-wide focal point.
- Tree boxes should be provided around the perimeter of the proposed traffic circle at 40’ centers. Street trees with a minimum of 3” caliper should be planted within the planting strip. They shall be of one species only.
- Parallel parking should be provided along the perimeter of the proposed traffic circle. Paving for parallel parking should be of same surface material as roadway.
- Curb and gutter should be provided along perimeter of traffic circle.
- A sidewalk should be provided between the curb line of the proposed traffic circle and the building façade.
- Traffic and directional signage should conform to County and State standards, but shall be mounted on 2” diameter steel poles, painted black or on streetlights.
- The design of the traffic circle area should accommodate significant pedestrian crossing of MD 260.

Thomas Avenue

- Design of an improvements to Thomas Avenue should be guided by the street section shown in the Owings Town Center Master Plan Report.
- A planting strip should be provided along both sides of Thomas Avenue at the curb line. A width of 5-feet is recommended. It should be planted with grass. Street trees at 30’ centers with a minimum of 2” caliper should be planted within the planting strip.
- A sidewalk on both sides of Thomas Avenue should be provided adjacent to the planting strip. Sidewalks should be at least four feet wide but a 5-foot minimum is recommended. Lead walks shall extend from the sidewalk to all private residences.
- Parallel parking should be provided along both sides of Thomas Avenue. Paving for parallel parking should be of same surface material as roadway.

- Curb and gutter should be provided along Thomas Avenue
- Traffic and directional signage should conform to County and State standards, but should be mounted on 2” diameter steel poles, painted black or on streetlights.

Old Solomons Island Road (MD 778)

- A planting strip should be provided along the west side of Solomons Island Road, except where the road is adjacent to the park along the Hall Creek floodplain. In such situations, the road needs only a planting strip on one side, which shall be a minimum of 7-foot wide. It shall be planted with grass. Street trees at 30’ centers with a minimum of 2” caliper should be planted within the planting strip.
- Traffic and directional signage should conform to County and State standards, but should be mounted on 2” diameter steel poles, painted black.
- Along Old Solomon’s Island Road, significant tree stands may prevent new residential development from lining the road. Recourse to some form of private street leading to a discrete residential enclave may be necessary. In such situations, “closes” are preferred over cul-de-sacs. The close is a small green surrounded by a driveway or narrow street. Like a cul-de-sac it provides vehicular access to several buildings, however it also provides a socially useful green space that is visually accessible to the neighborhood.

Proposed New Streets

- Design of proposed service roads should be guided by the street section shown in the Owings Town Center Master Plan Report.
- A planting strip should be provided along new streets. A 5-foot width is recommended. The planting strip should be planted with grass. Street trees at 30’ centers with a minimum of 2” caliper should be planted within the planting strip.
- Sidewalks should be provided adjacent to the planting strip and should be a minimum of 5-foot wide.
- Parallel parking should be provided along both sides of new streets. Paving for parallel parking should be of same surface material as roadway.
- Traffic and directional signage should conform to County standards, but should be mounted on 2” diameter steel poles, painted black.
- A planting strip should be provided along both sides of all new streets. It should be planted with grass. Street trees at 30’ centers with a minimum of 2” caliper should be planted within the planting strip.

Zoning

Owings Town Center Zoning Ordinance

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ARTICLE 1

SCOPE OF REGULATIONS

- 1-0 Scope of Regulations
- 1-1 Purpose of This Ordinance
- 1-2 Effective Date and Territorial Limits
- 1-3 Applicability
- 1-4 Separability
- 1-5 Interpretations
- 1-6 Permits

1-1 PURPOSE OF THIS ORDINANCE

The Owings Town Center Ordinance is a legal document which is adopted to accomplish the aims of the Owings Town Center Master Plan by regulating land uses in a manner that promotes the health, safety, and general welfare of Calvert County residents.

1-2 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 Owings Town Center as shown on officially adopted Calvert County Zoning Maps.

1-3 APPLICABILITY

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

1-4 SEPARABILITY

If any section, subsection, sentence, 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.

1-5 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. The Owings Town Center Master Plan should be used as a guide when interpreting or clarifying the intent of this Ordinance.

1-6 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

DISTRICT BOUNDARIES

- 2-0 District Boundaries
- 2-1 District Boundaries Established
- 2-2 Interpretation of District Boundaries

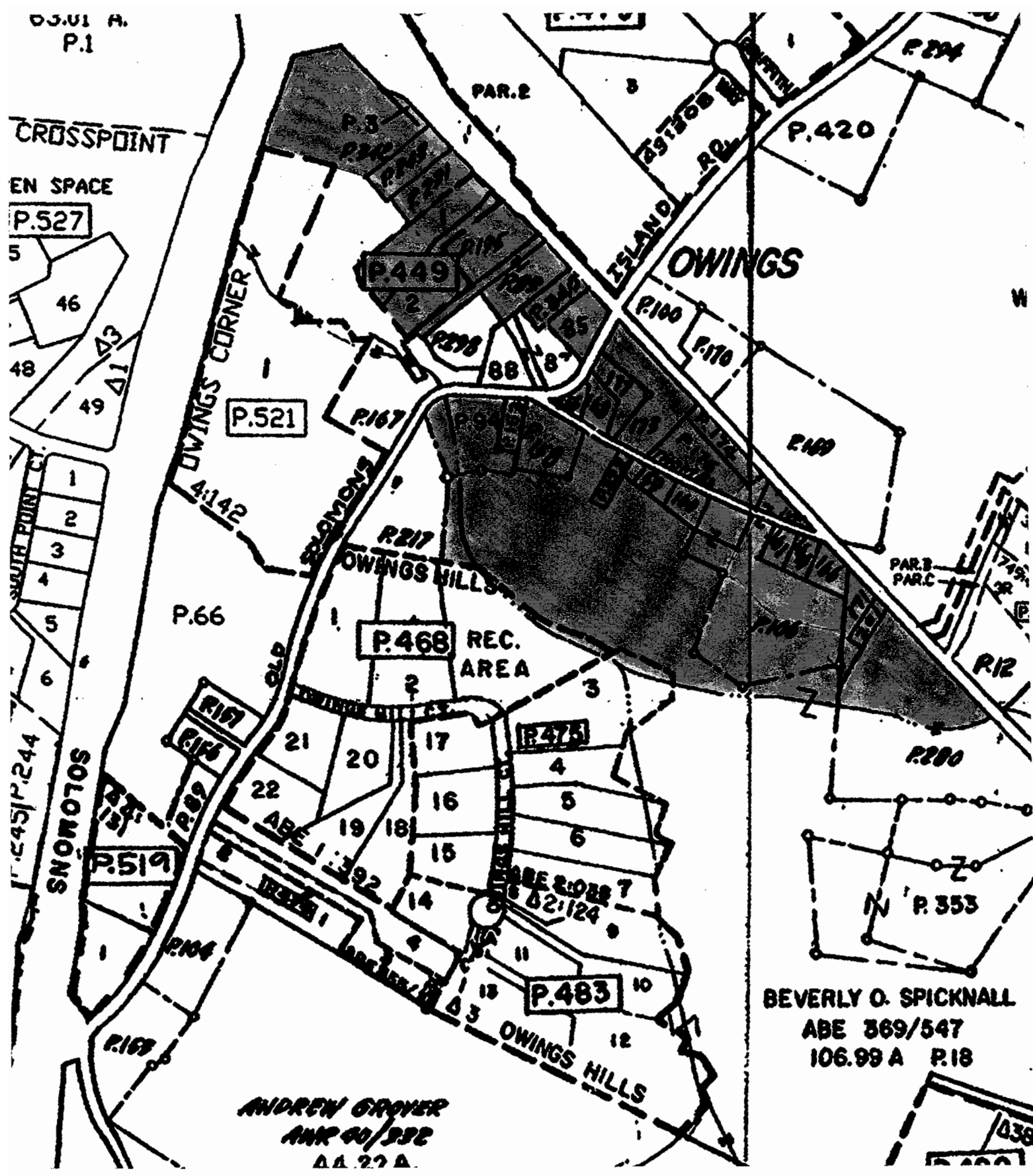
2-1 DISTRICT BOUNDARIES ESTABLISHED

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

2-2 INTERPRETATION OF DISTRICT BOUNDARIES

2-2.01 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 Map.
- B. Where a boundary line is shown within a street, alley or stream, it shall be intended to follow the centerline of such street, alley or stream. Should the actual location of such street alley or stream vary from the locations 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 unsubdivided 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 district adjoining the side of such public way shall be automatically extended, depending on the side or sides to which such lands revert, 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).

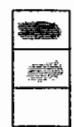


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Districts

- Core
- Village
- Edge



OWINGS TOWN CENTER ZONING MAP

Scale 1" = 400'

ARTICLE 3

ZONING DISTRICTS

- 3-0 Zoning Districts
- 3-1 Purpose of Establishing District Boundaries
- 3-2 Purpose and Intent of Districts
- 3-3 Table of Permitted Land Uses by District

3-1 PURPOSE OF ESTABLISHING ZONING DISTRICTS

Zoning districts are established to provide for appropriate land uses, densities, and urban design criteria throughout the Owings Town Center in its entirety. Determination of the districts is based upon environmental suitability, the location of roads, public facilities and public services, existing land uses on adjacent properties, and is guided by the Owings Town Center Master Plan and the Calvert County Comprehensive Plan.

3-2 PURPOSE AND INTENT OF DISTRICTS

3-2.01 Core District

The intent within this district is to allow for a variety of complementary uses appropriate to the scale and traffic volume of a regional thoroughfare but adjusted to the village scale of the Owings area, and to promote and sustain commercial development.

3-2.02 Village District

The intent within this district is to allow for a wide variety of complimentary uses appropriate to small town setting and to promote and sustain neighborhood scale non-residential uses.

3-2.03 Edge District

The purpose of this district is to support and promote a healthful and beautiful residential area, allow for a variety of low intensity uses that complement the residential character, and protect environmentally sensitive areas.

3-3 TABLE OF PERMITTED 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.

- A blank indicates that the use is not permitted.
- P - A "P" indicates the use is permitted.
- C - Permitted Use if it meets certain listed conditions.
- S - An "S" indicates that the use is subject to a Special Exception from the Board of Appeals. Refer to the Calvert County Zoning Ordinance concerning Special Exceptions.
- SC - An "SC" indicates that the use is subject to a Special Exception from the Board of Appeals if it meets conditions.

KEY TO LAND USE CHARTS:			
	A blank indicates the use is not permitted	SC	Permitted use subject to special exception if it meets conditions
P	Permitted Use	S1	Permitted Use subject to special exception if less than 150 feet from a residential building or site where there is an active house permit or an established Historic District.
C	Permitted Use if it meets certain conditions	S2	Permitted Use subject to special exception if less than 300 feet from a residential building or site where there is an active house permit or an established Historic District.
S	Permitted Use subject to special exception from the Board of Appeals		

OWINGS TOWN CENTER				
USE #	OWINGS TABLE OF LAND USES – AGRITOURISM, ECO-TOURISM, AND HERITAGE TOURISM USES	EDGE	VILLAGE	CORE
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			

OWINGS TOWN CENTER

USE #	OWINGS TABLE OF LAND USES - AGRICULTURAL	EDGE	VILLAGE	CORE
1.	Animal Husbandry	C	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	P	P	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			
25.	Veterinary Hospital or Clinic, Livestock		P	P
26.	Veterinary Hospital or Clinic, Small Animals or Household Pets		P	P

OWINGS TOWN CENTER

USE #	OWINGS TABLE OF LAND USES - RESIDENTIAL	EDGE	VILLAGE	CORE
1.	Apartment, Accessory	C	C	C
2.	Apartment, Accessory for Resident Watchman/Caretaker	P	P	P
3.	Apartment, Attached to a Business (3/25/08)	P	P	P
4.	Assisted Living Facility			
5.	Bed & Breakfast Facility with up to 2 Bedrooms in Use	C	C	C
6.	Bed & Breakfast Facility with 3 to 5 Bedrooms in Use	C	C	C
7.	Boarding House	C	C	C
8.	Dwelling, Attached: Duplex	C	C	C
9.	Dwelling, Attached: Fourplex			
10.	Dwelling, Attached: Multi-family		P	P
11.	Dwelling, Attached: Townhouse		P	P
12.	Dwelling, Attached: Triplex			
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	P
17.	Manufactured Home Community			
18.	Manufactured Home For Resident Watchman/Caretaker			
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	C	C	
24.	Tenant Houses, Additional (no more than 2 additional)	SC	SC	

OWINGS TOWN CENTER

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

OWINGS TOWN CENTER

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

OWINGS TOWN CENTER

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

OWINGS TOWN CENTER

USE #	OWINGS TABLE OF LAND USES - COMMERCIAL WHOLESALE	EDGE	VILLAGE	CORE
1.	Mini-Storage		P	P
2.	Warehouse, Indoor			P
3.	Warehouse, Outdoor			C
4.	Wholesale Lumber and/or Other Building Materials			
5.	Wholesaling, Indoor Only			

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

OWINGS TOWN CENTER

USE #	OWINGS TABLE OF LAND USES - INDUSTRIAL	EDGE	VILLAGE	CORE
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	C	C	C
7.	Grain Elevator			
8.	Kiln, Wood-drying			
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		SC	C
14.	Manufacturing and/or Assembly, Light, More than 5,000 square feet		SC	SC
15.	Manufacturing and/or Assembly of Watercraft, Commercial			
16.	Outdoor Storage in Connection with Commercial and/or Industrial Uses		C	<u>C</u>
17.	Power Generating Facility, Accessory to a Residence or Business	C	C	C
18.	Power Generating Facility, Commercial			S
19.	Research & Development Facility, Environmental		P	P
20.	Research & Development Facility, Other		P	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			C

OWINGS TOWN CENTER

USE #	OWINGS TABLE OF LAND USES – INSTITUTIONAL	EDGE	VILLAGE	CORE
1.	College or University		P	P
2.	Day Care Center	P	P	P
3.	Elementary or Secondary School		P	P
4.	Fire and/or Rescue Service			P
5.	Hospital			
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
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			
13.	Solid Waste Collection Site			S
14.	Temporary Structure Incidental to School (classroom relocatable)		P	P
15.	Wastewater Treatment Facility			C
16.	Water Supply Treatment Facility			P

OWINGS TOWN CENTER

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

¹ Definition: A use or structure on the same lot with, and of a nature customarily incidental to a principal structure, including private garages, tool sheds, home workshops, artists studios, woodworker shops, bicycle repair/shop, pottery making shop, furniture refinishing shop, and other similar small scale uses or structures conducted or used for gain or not by the occupant of the same lot. A use may be deemed an accessory use on community open space if it is for the use of the residents of the community only and is not open to the public. A drive-up or drive-through service window is not an accessory use or structure to any use.

3-4 NON-CONFORMING USES

(10/28/03) Any building, structure or premises lawfully existing at the time of the adoption of this Ordinance, or lawfully existing at the time this Ordinance is subsequently amended, may continue to be used even though such building, structure or premises does not conform to use or dimensional regulations of the zoning district in which it is located; subject to the provisions listed in Section 2-6 of the Calvert County Zoning Ordinance.

3-5 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 3-1 of the Calvert County Zoning Ordinance (CCZO) apply. The conditions listed below are unique to the Owings Town Center. Note: This section of the Owings Town Center Zoning Ordinance has been renumbered for consistency with the Calvert County Zoning Ordinance.

- | | |
|----------------------|---|
| Agricultural Use #1 | Animal Husbandry – See CCZO for conditions. |
| Agricultural Use #15 | Farm Stand – See CCZO for conditions. |
| Residential Use #1 | Apartment, Accessory – See CCZO for conditions. |
| Residential Use #5 | Bed & Breakfast Facility with up to 2 Bedrooms in Use – See CCZO for conditions. |
| Residential Use #6 | Bed & Breakfast Facility with 3 to 5 Bedrooms in Use – See CCZO for conditions. |
| Residential Use #7 | Boarding House, provided that: <ol style="list-style-type: none">1. An owner lives on the premises; and2. the facility is a part of the dwelling unit with the exception that existing non-conforming guesthouses may be used; and3. no separate kitchens are provided; and4. adequate off-street parking is provided; and5. Fire Marshall and Health Department approvals are obtained; and6. an Occupancy Permit for such use is obtained. |
| Residential Use #8 | Dwelling, Attached: Duplex – See CCZO for conditions (those conditions imposed in the Residential District shall apply in the Town Center). |
| Residential Use #20 | Manufactured Home or Recreational Vehicle (Emergency) – See CCZO for conditions. |
| Residential Use #23 | Tenant House – See CCZO for conditions. |

Residential Use #24	Tenant Houses, Additional (no more than 2 additional) – See CCZO for conditions.
Commercial Retail Use #4	Artisans' and Crafters' Market – See CCZO for conditions.
Commercial Retail Use #11	Mobile Food Sales – See CCZO for conditions.
Commercial Retail Use #12	Retail Commercial Building with Drive-up Facility, provided that the drive-up / drive through travelway is an alley.
Commercial Retail Use #14	Retail Commercial Sale or Display Area, Outdoor – See CCZO for conditions.
Commercial Retail Use #15	Watermen's Market – See CCZO for conditions.
Business & Personal Services Use #12	Flex Space Business, provided that: <ol style="list-style-type: none"> 1. the conditions of the Calvert County Zoning Ordinance for Flex Space Businesses are met; and 2. if the use involves light manufacturing and/or assembly, the conditions of the Owings Town Center Zoning Ordinance for Light Manufacturing and Assembly are met.
Business & Personal Services Use #14	Home Occupation - All Employed are Residents – See CCZO for conditions.
Business & Personal Services Use #15	Home Occupation – with up to 2 Equivalent Full-time non-resident employees – See CCZO for conditions.
Recreation Use #2	Carnival, Fair or Circus – Temporary, On Less than Five Acres – See CCZO for conditions.
Recreation Use #3	Carnival, Fair or Circus – Temporary, On More than Five Acres – See CCZO for conditions.
Recreation Use #16	Outdoor Recreation Facility, such as Swimming Pools, Athletic Courts – See CCZO for conditions.
Commercial Wholesale Use #3	Warehouse, Outdoor, provided that the storage is completely screened from neighboring properties and public rights-of-way.
Motor Vehicle Use #1	Automobile Filling Station, provided that the following conditions are met: <ol style="list-style-type: none"> 1. No fuel pump, oil draining pit, or other visible appliance for servicing automobiles is located within 25 feet of the front lot line, 2. Fuel pumps and service bays are located to the rear of the building,

3. No structure or building is erected within 80 feet of any dwelling (neither setback may be reduced),
4. No new service bay openings shall face a right-of-way,
5. No more than five inoperative vehicles and/or junk cars are allowed, except those which are 100 percent screened from adjoining properties and rights-of-way,
6. Junk vehicles shall be removed after 30 days, and
7. The provisions concerning inoperative vehicles and junk cars will go into effect immediately for new development and within one year for existing development.

Motor Vehicle Use #2 Automobile Filling Station with Convenience Store and/or Eating Establishment, provided that the following conditions are met:

1. No oil draining pit or other visible appliance for servicing automobiles is located within 100 feet of the front lot line,
2. No structure or building is erected within 150 feet of any dwelling, (neither setback may be reduced),
3. No new service bay openings shall face a right-of-way,
4. No more than five inoperative vehicles and/or junk cars are allowed, except those which are 100 percent screened from adjoining properties and rights-of-way,
5. Junk vehicles shall be removed after 30 days, and
6. The provisions concerning inoperative vehicles and junk cars will go into effect immediately for new development and within one year for existing development.

Motor Vehicle Use #5 Automobile Repair/Service Shop without fuel sales – See CCZO for conditions.

Motor Vehicle Use #7 Car Wash – See CCZO for conditions.

Motor Vehicle Use #11 Motor Vehicle Accessory Shop – See CCZO for conditions.

Motor Vehicle Use #17 Parking of Commercial Vehicles – See CCZO for conditions.

Industrial Use #5 Distillation of Alcohol as a Fuel On a Farm for Farm Use Only – See CCZO for conditions.

Industrial Use #13 Manufacturing and/or Assembly, Light, Less than 5,000 square feet, provided that the following conditions are met:

1. Adequate measures are taken for the abatement of offensive and obnoxious odors, dust, smoke, noise, vibration, or similar nuisances, and

2. Design, construction, and operation of the facility meets requirements of appropriate State and Federal regulatory agencies.
- Industrial Use #14 Manufacturing and/or Assembly, Light, More than 5,000 square feet, provided that the following conditions are met:
1. All structures have a minimum setback of 100 feet from all district boundary lines, that form the edge of a district that does not permit, by right, this use, except where the district boundary line is formed by a public road right-of-way.
 2. Adequate measures are taken for the abatement of offensive and obnoxious odors, dust, smoke, noise, vibration, or similar nuisances, and
 3. Design, construction, and operation of the facility meets requirements of appropriate State and Federal regulatory agencies.
- Industrial Use #16 Outdoor Storage in Connection with Commercial and/or Industrial Uses, provided that the machinery and/or equipment stored is not visible from adjoining properties or the road.
- Industrial Use #17 Power Generating Facility, Accessory to a Residence or Business – See CCZO for conditions.
- Industrial Use #26 Storage of Machinery & Equipment in Connection With Excavating and /or Contracting Business, provided that the following conditions are met:
1. The machinery and/or equipment stored is not visible from adjoining properties or the road,
 2. All storage buildings together contain no more than 2,000 square feet,
 3. The owner lives on the premises.
- Institutional Use #15 Wastewater Treatment Facility – See CCZO for conditions.
- Unclassified Use #7 Garage Sale, Yard Sale or Estate Sale – See CCZO for conditions.
- Unclassified Use #10 Livestock Kept as Pets – See CCZO for conditions.
- Unclassified Use #11 Model Home – See CCZO for conditions.
- Unclassified Use #14 Temporary Structure Incidental to Construction (non-residential) – See CCZO for conditions.
- Unclassified Use #16 Unoccupied Recreational Vehicle – See CCZO for conditions.

ARTICLE 4

TRANSFER ZONE DISTRICT

- 4-0 Transfer Zone District
- 4-1 Designated Transfer Zone

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

4-1 DESIGNATED TRANSFER ZONES

The Village and Edge Districts are designated transfer zones per the requirements of the Calvert County Zoning Ordinance. Five development rights shall be used by the developer for each lot or dwelling unit, which is created in excess of one dwelling unit per acre¹.

In lieu of purchasing Transferable Development Rights (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.

¹ 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.

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ARTICLE 5

DEVELOPMENT REQUIREMENTS

- 5-0 Development Requirements
- 5-1 Purpose
- 5-2 Development Requirements for All Districts
- 5-3 Development Requirements for the Core District
- 5-4 Development Requirements for the Village District
- 5-5 Development Requirements for the Edge District

5-1 PURPOSE

The following development standards are designed to help promote an attractive image for the town center and to maintain a high level of environmental quality.

5-2 DEVELOPMENT REQUIREMENTS FOR ALL DISTRICTS

All development projects in the Town Center are subject to the requirements of this section. The use of private streets shall in no way relieve an applicant of any of the articles of this section. Under no circumstances shall the back of residential structures on a private right-of-way face to a public road.

5-2.01 Conservation Areas

Conservation areas and buffers are required in accordance with the conditions listed in the Calvert County Zoning Ordinance under Section 8-2, Natural Resources Protection Areas.

5-2.02 Grading and Clearing

Grading and clearing shall be kept to a minimum. Grading and clearing permits may not be issued prior to site plan or major subdivision approval. Exceptions may be granted provided that:

Clearing is part of a state forestry management plan unrelated to preparation of the site for sale or development or

The issues related to the protection of natural features are deemed by the Planning Commission to have been satisfactorily addressed in a pending subdivision plat or site plan or

The area to be graded and/or cleared is less than 5,000 sq. ft. and will not disturb historical or archeological sites or

The County or State has determined that there is a need to grade or clear within the right-of-way for road safety purposes.

5-2.03 Screening

- A. High screening (minimum 6 ft.) is to be used where the objective is to completely screen a use from general view. High screening is required to conceal loading areas, outdoor storage areas, trash disposal sites and any other uses that are visually incompatible with neighboring land uses and are in view from roadways.

Materials:

- i) Evergreens (where the minimum height is 5 ft. at time of installation and where the plantings are capable of creating a continuous screen within 5 years. Evergreens may be planted in a close single row, staggered or offset rows or in clumps or groups of plantings.
 - ii) Solid/opaque wooden or masonry fencing. Where masonry or wooden fencing is utilized, a minimum two-foot strip outside the fencing shall be landscaped with clusters of trees and shrubs with a maximum spacing between clusters of 25 ft.
 - iii) Natural slopes and existing features which effectively conceal the use from general view.
 - iv) A combination of the above.
 - v) Chain link fences, with or without slats, shall not be used for screening. Berms may be utilized with any of the above.
- B. Low screening (3' minimum feet) is required along the perimeter of parking lots in cases where the parking lots are visible from roads or adjacent (off-site) properties and to conceal accessory uses that are 4 ft. or less in height. Low screening shall not restrict sight distance needed for vehicular safety.

Materials:

- i) Evergreens (where the minimum height at time of planting is 12 inches and has the potential of reaching a height of at least three feet within five years and where the plantings are capable of creating a continuous screen within three years.
- ii) Solid/opaque fencing with a minimum height of 3 ft. in material approved by the Department of Planning and Zoning.
- iii) Natural slopes and existing features where they effectively conceal the use from view.
- iv) A combination of the above.
- v) Chain link fences, with or without slats, shall not be used for screening. Berms may only be used to screen parking lots from adjacent properties. They are not permitted to be used as screening along public roads.

5-2.04 Parking And Loading Requirements

A. The number of required spaces, by land use and type of structure, set forth in Section 6-3.01 and Table 6-2 of the Calvert County Zoning Ordinance, may not be exceeded on-site.

B. Other Parking Requirements

On-street parking is permitted as parallel parking only.

On-site parking shall be located to the rear of all new or redeveloped buildings. The County Zoning Officer may permit side yard parking lots, on a case by case basis, only where unique attributes of the particular lot, including such attributes as terrain, lot shape, and presence of wetlands, prevent rear yard parking. On-site parking shall not be located between the right-of-way and the front of a building.

C. Loading requirements contained in the Calvert County Zoning Ordinance shall apply in the Owings Town Center.

5-3 DEVELOPMENT REQUIRMENTS FOR THE CORE DISTRICT

5-3.01 Purpose of District

The intent within this district is to allow for a variety of complementary uses appropriate to the scale and traffic volume of a regional thoroughfare but adjusted to the village scale of the Owings area, and to promote and sustain commercial development.

5-3.02 Lot Requirements

- A. There is no minimum lot size in this district.
- B. Lot Requirements Table for the Core District

5-3.02B LOT REQUIREMENTS FOR THE CORE DISTRICT

LOT TYPE*	WIDTH	DEPTH (minimum)	ONSITE PARKING	SIDE YARD SETBACK (minimum)	REAR YARD SETBACK (minimum)	WIDTH OF PRIMARY BUILDING FAÇADE (maximum)
Commercial	n/a	130'	Parking behind building	10'	20'	50'
Multi-Family	n/a	150'	Parking behind building	10'	20'	50'
Plex	n/a	75'	Access from alley. Parking behind building	n/a	20'	n/a
Live/Work	16-24**	90-110'	No garages. Access from alley. Parking behind building	n/a	20'	n/a
Townhouse	16-24**	70-110'	Access from alley. Garages may be attached or detached.	n/a	20'	n/a

*Lot types are illustrated in Section 4 of the Owings Town Center Master Plan. No lot types other than those listed in this table are permitted within the Core District.

**Add 8' to all side street lots . The maximum width of all side street lots may be exceeded by 8 feet.

5-3.03 Maximum Building Footprint

The maximum footprint for any building in this district is 15,000 sq. feet.

5-3.04 Setbacks

Building setbacks from all public and private roads shall be as follows:

- A. Setback along Chesapeake Beach Road (MD 260) throughout the Town Center shall be 35-feet from edge of pavement.
- B. Setback from all other roads: 12-feet from edge of pavement

5-3.05 Required Frontage Types

- A. Building frontage types described in Section 4 of the Owings Town Center Master Plan are hereby made part of this Ordinance.
- B. All new buildings in this district shall conform to one of the following frontage types: Shop Frontage, Arcade Frontage, or Stoop Frontage.
- C. No other frontage type is permitted within the Core District.

5-4 DEVELOPMENT REQUIREMENTS FOR THE VILLAGE DISTRICT

5-4.01 Purpose of District

The intent within this district is to allow for a wide variety of complimentary uses appropriate to small town setting and to promote and sustain neighborhood scale commercial retail, service, and office development.

5-4.02 Lot Requirements

- A. There are no minimum lot size requirements.
- B. Lot Requirement Table for the Village District.

5-4.02B LOT REQUIREMENTS FOR THE VILLAGE DISTRICT

LOT TYPE	WIDTH	DEPTH	OUTSIDE PARKING	SIDE YARD SETBACK (minimum)	REAR YARD SETBACK (minimum)	WIDTH OF PRIMARY BUILDING FAÇADE***
Plex Lots	N/A	150' (min)	Parking behind building	n/a	20'	n/a
Live/Work	16-24'***	90-110'	No garages. Access from alley parking behind building	n/a	20'	n/a
Townhouse	16-24'***	70-110'	Access from alley, garages (attached / detached)	n/a	20'	n/a
Duplex	25-40'***	90-110'	Access from alley, garages (attached / detached)	0' on one side 5' on other side	20'	32'
Cottage	40-50'***	100-120'	Access from alley, garages (attached / detached)	0' on one side 5' on other side	20' from principal building and 7' from ancillary structures	32'
Village	50-70'	≥110'	Access from alley or front. If front, then garages must be recessed minimum 20' from primary building façade	5' for buildings less than 2 stories and 10' for buildings 2 stories or higher	20' from principal building and 7' from ancillary structures	36'

* Lot types are illustrated in Section 4 of the Owings Town Center Master Plan. No lot types other than those listed in this table are permitted within the Village District.

**Add 8 feet to all side street lots. The maximum lot width of side street lots may be exceeded by 8 feet.

***Side wings must be set back from primary building façade at a distance equal to the length of the side wing.

5-4.03 Maximum Building Footprint

The maximum footprint for any building in this district is 5,000 square feet. Attached structures may not cause the total building footprint to exceed 6,000 square feet. Maximum footprint of an ancillary structures is 650 square feet per lot.

5-4.04 Setback

Building setbacks from all public and private rights-of-way shall be as follows:

- A. Minimum 10-feet from edge of pavement. Maximum 35-feet from edge of pavement.
- B. Buildings setback from edge of pavement at a distance of 27-feet or greater shall have a Porch and Fence Frontage. (See Porch and Fence Frontage in Section 4 of the Owings Town Center Master Plan.)

5-4.05 Required Frontage Types

- A. The building frontage types described in Section 4 of the Owings Town Center Master Plan are hereby made part of this Ordinance.
- B. All buildings in this district shall conform to one of the following frontage types: Shop Frontage, Arcade Frontage, Stoop Frontage, Dooryard Frontage / Uphill Side, Dooryard Frontage / Downhill Side, and Porch and Fence Frontage.
- C. No other frontage type is permitted within the Village District.

5-5 DEVELOPMENT REQUIRMENTS FOR THE EDGE DISTRICT

5-5.01 Purpose of District

The purpose of this district is to support and promote a healthful and beautiful residential area, allow for a variety of low intensity uses that complement the residential character, and protect environmentally sensitive areas.

5-5.02 Lot Requirements

- A. The minimum lot size is 14,200 square feet and is subject to Health Department approval. The minimum lot size is 5,000 square feet if public water and sanitary sewer service systems are provided.
- B. Lot Requirement Table for Edge District

5-5.02B LOT REQUIREMENTS FOR EDGE DISTRICT

LOT TYPE*	WIDTH	DEPTH (minimum)	ONSITE PARKING	SIDE YARD SETBACK (minimum)	REAR YARD SETBACK (minimum)	WIDTH OF PRIMARY BUILDING FAÇADE* (maximum)
Village	50-70'	≥110'	Access from alley on front. If front access, garage must be recessed 20' (min) from primary building façade.	5' for buildings less than 2 stories and 10' for buildings 2 stories or higher	20' from principal building and 7' from ancillary structures	36'
Estate	70-90'	≥110'	same as above	same as above	same as above	40'

* Lot types are illustrated in Section 4 of the Owings Town Center Master Plan. No lot types other than these listed in this table are permitted in the edge district.

**Side wings must be setback from primary building façade at a distance equal to the length of the side wing.

5-5.03 Maximum Building Footprint

The maximum footprint for any building in this district is 2,000 square feet. Maximum footprint of ancillary structures is 650 square feet per lot.

5-5.04 Setbacks

Building setbacks from all public and private rights-of-way shall be as follows: Minimum Setback is 25-feet from edge of pavement. Maximum setback is 50 feet from edge of pavement. Front porches of 8-foot minimum depth may encroach within the minimum setback.

5-5.05 Required Frontage Types

- A. The building frontage types described in Section 4 of the Owings Town Center Master Plan are hereby made part of this Ordinance.
- B. All buildings in this district shall conform to one of the following frontage types: Porch and Fence Frontage and Common Lawn Frontage.
- C. No other frontage type is permitted within the Edge District.

ARTICLE 6

ARCHITECTURAL REQUIREMENTS AND GUIDELINES

- 6-0 Architectural Requirements and Guidelines
- 6-1 Purpose
- 6-2 Town Center Standard Requirements
- 6-3 Building Design Standards
- 6-4 Signage
- 6-5 Procedures for Architectural Review

6-1 PURPOSE

Building design standards are based upon the premise that the overall appearance of a community bears a direct relationship to the social well being of its residents and to property values. These standards are intended to promote and protect a cohesive architectural character within the Owings Town Center.

6-2 TOWN CENTER ARCHITECTURAL STANDARDS

6-2.01 Proportion/Rhythm/Scale

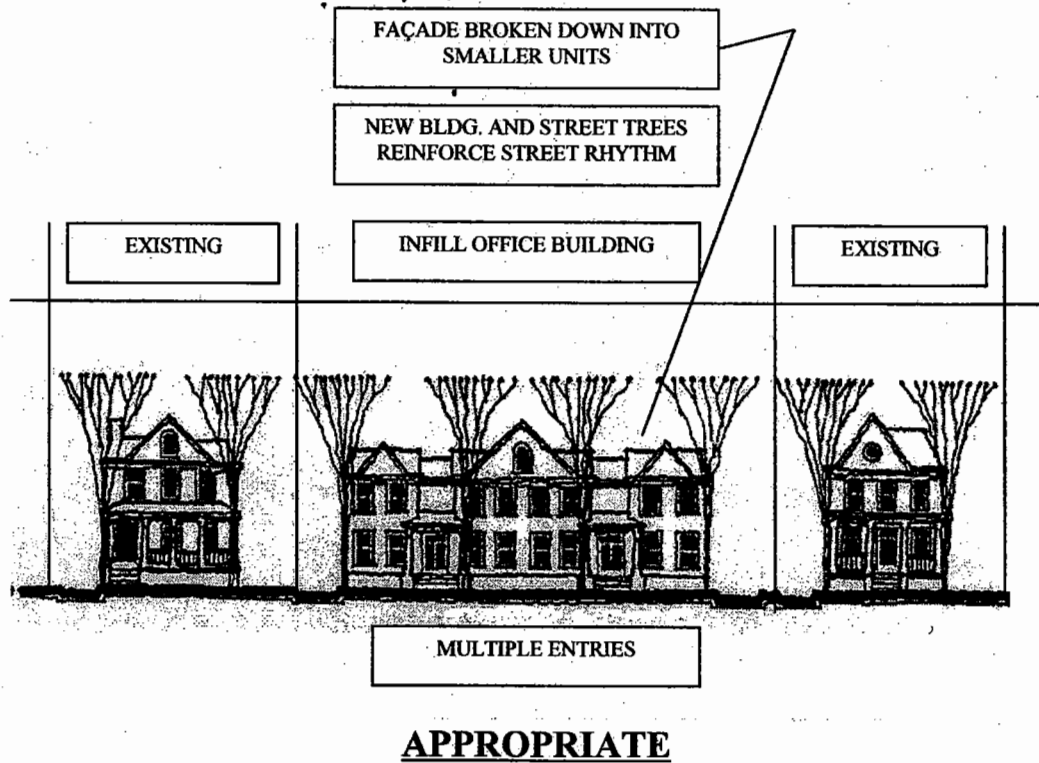
Proportion - refers to the relationship between width and height of buildings facades and their components.

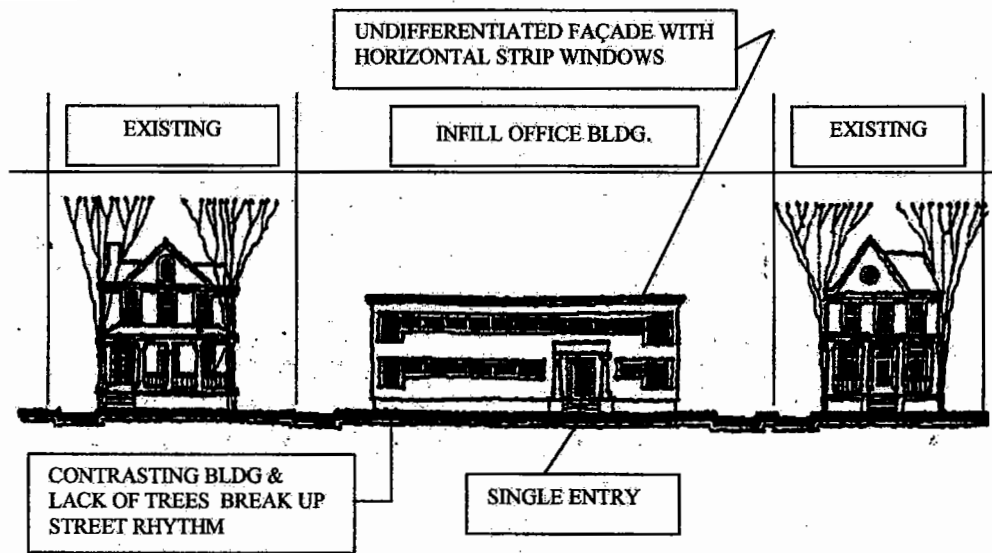
Rhythm - refers to the repetition and spacing of openings (windows and doors) on individual buildings as compared with adjacent structures. Rhythm also refers to the spacing of repetitive building masses along a street.

Scale - refers to the size (height/width) relationship between adjacent structures. Human scale refers to the comfortable size relationship between buildings and people.

- A. The proportional relationship of individual commercial and residential facades in the town center shall emphasize the vertical rather than the horizontal. Single story strip shopping centers running parallel to public roads are expressly not permitted.
- B. Large disparities between the height, width and length of a building shall be avoided. Building mass shall be broken up into smaller components.
- C. Large blank walls shall be avoided. Commercial and residential buildings shall be designed to support a human-scaled environment. Each floor level shall be emphasized with appropriately scaled windows.

- D. Buildings and accessory structures shall be compatible with neighboring buildings and structures in terms of height, proportion, rhythm and scale.
- E. All of the design elements on a building shall maintain the same architectural style, in terms of proportion, rhythm and scale as the overall style of the building.
- F. Within the Village District, along Thomas Avenue, buildings shall be designed to promote a pattern of closely spaced buildings with multiple entrances. See illustration below.





INAPPROPRIATE

6-2.02 Building Frontage Types

Appropriate building frontages, by district, are shown in Section 4 of the Owings Town Center Master Plan.

6-2.03 Rooftop and exposed mechanical and electrical equipment

Rooftop or other exposed mechanical and electrical equipment shall be screened from view screening shall be architecturally integrated with buildings.

6-2.04 Garages

Garages shall be located as provided for in the discussion of lot types in Section 4 of the Owings Town Center Master Plan.

6-2.05 Fences

Chainlink fences are not permitted along the front property line.

6-3 BUILDING DESIGN STANDARDS

6-3.01 Core District: Scale, Materials and Techniques

- A. Building Height: Maximum three stories, plus a habitable roof, to a maximum of 40 feet to the bottom of the eave. At least two stories are required along Chesapeake Beach Road.
- B. Roof: Flat roofs are permitted provided a cornice caps them. If roof is to be pitched, minimum pitch: 6/12. Colors and tones shall be muted.
- C. Windows shall be longer than they are wide. A recommended proportion of 1.6:1 to 2.5:1 (height:width); Retail uses along the proposed Service Road, or along the proposal Traffic Circle shall be fronted, primarily (at least 60%) of glass at ground level. Glazed storefronts are for the display of merchandise and to allow visual access to the store. Glazing may not be opaque or blocked off from by signage except as noted in 6-4.03, or by other devices intended to prevent pedestrians from seeing inside.
- D. Materials shall be brick - unpainted (red tones only); whitewashed or painted brick; stucco; synthetic stucco (muted colors); split face block or natural stone.

6-3.02 Village District: Scale, Materials and Techniques

- A. Building Height: Maximum two stories, plus a habitable roof, to a maximum of 28 feet to the bottom of the eave.
- B. Roof: Flat roofs are permitted provided a cornice caps them. If roof is to be pitched, minimum pitch: 6/12. Colors and tones shall be muted.
- C. Windows shall be longer than they are wide. A recommended proportion of 1.6:1 to 2.5:1 (height:width); Cafes and Restaurants are encouraged to have windows that open fully to allow outdoor dining along the street.
- D. Materials shall be brick-unpainted (red tones only); whitewashed or painted brick; stucco; synthetic stucco (muted colors); natural stone; wood or wood appearance siding with wide corner boards and window trim. As aluminum siding products vary widely, samples shall be submitted for approval.

6-3.03 Edge District: Scale, Materials and Techniques

- A. Building Height: Two stories, plus a habitable roof, to a maximum of 28-feet to the bottom of the eave.
- B. Roof: Minimum pitch: 6/12. Colors and tones shall be muted.

- C. Windows shall be longer than they are wide. A recommended proportion of 1.6:1 to 2.5:1 (height:width).
- D. Materials shall be brick- unpainted (red tones only); whitewashed or painted brick; synthetic stucco (muted colors); natural stone; or wood or wood appearance siding with wide corner boards and window trim. As aluminum siding products vary widely samples shall be submitted for approval.

(12/4/01) 6-3.04 Exceptions:

- A. Cupolas or tower elements connected to residential structures (maximum of 150-square feet in plan) may extend to four stories in height.
- B. Tall structures and/or tower elements are permitted at the end of commercial blocks unless used for the purpose of camouflaging or concealing wireless communications facilities such as towers or antennas. Such structures shall be subject to the requirements of Section 3-4 of the Calvert County Zoning Ordinance.

6-4 SIGNAGE

6-4.01 General Requirements- All Signs

- A. Where permitted, illuminated signs shall be shielded so that no direct rays of light shall cause glare or reflections on any portion of an adjacent roadway or residential building.
- B. No sign shall have moving parts or project any intermittent or flashing illumination except signs that indicate time and temperature.
- C. No sign shall be displayed which uses the words "Stop" or "Danger" or presents or implies the need or requirement of stopping or the existence of danger as part of an advertising sign.
- D. No sign shall be located which will interfere with traffic visibility on the right-of-way of any road or any slope or drainage easement of the road.
- E. No sign shall be permitted which contains statements, words or pictures of an obscene character.
- F. No sign shall be placed on rocks, trees or on poles maintained by public utilities.
- G. All portable signs shall be limited as follows:
 - i.) Hot air balloons and searchlights are allowed for promotions only, not to exceed 72-hours in a year.
 - ii.) Pennants and banners are permitted for display periods not to exceed 14-days prior to an event, and not to exceed 30-days per year.
 - iii.) One sandwich type (A-frame) sign is permitted per business on premises, subject to the following:

- a. Each sign board face shall not exceed 9-square feet
 - b. The total height is not to exceed 48"
 - c. The sign shall be located so as not to restrict sight distance below that called for in ASHTO standards (drawings depicting such standards available from County). Applicants will be responsible for meeting those standards.
 - d. The sign must either be constructed and maintained according to the adopted specifications or receive special approval from the Architectural Review Committee.
 - e. The owner shall obtain a permit for the sign; however, the size of the sign will not count against the total signage allowed under Section 6-8.07 of the Calvert County Zoning Ordinance.
 - f. Along Chesapeake Beach Road, the sign shall be at least 50 feet from the right-of-way.
 - g. Such signs shall not be illuminated.
- H. No sign shall be permitted which becomes unsafe or endangers the safety of a building, premise, or person. The Zoning Officer shall order such signs to be made safe or repaired or removed, such order to be complied with within 15-days of the receipt of such order.
- I. When a sign structure does not include advertising information for a period of 120 continuous days, such sign structure shall be deemed a violation and shall be removed.
- J. Signs shall be removed when the business, enterprise, etc. advertised ceases to exist, or at the expiration date specified in the permit for erection; removal shall be the responsibility of the owner of the property on which the sign is located.
- K. Unless determined by the Zoning Officer to be safe at a lesser distance, the setback from the right-of-way shall be a minimum of ten feet, except that any sign which is attached to the ground shall adhere to the front yard requirement for the district in which it is located.

6-4.02 Sign Design Standards – All Signs

- A. Signs shall be compatible with the design and building materials of adjacent structures.
- B. Signs shall be wood, wood appearance or metal; however, internally illuminated plastic box signs are not permitted. Individual solid metal letters with internal lighting that backlight a building wall are permitted. Illuminated signs are not permitted in the Edge Districts with the exception of street addresses and painted signs of no more than 6-square feet for Bed and Breakfast inns.
- C. Neon signs located behind the glass line are permitted subject to review of the Architectural Review Committee

- D. The number of graphic elements (i.e., words and/or symbols) on a sign shall be held to minimum needed to convey the sign's major message. A rule of thumb is to limit the number of syllables and symbols to 10.
- E. All signage around the traffic circle 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.

6-4.03 Special Design Standards for Building Signs

- A. Every building sign shall be designed as an integral architectural element of the building. The façade design of commercial structures shall include a signage zone or information zone, which aligns with adjacent structures. All signage shall be within this zone or behind storefront glass, except for occasional projecting signage. Signage is not allowed above this zone.
- B. Signs on buildings shall not obstruct architectural features of the building. Signs shall not be mounted on roofs, extend above the roofline or above the second story of the building.
- C. Building signs shall be compatible with the building and adjacent structures.
- E. Small wall-mounted projecting signs are encouraged if compatible with the building and adjacent structures. Projecting signs shall not exceed ten square feet in area or extend lower than seven feet above grade.
- F. Storefront windows shall be used for the display of goods and not as a signboard. Some signage may be appropriate behind storefront glass; however, this signage shall be kept to no more than 25% of glass area and not obscure the view of merchandise.

6-4.04 Special Design Standards for Freestanding Signs

- A. One freestanding sign is permitted per site. The Planning Commission may, upon recommendation by the Owings Architectural Review Committee, permit additional freestanding signs in cases where the site is very large provided that signs are architecturally compatible with each other and integrated with the site. Freestanding signs shall not be located within parking lots.
- B. The height of freestanding signs, inclusive of the base of the sign, shall not exceed six feet as measured from the top of the sign to the ground. The area of freestanding signs shall not exceed 20 square feet.
- C. The base of a freestanding sign shall be solid and designed as an architecturally integrated element of the sign.

- D. Only one small sign (4-square feet) advertising uses such as home occupations, for sale signs, contractor signs, etc., shall be permitted on a residential property.

6-4.05 Maximum Sign Areas

The dimensions of any given sign or collection of signs shall be approved on the basis of proportion, scale and compatibility with the surrounding area, but may in no case exceed the limitations listed in Table I below. Freestanding signs are included in the computation of maximum square footage for any given site.

TABLE I - TABLE OF MAXIMUM SIGN AREAS	
Length of Front Building Wall (ft.)	Maximum Square Footage Of Sign (sq. ft.)
10-19	30
20-29	50
30-39	70
40-49	90
50-59	110
60-69	125
70-79	140
80-89	155
90-99	170
100	SEE NOTE 3 BELOW

- NOTES:
1. Fractions will be rounded off to the closest integral number.
 2. A cumulative measurement shall be taken for businesses sharing party walls.
 3. For building walls which are longer than 100 feet, add one square foot of signage for every linear foot over 100 feet.
 4. For each side of a commercial building, the signage shall be calculated for the length of that building wall and the signs shall be located only on that side of the building.
 5. Calculation of sign area in square feet: Sign area shall normally be the area of the face of the sign, except for the following situation:
If the sign consist only of letters or figures, the area shall be calculated as if a rectangle were drawn around the exterior of the letters or figures.

6-4.06 Replacement of Existing Signs

Existing businesses may replace, repair or modify existing signs; however, any change other than normal maintenance shall be in the direction of conformity with current sign requirements insofar as practical. New businesses may replace, repair or modify existing signs but shall comply with current sign requirements.

6-5 PROCEDURES FOR ARCHITECTURAL REVIEW

6-5.01 Authorization for Architectural Review

In accordance with the provisions of Article 66b, Annotated Code of Maryland, the Board of County Commissioners has the authority under Article 4.01 (B) “upon the zoning or rezoning of any land or lands pursuant to the provisions of this article, (to) impose such additional restriction, conditions, or limitation as may be deemed appropriate to preserve, improve or protect the general character and design of the lands and improvements being zoned or rezoned...And may, upon the zoning or rezoning of any land or lands, retain or reserve the power and authority to approve, or disapprove the design of buildings, construction, landscaping, or other improvements, alterations, and changes made or to be made on the subject land or lands to assure conformity with the intent and purpose of this article and the jurisdiction’s zoning ordinance. The powers provided in subsection (b) of this section shall be applicable only if the local legislative body adopts an ordinance which shall include enforcement procedures and requirements for adequate notice of public hearings and conditions sought to be imposed.”

Section 7.01 (A) of Article 66b enables the local legislative body to “provide by ordinance for the enforcement of this article (66b) and of any ordinance or regulation made thereunder.”

6-5.02 Appointment of Architectural Review Committee

The Board of County Commissioners shall appoint an Owings Town Center Architectural Review Committee whose functions shall be to:

- A. make recommendations to the Planning Commission regarding approval of exterior design features of public and private buildings, including building scale and the relationship between proposed buildings and existing buildings and green spaces, structures, and signs on the basis of the Town Center Architectural Standards and criteria set forth in sections 6-2, 6-3 and 6-4 of this article;
- B. promote awareness of good design within the community; and
- C. participate in the periodic update of the Owings Town Center Master.

6-5.03 Composition of the Owings Town Center Architectural Review Committee (OARC)

- A. The OARC shall be composed of five members.
- B. Priority shall be given to the appointment of members who reside or work within the Town Center.
- C. At least one member shall be a registered architect or landscape architect in the State of Maryland or a professional urban planner certified by the American Institute of Certified Planners.
- D. At least one member shall be an owner of a business located within the Town Center and at least one member shall reside within the boundaries of the Owings Town Center and not be connected with a business within the Town Center.
- E. At least three members shall work, reside, or represent an institution within the Calvert County postal area of the Town Center.
- F. Exceptions in the criteria listed above, except for subsection E, may be made by the Board of County Commissioners in the event there are not enough qualifying applicants.

6-5.04 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. Any member who misses three meetings in a row shall be dismissed.

6-5.05 Officers

The committee may appoint a chairman and vice-chairman biennially.

6-5.06 Meetings

The committee shall hold monthly meetings unless otherwise determined by a majority vote of the committee membership. The committee need not meet when there is no business before it.

6-5.07 Projects Requiring Architectural Review

- A. All new commercial, office, industrial, institutional and residential buildings and components of commercial, office, industrial, and institutional buildings such as windows, doors, decorative elements and canopies.
- B. Additions to existing commercial, office, industrial and institutional buildings;

- C. All new accessory or ancillary buildings or structures having a footprint of 150 square feet or more visible from existing or proposed public roads;
- D. New fences and changes to existing fences visible from existing or proposed public roads;
- E. Additions to existing residential buildings, visible from existing or proposed public roads, which would increase total square footage by over 50%.; and
- F. New signs and changes to existing signs.

6-5.08 Exceptions

Additions to existing structure 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) 6-5.09 Review Process for Projects Requiring Architectural Review

A. Submittal of applications

Applicants of 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 list of specific requirements are available at the Department of Planning and Zoning.

Applicants are strongly encouraged to submit their plans as early as possible in order to avoid any delays or revisions.

B. Review procedure

The Owings Town Center Architectural Review Committee shall review applicable projects in accordance with the provisions of this ordinance and make recommendations in writing to the Planning Commission. The Planning Commission may delegate 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.

Applicants or their representatives are required to attend and participate in discussions 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.

6-5.10 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.

6-5.11 Enforcement

(10/28/03)

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 Section 1-7 of the Calvert County Zoning Ordinance.