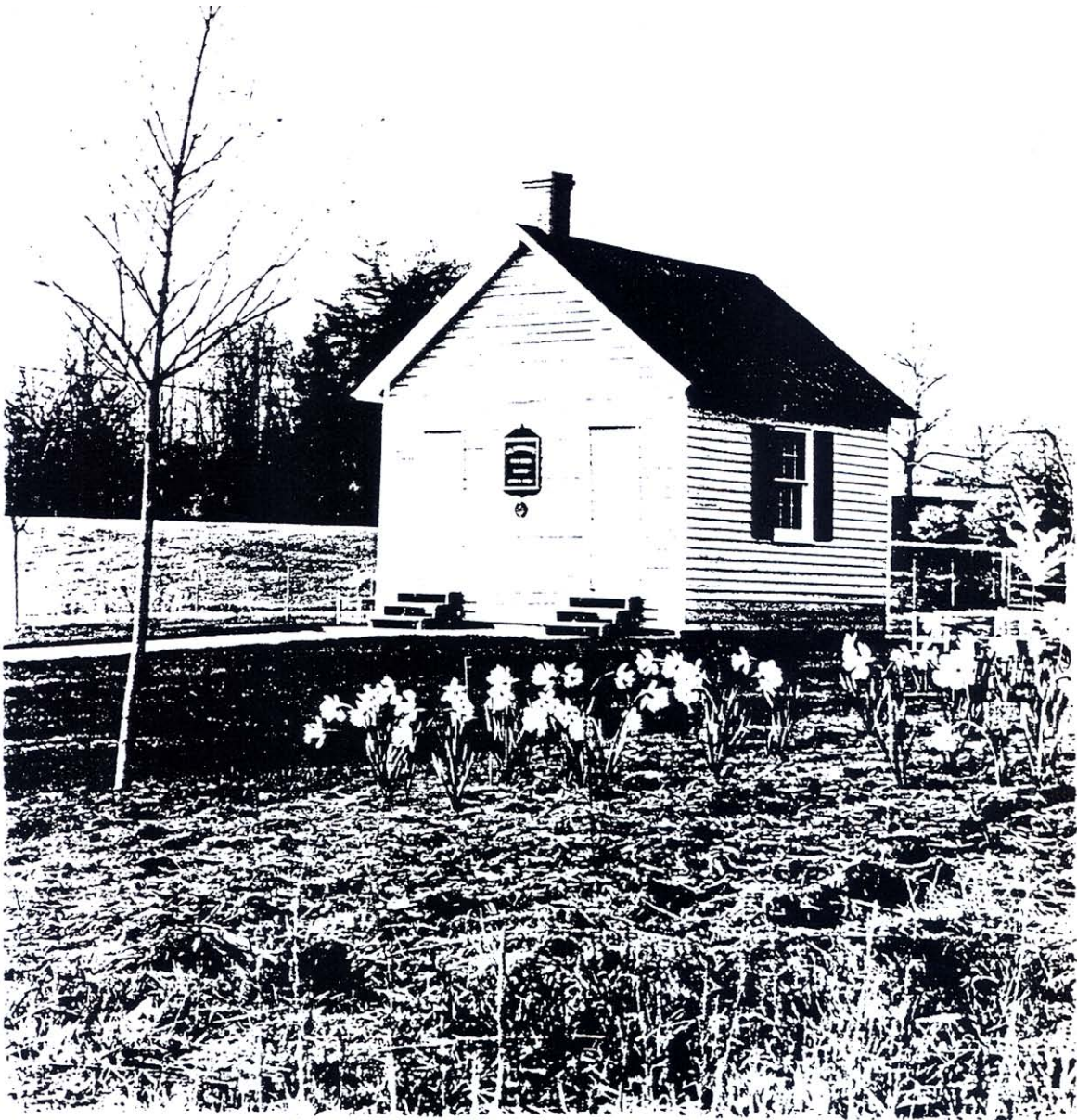


St. Leonard Town Center Master Plan & Zoning Ordinance



Adopted: September 19, 1995
Amended: August 4, 1998
Amended: March 23, 1999
Amended: April 25, 2000
Amended: December 4, 2001

Amended: October 28, 2003
Amended: December 2, 2003
Amended: August 10, 2004
Amended: May 1, 2006

Board of County Commissioners

Mary M Krug, President

Patrick M Buehler

Mark R. Frazer, D.D.S.

Linda L. Kelly

Hagner R. Mister

Planning Commission

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Maurice Lusby

Michael Phipps

John Ward

Consultants

Graham Landscape Architecture

Hickok Warner Architects

PMA Consulting Services

Calvert County Department of Planning & Zoning

Frank Jaklitsch, Director

Randi Vogt, Principal Planner

Cover Photograph

Miriam America

Special thanks to the St. Leonard Area Citizens Association and to the property owners of St. Leonard for their assistance and active participation in the planning process.

RESOLUTION NO. 37-95

PERTAINING TO THE AMENDMENT OF RESOLUTION NO. 34-95 ADOPTING THE ST. LEONARD MASTER PLAN & ZONING ORDINANCE

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

WHEREAS, after due notice was published, the Planning Commission and the Board of County Commissioners held a joint public hearing on June 13, 1995, at which time the proposed St. Leonard Town Center Master Plan and Zoning Ordinance were discussed and public comment was solicited; and

WHEREAS, after holding the public hearing, the Planning Commission made final recommendations to the Board of County Commissioners concerning the proposed St. Leonard Town Center Master Plan and Zoning Ordinance on July 19, 1995, which recommendations and other discussion and comments were considered by the Board of County Commissioners; and

WHEREAS, on August 1, 1995, the Board of County Commissioners adopted the St. Leonard Town Center Master Plan and Zoning Ordinance with the recommendations of the Planning Commission; and

WHEREAS, on August 29, 1995, the Board of County Commissioners passed Resolution No. 34-95 adopting the St. Leonard Town Center Master Plan and Zoning Ordinance (referred to in said resolution as the St. Leonard Master Plan and Zoning Ordinance), which Resolution

contained an erroneous reference to the Huntingtown Master Plan and Zoning Ordinance and which also was recorded without the attachment referenced therein; and

WHEREAS, it is the desire of the Board of County Commissioners to correct the aforesaid errors.

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

DONE, this 19th day of Sept, 1995, by the Board of County Commissioners of Calvert County, Maryland, sitting in regular session.

ATTEST:

Mary S. Watson
Mary S. Watson, Clerk

BOARD OF COUNTY COMMISSIONERS
OF CALVERT COUNTY, MARYLAND

Mary M. Krug
Mary M. Krug, President
Hagner R. Mister
Hagner R. Mister, Vice-President

Approved for legal
sufficiency on 9/15/95
by: Emanuel Demedis
Emanuel Demedis
County Attorney

Patrick M. Buehler
Mark R. Frazer
Mark R. Frazer, D.D.S.
Linda L. Kelley
Linda L. Kelley

ST. LEONARD MASTER PLAN

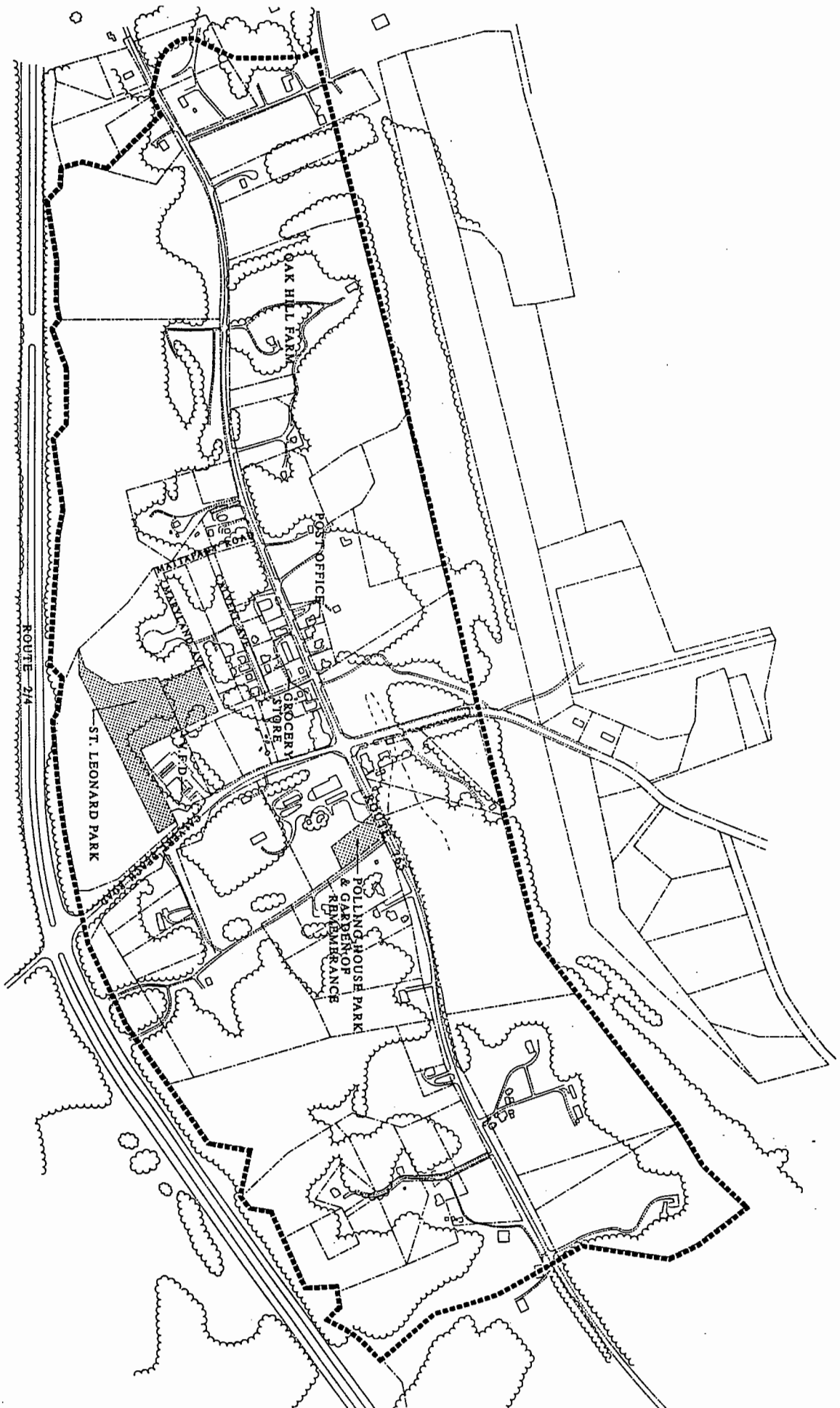
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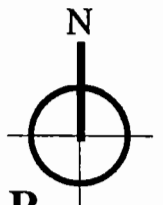
I. INTRODUCTION - PURPOSE OF THE PLAN

The Calvert County Comprehensive Plan identifies two principal planning goals for Calvert County: a) to retain rural character and b) to promote economic development. A major strategy for accomplishing both of these goals is to focus development in designated town centers. The Maryland Economic Growth, Resource Protection and Planning Act of 1992 lists as a vision that "in rural areas, growth is directed to existing population centers."

St. Leonard is designated as a minor town center. To promote informed and orderly development, the county has undertaken a process of developing a master plan for each of the designated major and minor town centers. The St. Leonard Master Plan is official Calvert County policy and functions as an addendum to the Calvert County Comprehensive plan.



**ST LEONARD TOWN CENTER
EXISTING CONDITIONS**



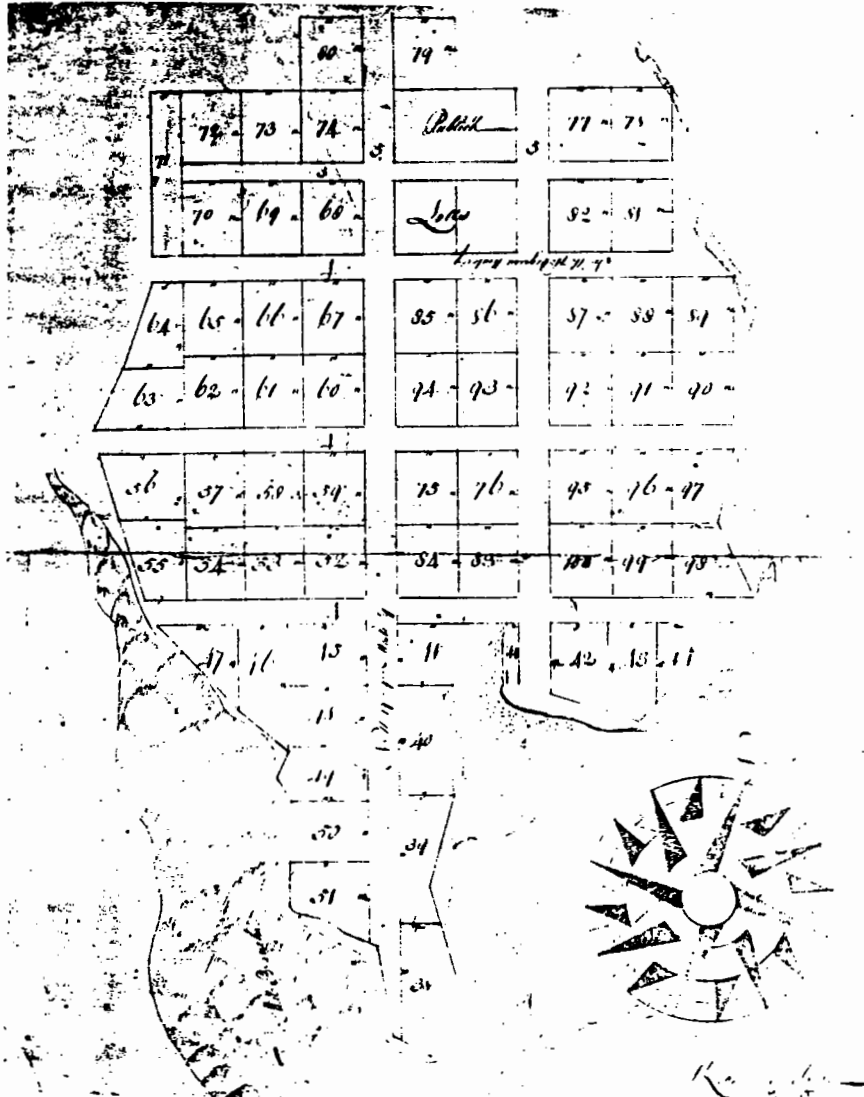
II. EXISTING CONDITIONS

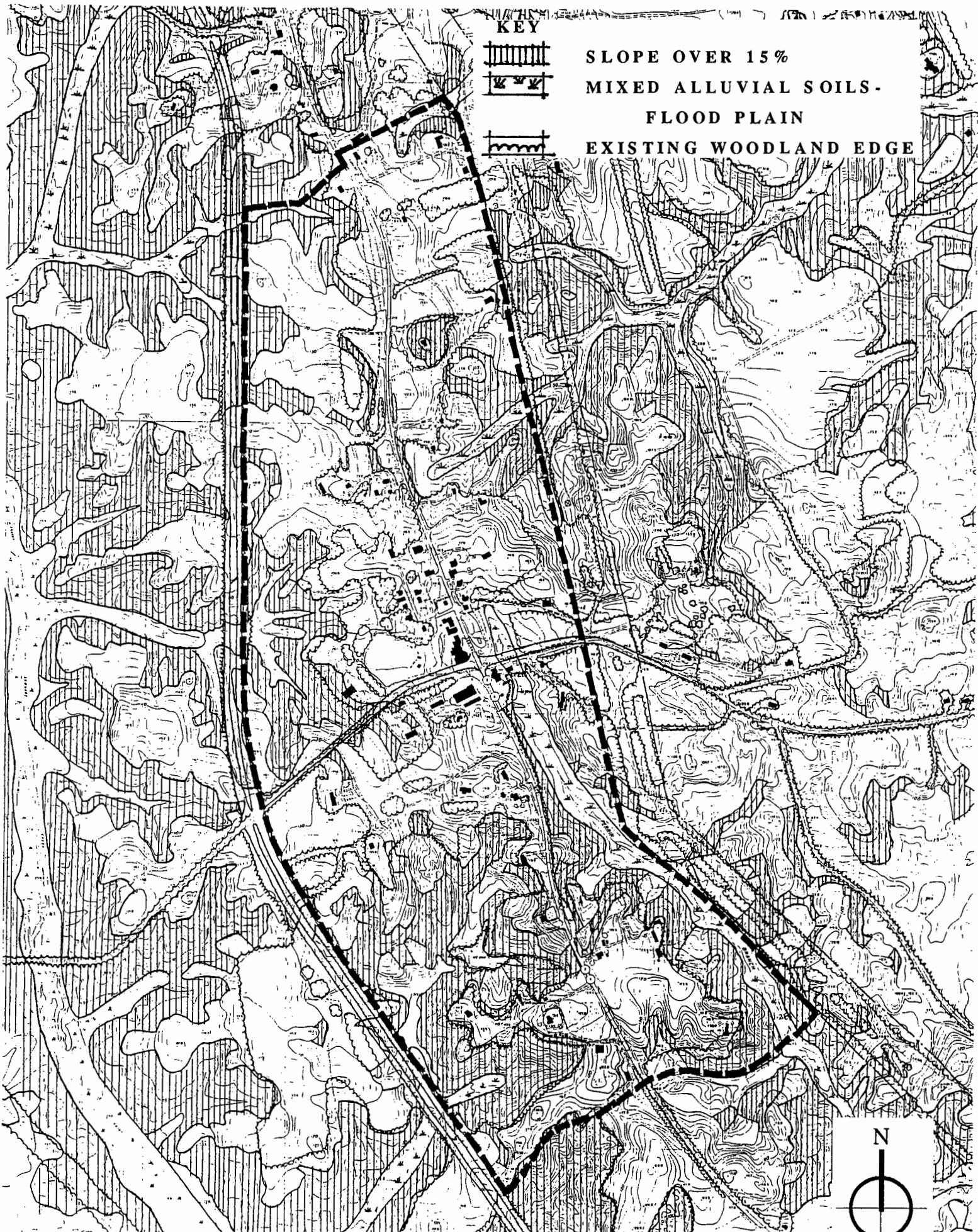
A. HISTORY

The first town to be associated with St. Leonard's Creek dates to 1683. The location of this town is uncertain, but was probably near the mouth of the creek. In 1706 a town was established at the head of St. Leonard's Creek. This new location, over four miles inland from the mouth of the Patuxent River, made it more convenient to a larger area of existing settlements. The Plan of the 1706 St. Leonard Town was a grid pattern of streets with two lots, each 1½ acres, set aside for public use.

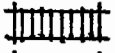
In July 1814 the British attacked and burned all but three dwellings in St. Leonard Town. Maps from 1824 and 1868 show limited rebuilding of St. Leonard on this site. There is evidence that the current St. Leonard began to be developed as early as 1833. No maps show St. Leonard at its present location until a Coast and Geodetic Survey Map of 1908 depicts the post office at the present site.

This brief summary is extracted from An Archaeological Survey of a Portion of St. Leonard Town by Robert J. Hurry, copyright 1991 by the Maryland Department of Housing and Community Development.

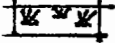




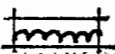
KEY



SLOPE OVER 15%



**MIXED ALLUVIAL SOILS -
FLOOD PLAIN**



EXISTING WOODLAND EDGE

**ST LEONARD TOWN CENTER
SITE ANALYSIS**

B. LOCATION AND TOPOGRAPHY

St. Leonard is located about 10 miles south of Prince Frederick and approximately 60 miles south of Washington, D.C. The town center is bounded on the west by Route 2/4 and on the east by the electric power easements from the Calvert Cliffs Nuclear Power Station. The Chesapeake Bay is 1 1/4 miles to the east.

The town center is bisected by Md Rt 765 which runs along an upland ridge forming the County's major drainage divide. Water flowing to the east drains into the Chesapeake Bay and water flowing to the west drains into the Patuxent River.

The topography in St. Leonard varies from relatively flat (5 to 6 percent) to very steep (15 to 20 percent and more). A substantial amount of the level ground is being farmed while the steeper areas tend to be forested with second and third generation woodlands. These forests consist mainly of pine, oak, hickory, gum, ash, and maple.

The steeply sloped areas, or ravines, are closely associated with local creeks, the most notable of which are St. Leonard Creek and Perrin Branch. At the bottom of these ravines, poorly drained soils, high water table, and nontidal wetlands are likely to be found. These environmentally sensitive areas, which pose serious development constraints, have been mapped and used as a layer of data to be incorporated into the design of St. Leonard.

C. POPULATION

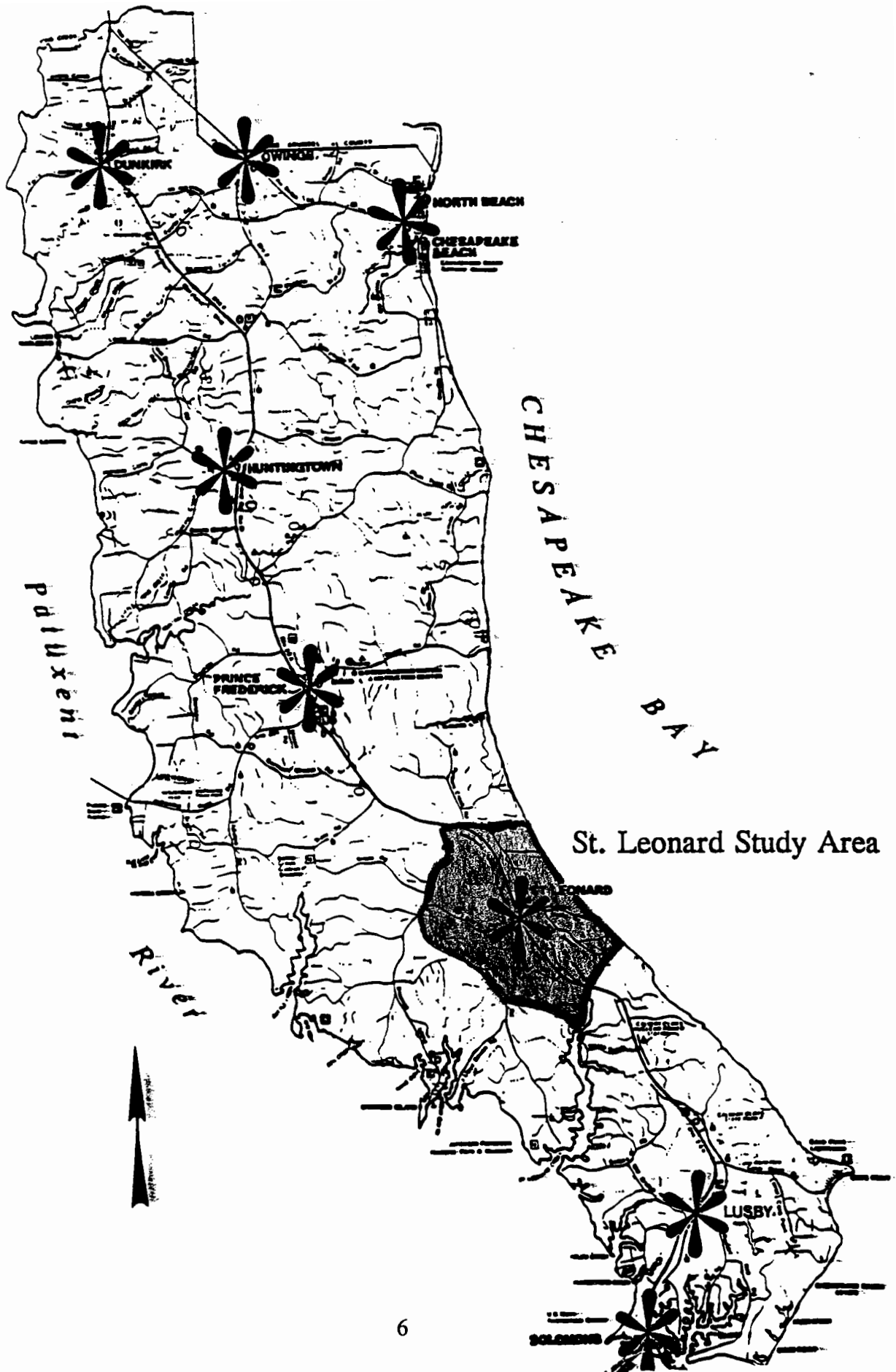
During the 1980s, Calvert County experienced almost a 50 percent increase in population — from 34,638 in 1980 to 51,372 in 1990 — and the likelihood that growth will continue at a rapid pace is high. The 1992 Annual Report of the Planning Commission envisions an 82 percent increase over the 1990 figures by 2010.

The chart below illustrates that population is expected to reach 95,000 in the county as a whole by 2010. The First District is projected at 29,600 persons during the same period while the area within the immediate vicinity of St. Leonard is projected to reach a population of 5,500 to 6,000. The population within the market area was approximately 3,100 in 1990.

PROJECTIONS OF POPULATION, 1990 - 2010
ST LEONARD STUDY AREA

POPULATION PROJECTIONS, PMA			
	CALVERT COUNTY	SOLOMONS ISLAND DIST.	ST LEONARD STUDY AREA
1990 CENSUS	51,372	16,600	3,320
2000 LOW	57,000	18,000	3,600
2000 MEDIUM	66,700	22,500	4,500
2000 HIGH	75,000	25,000	5,000
2010 LOW	65,000	21,000	4,200
2010 MEDIUM	82,000	28,000	5,600
2010 HIGH	95,000	32,000	6,400

NOTE: St. Leonard study area = 20% of solomons island district



D. MARKET ANALYSIS

To establish a framework for the St. Leonard Master Plan, the consultant team selected a study area larger than the town center itself. The boundaries of the study area, shown in the map on page 6, are based primarily upon the road network that feeds into the St. Leonard Town Center together with the pattern of existing development within the vicinity of the town center. Calvert Beach Road is currently the only access road serving the Calvert Beach and Long Beach communities. Similarly, Ball Road provides the primary access to the town center from the rapidly developing area to the west of Rt 2/4.

Market Study Summary

- . The study area presently contains approximately 10 square miles and contains a little over 1,100 homes.
- . Given prevailing development patterns and land constraints, both physical and regulatory, the holding capacity for the area was calculated to be about 2,700 dwellings. This suggests a maximum potential population of 7,500 to 8,000 persons.
- . At prevailing population trends, the 20-year outlook for the area is about 75 percent of holding capacity, or 5,500 to 6,000 persons.
- . This population and household level would generate purchasing power to support 45,000 to 50,000 square feet of leasable retail space.
- . In addition, a population of 6,000 would likely provide a school population sufficient to support an elementary school.

E. ELECTRIC AND MAGNETIC FIELDS

A utility corridor runs along the eastern boundary of the Town Center. A Power Line Study of potential impacts of electric and magnetic fields on future development was conducted by the consultants as part of the information gathering phase of this plan. Copies of the study are available upon request.

F. TRAFFIC ANALYSIS

An analysis of traffic patterns at the two major intersections serving the town center was used to identify the major traffic issues that need to be addressed in the Master Plan:

Summary of Traffic Analysis

- . Access to Calvert Beach and Long Beach needs to be improved.
- . Hazardous conditions at the 2/4/Ball Road intersection need to be corrected.
- . Traffic and pedestrian circulation at the Rt. 765/Calvert Beach Road intersection need to be improved.
- . More parking is needed within the Town Center.
- . Traffic flow along Rt. 2/4 and Rt. 765 needs to be maintained.

G. PUBLIC FACILITIES AND SERVICES

1. Fire and Rescue

The St. Leonard area is served by the St. Leonard Volunteer Fire and Rescue Company which is located at Calvert Beach Road. The station is to be expanded in 1995.

(8/4/98)

2. Water and Sewer

St. Leonard currently has public water and no public sewer.

(8/4/98)

3. Schools

Mutual Elementary is located west of Rt. 2/4 approximately 1 1/2 miles from the town center. A site located immediately south of the town center was acquired by the County in 1994, and St. Leonard Elementary School opened in 1996.

H. PUBLIC SPACES

1. Polling House Park and Garden of Remembrance

The St. Leonard Polling House was built between 1926 and 1930. The Polling House is notable for having two doors at one gable end, which allowed easy in-

and-out access for voters. The County recognized the Polling House's historical, cultural and architectural significance by designating it a Historic District Site in 1984. The Polling House was restored in the early 1980's by Mr. Vivian Marsh. The County, working with the Maryland Office of State Planning, the St. Leonard Area Citizens' Association and other volunteers, moved the Polling House to a one acre site owned by the County. The site is being developed into a small museum and park. In addition, the Maryland Historic Trust has awarded a grant to renovate the building.

In 1990, a group of St. Leonard citizens established the Road and Garden of Remembrance Committee. Pioneered by Marie Andrews, the committee's goal is to provide a place of remembrance and rootedness for Calvert County citizens, where young and old can work together to create lasting beauty and foster a sense of community. The committee is carrying out this goal by creating a landscaped Road Of Remembrance along Calvert Beach Road and by planting a Garden of Remembrance. The original garden, planted on the Fire House site, is being transplanted to the new Polling House and Garden of Remembrance Park. Plantings and care for both the Road and the Garden are funded by donations in remembrance and honor of loved ones, or in celebration of family milestones with assistance from the County. Community businesses volunteer in-kind services. Contributions of money, plants, trees, and gardening time will continue to support the goals. Names of those remembered and honored, as well as those of the contributors, are permanently recorded in the Book of Remembrances.

2. St. Leonard Park

St. Leonard Park is a 10 acre ballfield site. Part of the property was a gift from former County Commissioner and St. Leonard resident, Mr. Garner "Pete" Grover, to the St. Leonard Optimists who subsequently donated the property to the County.

III. COMMUNITY GOALS & OBJECTIVES

In preparation for the master planning process, the Calvert County Department of Planning & Zoning hosted a workshop for area citizens to discuss and prioritize their concerns. These concerns were then used to help formulate the Master Plan.

Four of the top ten concerns were traffic related. In order to deal with as many physical design issues as possible, the next four items were added to the priority list. This list has fourteen entries. Two items were ranked as fifth, sixth, and eleventh.

Rank

- 1) Need for a second access route from Calvert and Long Beach to Route 765.
- 2) No more Waldorf/Lexington Park
- 3) Ball Road and Route 4 intersection is dangerous.
- 4) Keep area visually attractive in a rural setting.
- 5) Maintain flow of traffic along Route 4 and Route 765 (i.e., no traffic lights).
- 5) Maintain high level of environmental quality.
- 6) Route 765 and Calvert Beach Road (dangerous).
- 6) Give identity to St. Leonard.
- 7) Need for schools and school transportation as growth occurs.
- 8) Need for regional sewer.
- 9) Lack of outside recreation areas.
- 10) Need for adequate water and sewer service and fire protection in town center prior to development.
- 11) Need for beautification, landscaping, open space in town center, and buffer on Route 4.
- 11) Need for Architectural Review Committee.

On the basis of the concerns identified above, the goals and objectives listed on the following page have been identified:

GOAL #1: IMPROVE ROAD CIRCULATION AND TRAFFIC SAFETY.

Objectives:

- A. Provide a second access route from Calvert Beach and Long Beach to Route 765.
- B. Improve safety at the Ball Road/Route 4 intersection.
- C. Improve safety at the Calvert Beach/Route 765 intersection.
- D. Avoid permanent traffic signals along Route 4 and Route 765.

GOAL #2: PROMOTE AN ATTRACTIVE IMAGE FOR THE TOWN CENTER;
MAINTAIN A HIGH LEVEL OF ENVIRONMENTAL QUALITY.

Objectives:

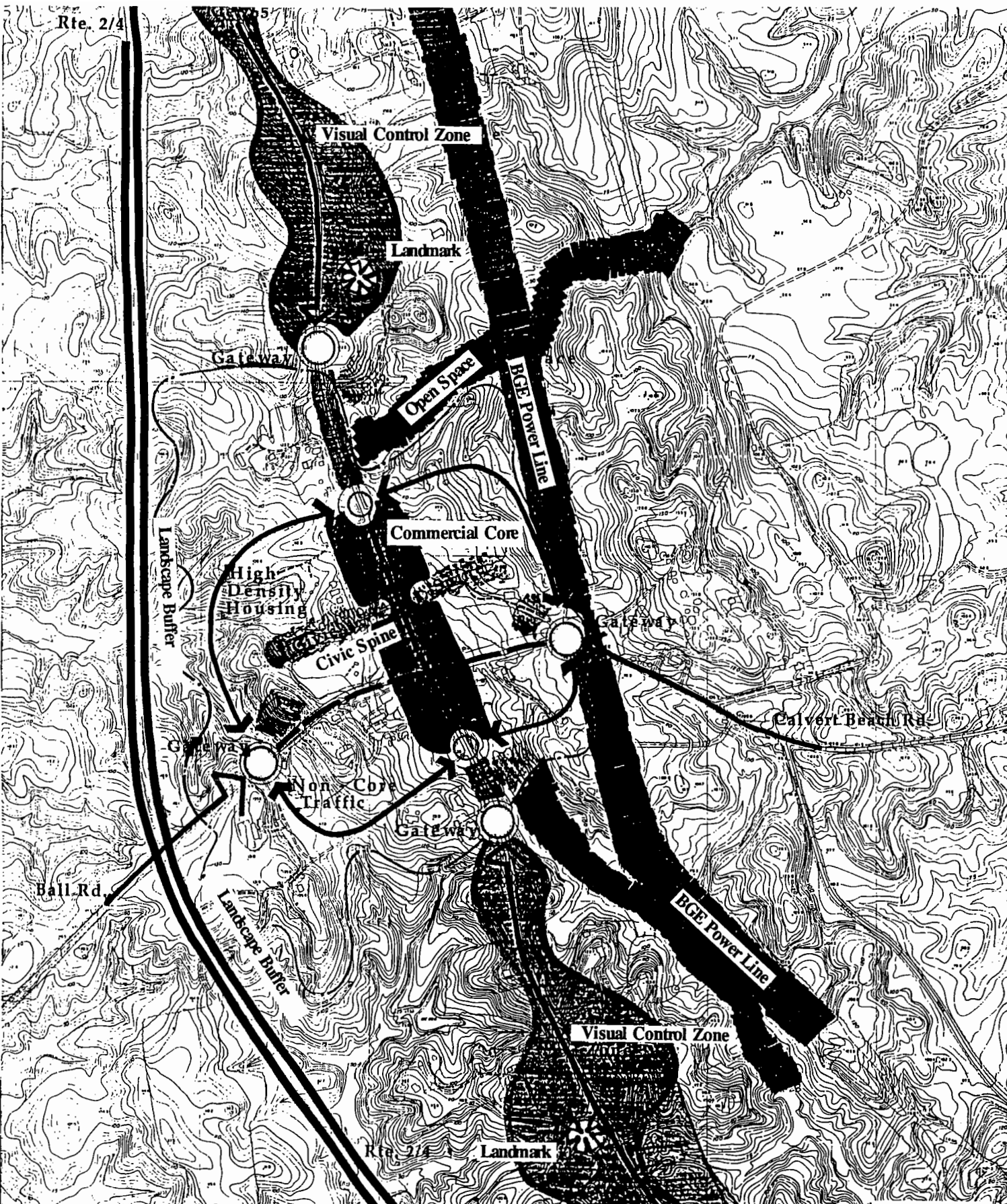
- A. Preserve the scenic beauty of the outlying areas of the Town Center.
- B. Use landscaping and existing natural features to provide buffers between incompatible uses and to enhance the appearance of the town center.
- C. Maintain the existing small town character of St. Leonard; avoid typical strip commercial development pattern (examples: Lexington Park, Waldorf).
- D. Adopt architectural and site design standards to help promote an attractive image. Appoint an Architectural Review Committee to implement design standards.
- E. Protect sensitive natural areas (steep slopes, flood plains, wetlands) and incorporate them into the overall town design.

GOAL #3: PROVIDE ADEQUATE PUBLIC FACILITIES

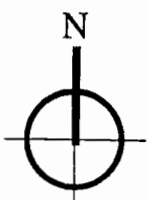
Objectives:

- A. Ensure that the St. Leonard Fire service can accommodate future development.
- B. Acquire an elementary school site in or near the Town Center. (Accomplished)
- C. Explore the feasibility of providing a community sewerage system and upgraded water system scaled to the small town character of the town center. The 1997 Comprehensive Plan states that water and sewer are permitted when needed to support environmental health and/or support County identified economic development goals when and if cost effective and economically feasible.
- D. Provide a public square within the town center.

(8/4/98)



St. Leonard Master Plan
 Calvert County, Maryland



TOWN DESIGN CONCEPT

IV. TOWN DESIGN AND LAND USE

There is a rich heritage of urban form in the Chesapeake Bay region. Towns such as Annapolis, Oxford, and Chestertown have been noted for their enduring scale, liveability, and charm. These towns are characterized by a grid pattern of streets, a compact arrangement of architecturally compatible buildings, a variety of uses, a clearly defined center, and clearly defined boundaries or edges. A town design based on these earlier precedents will address the concern that St. Leonard be given a clear identity and that it not be allowed to develop into another Waldorf or Lexington Park. It will also help reinforce St. Leonard's existing role as a community focal point for commerce and social interaction. This then is the guiding principle of this physical plan — to recapture the assets of our early town planning by using a traditional town design.

A. GATEWAYS, BUFFERS AND EDGES

Citizens asked that the area in and around St. Leonard be kept "visually attractive in a rural setting". To accomplish this goal, the scenic beauty and rural character associated with the outlying areas of the Town Center should be retained and used to establish entryways, or "gateways" leading toward the central core. It is important for the town center to maintain clearly defined boundaries, or edges. Even if the town center grows, the edges should remain distinct. People should know when they have entered the town center and when they have left. Finally, it is important to provide buffers between non-compatible uses. In particular, it is important to provide a buffer between the highway and the town center.

1. Gateways

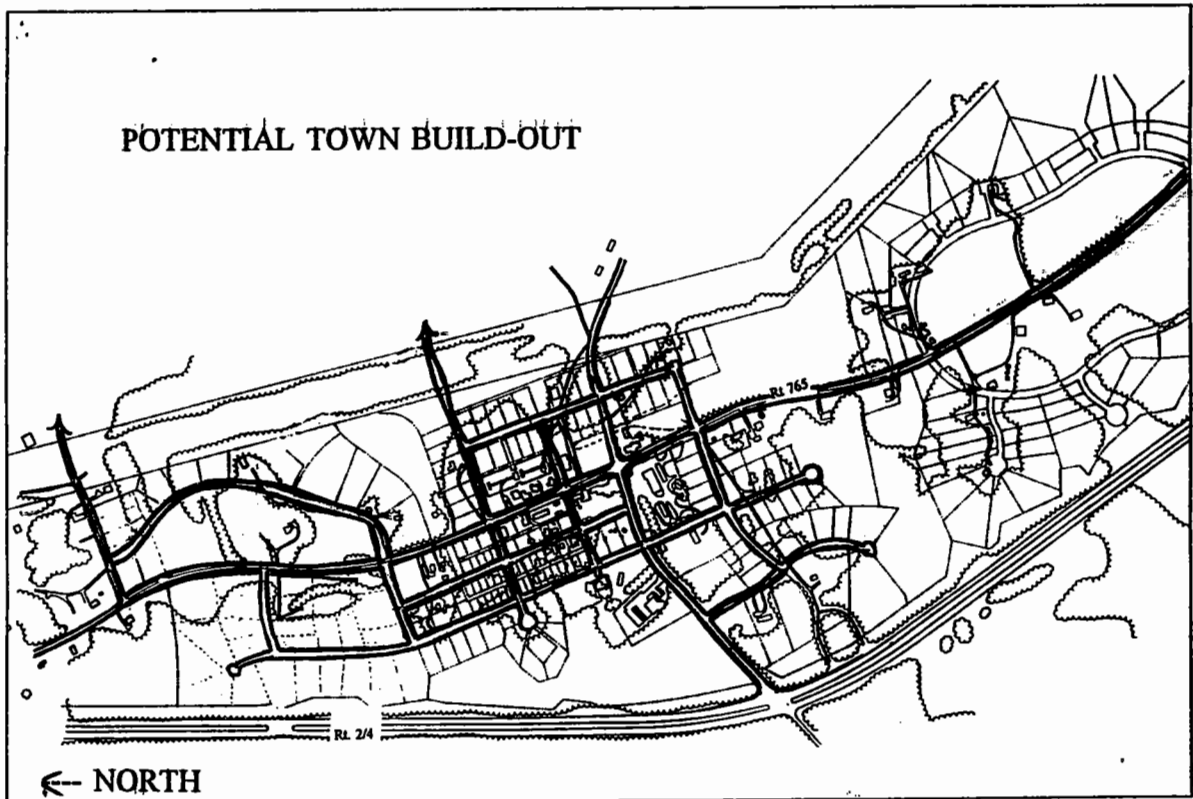
Distinct patterns of land clearing and architectural grouping define the rural character along MD Route 765 from the south and north into St. Leonard. The preservation of these as gateways is critical to the enhancement of a sense of place in the town center. The permitted density of development can be achieved without losing this character if new buildings are carefully integrated into the existing landscape. Buildings should be located at the edge of the woods, leaving barns, farm houses, and open fields as the foreground. Instead of individual driveways, lanes servicing a number of buildings should be linked together with only infrequent connections to MD Route 765.

2. Edges and Buffers

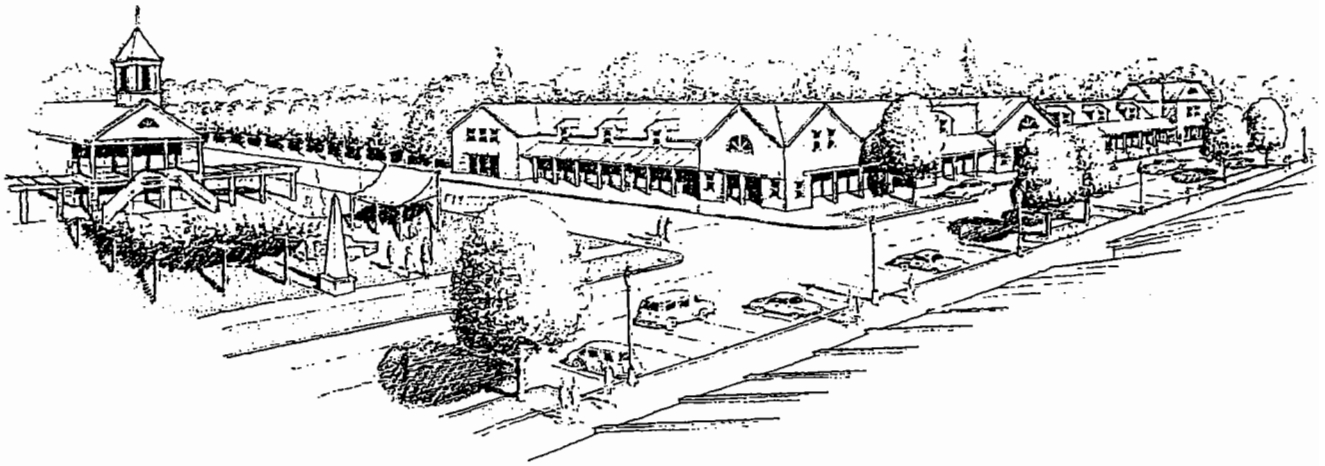
The Route 2/4 divided highway on the west side of town and the utility corridor on the east edge of town provide definite limits to the town's physical form. The utility corridor becomes a buffer of undeveloped land itself. While not a noisy intrusion, it is somewhat unsightly and there are constraints concerning development along this corridor. These concerns are addressed in the Power Line Study. To summarize, not all uses are appropriate along the power line corridor and it will be less of a visual element if the land to the east remains low density and rural in appearance.

To maintain a buffer between the town center and the highway, a minimum 100' no cut, no clear buffer should be maintained along Route 2/4 and no commercial entrances should be allowed, except as identified in this plan.

Wetlands and major drainage swales can add to the buffering of the town center from the rural land. The topography of the land has given us deep wooded drainage ravines to the north, northeast, and west of the town center. There is a wetland area running north-south at the south edge and into the town center. If respected, these features can give a definition of limits to the town center and become part of an open space network within the town.



B. COMMERCIAL AND CIVIC CENTER



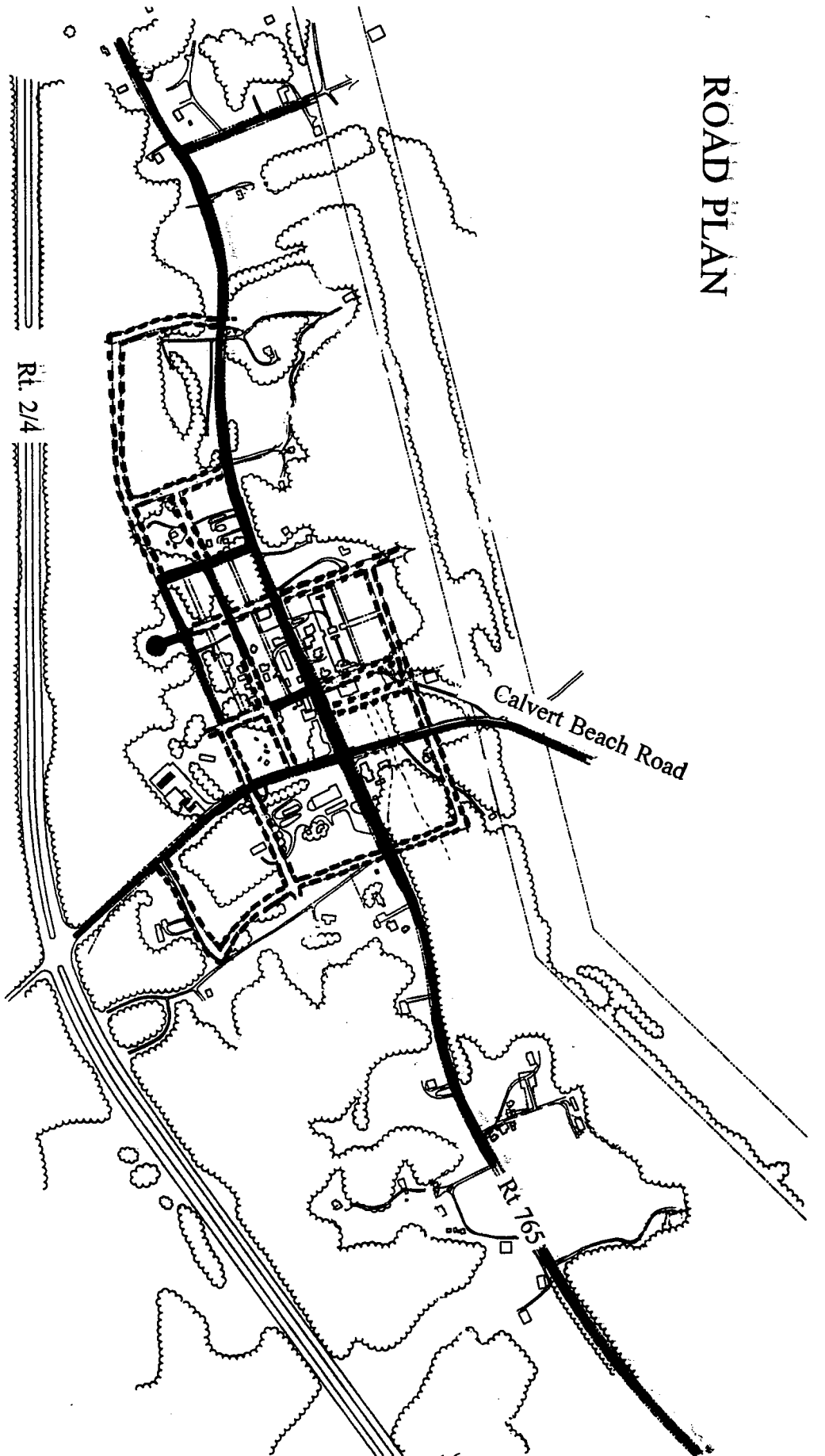
MAIN STREET PERSPECTIVE ST. LEONARD, CALVERT COUNTY

The area from the post office south to the Polling House Park and Garden of Remembrance is clearly the center of St. Leonard. The post office itself is an important community focal point and the row of closely spaced commercial buildings lining the sidewalk along the west side of Rt 765 provides a clearly defined commercial core. It is important to the commercial viability of the Town Center that it retain a strong centralized commercial core. It is equally important, from a community standpoint, to maintain a strong central focal point. This can be accomplished by reinforcing the existing center.

Of the two main roads in St. Leonard (Route 765 and Calvert Beach Road), Route 765, between Mattapany Road and the Polling House Site should be designated as the central "commercial spine". This is consistent with current land use patterns and will help reinforce an identifiable commercial center that is accessible both to intown residents and other users from the market area.

Leonard Avenue, between Buehler's Store and the gas station, should be extended and designated as the community's "civic spine" connecting St. Leonard Park to a proposed new "town square". The proposed Town Square should be located at the crossing of the North-South Commercial Spine along Route 765 and the East-West Civic Spine, thereby expressing in physical form the dual function of St. Leonard as both a commercial and a civic center. Space should be reserved within the Town Square for a major public building, such as a town meeting hall. The square itself should be designed to provide space for both farmers' markets and public ceremonies.

ROAD PLAN



* The Road Plan includes an additional access road to the beach communities east of St. Leonard. Options are discussed on page 18.

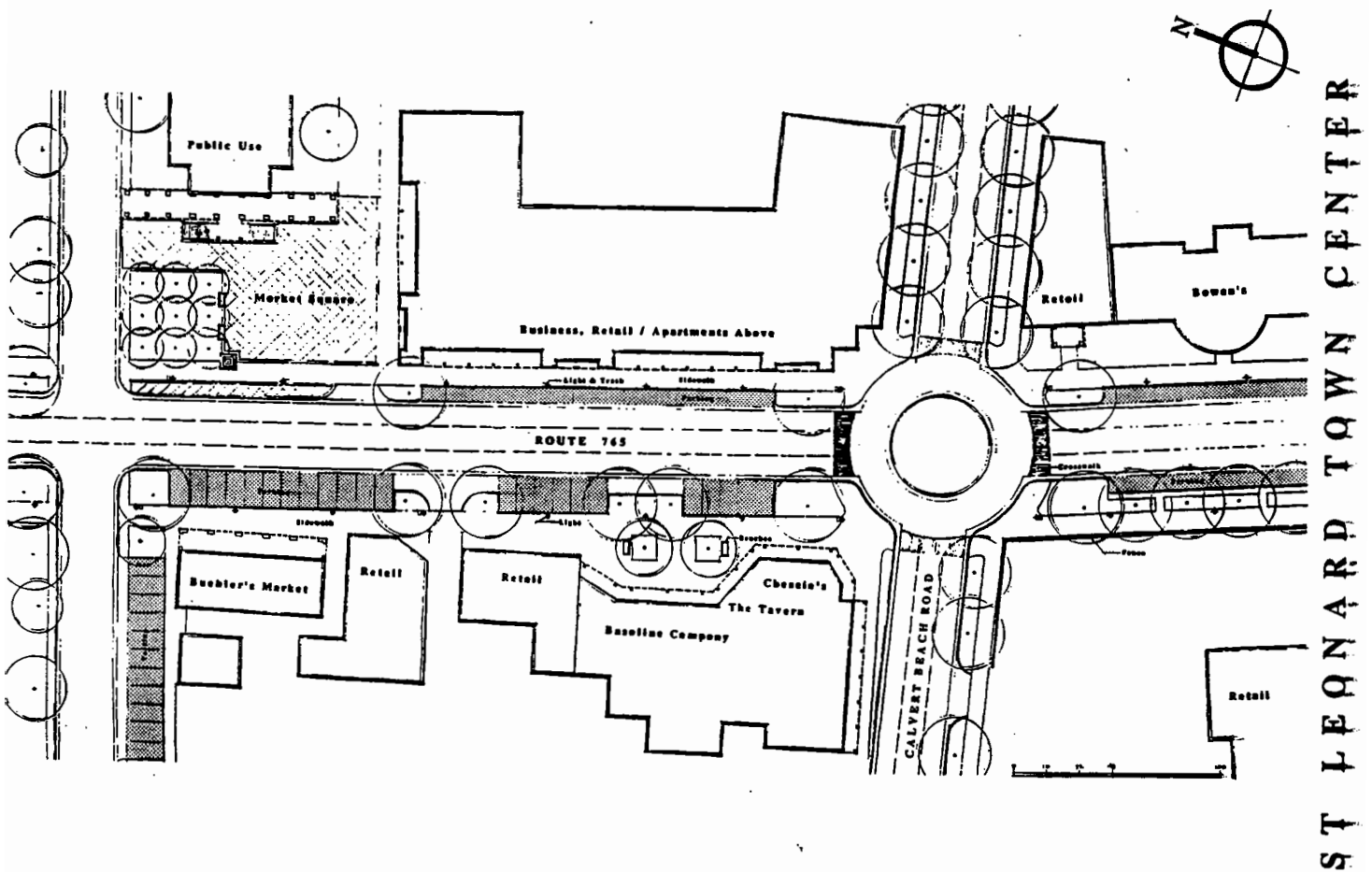
EXISTING
PROPOSED



C. ROAD IMPROVEMENT PLAN

1. Road Pattern

A grid pattern is the basis of the town's proposed road network. This pattern will address concerns for the limited means of access to and from the beach communities and also create a network of interconnecting roads for traffic generated by the activity within the town. In particular, it will disperse traffic that is currently funneled toward the intersection of Calvert Beach Road and Rt 765 and help ease traffic congestion at this intersection.



MAIN STREET PLAN

The County should explore the feasibility of providing a rotary at the Calvert Beach Road/Rt 765 intersection as a further means of alleviating congestion, subject to agreement by adjacent property owners.

2. Access Roads

Traffic to and from the beach communities should have more than one access. One option is to connect Long Beach Road to Rt 765 about one mile south of the Town Center. Another option is to connect Calvert Beach Road to Rt 765 by way of a road running parallel to Rt 765 east of the power lines. This road could either connect with Woods Road or a possible future road through the Parran property.

3. Ball Road/Rt 2/4 Intersection

A new connection between Rt 765 and the beach communities to the east, identified above, together with a grid pattern of streets within the Town Center, will postpone the need for traffic control devices, thereby maintaining an uncongested flow of traffic. However, in the long term, an overpass with exit ramps should be provided at the Ball Road/Rt 2/4 intersection.

4. Additional Intersections along Rt 2/4.

To promote safe traffic flow along Rt 2/4 and to help avoid the potential for future strip commercial development along Rt 2/4, no new intersections should be permitted along Rt 2/4 unless the Board of County Commissioners designates an Employment Overlay District north of the Calvert Beach Road intersection as a means of promoting non-retail employment opportunities for County residents. In that event, no more than one additional entrance should be permitted.

5. Parking

Parking improvements will be needed within the town center as part of the development plan. This includes a combination of on-street parking and parking areas directly adjacent to the commercial core.

6. Bicycle and Pedestrian Access

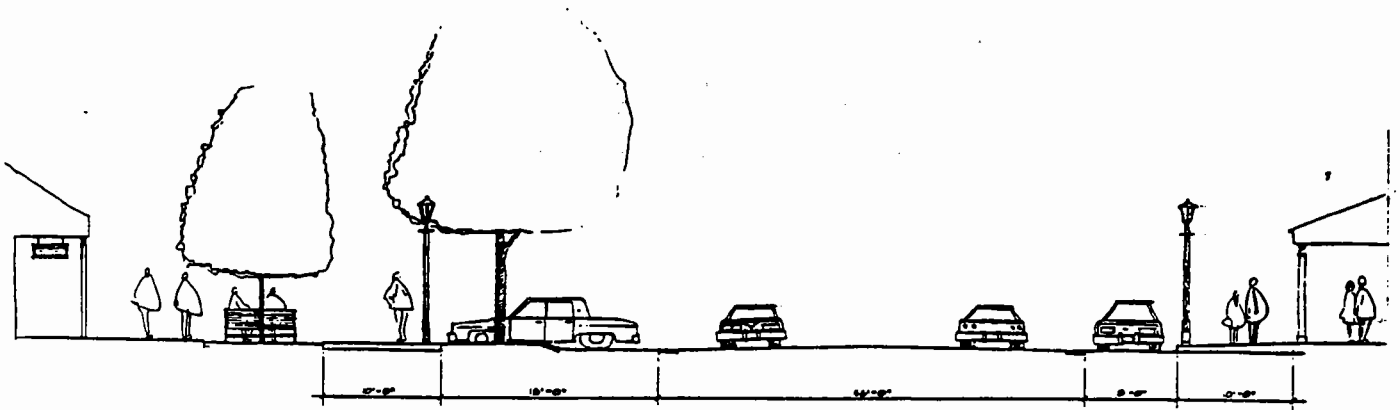
Walking and bicycling in St. Leonard should be both safe and convenient. New roads and improvements to existing roads should include sidewalks where needed to provide pedestrian access to the center of town. Bicycle racks should be provided at all parks and major employment centers.

7. Public Transportation

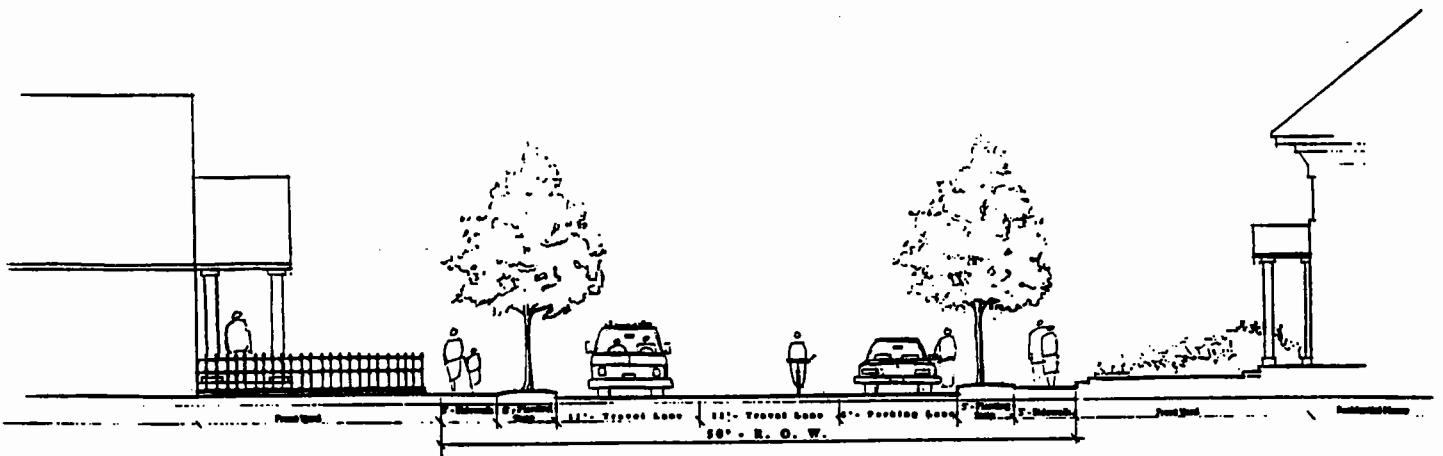
There is bus service to St. Leonard four times a day. A park-n-ride lot and a conveniently located bus shelter should be provided to help facilitate ridership.

8. Road Sections

The illustrations below show the proposed road section for Main Street and a typical section for residential streets.



SECTION THRU MAIN STREET



SECTION THRU TYPICAL RESIDENTIAL STREET

D. LAND USE DISTRICTS

Two land use districts and one potential overlay district are proposed for the Town Center:

Village District
Residential District
Employment Overlay District

1. Village District

Most of the Town Center is included in the proposed Village District. The purpose of this district is to allow for a wide variety of uses within a traditional and attractive village setting. This can be accomplished by establishing design criteria and by requiring that new buildings, signs and sites remain at a "pedestrian" scale.

At the northern end of this district, between the old Tommy's Crabhouse and Mattapany Road, design standards should be directed toward maintaining the image of a scenic gateway. An important landmark in this area is the "house on the hill" surrounded by open fields and mature shade trees. The scenic qualities of this site should be retained through the careful use of building and site design.

Within the center of town, between Mattapany Road and the Polling House Park, attention should be directed toward establishing a traditional grid pattern of tree-lined streets and sidewalks. Development along Rt 765 within this area should continue the pattern of closely spaced commercial buildings lined up along the sidewalk. This pattern will help reinforce the commercial "drawing power" of stores in the area and help facilitate pedestrian access. Apartments over shops and offices within this commercial core should be encouraged, both as a means of expanding the housing stock and as a means of giving the town a needed physical mass through the use of two to three story buildings along "Main Street".

With the exception of apartments above stores and existing platted subdivisions, residential density in this area should remain one dwelling unit per at 40,000 sq. ft. However, density should be permitted to be increased to one dwelling unit per 20,000 sq. ft. with the purchase of Transferable Development Rights. If a public sewer system were to be provided in the future, this area could accept infill of 100 percent and become one dwelling unit per 10,000 sq. ft (1/4 acre) with the purchase of Transferable Development Rights. To plan for this possibility, it is recommended that houses be located on each lot so as to allow for later infill.

2. Residential District

A combination of family farms and single family homes on relatively large lots characterizes the existing land use within this district at the southern third of the Town Center. Careful attention has been paid over the years to maintaining the existing farm buildings and fields and fitting new houses into the landscape in a thoughtful and sensitive manner, creating a very attractive entryway into the center of town.

Zoning and design standards in this district should be directed toward maintaining the existing scenic beauty and rural residential character of the area while allowing for residential infill. The base residential density should remain one dwelling unit per 40,000 sq. ft. and clustering to preserve scenic vistas should be required.

3. Employment Overlay District

Overlay districts are created for the purpose of imposing special regulations in designated areas to accomplish the purposes set forth for each overlay district.

Designation

The County Commissioners may designate an Employment Overlay District subject to the following conditions:

- a. An application for designation is signed by all of the owners of property within the proposed overlay district.
- b. All uses existing at the time of adoption of the Overlay District meet the conditions of approval listed in Section 3-2 (Table of Permitted Uses) for the Employment District.
- c. The Board of County Commissioners holds a public hearing.

Purpose

The purpose of this district is to reserve space for the exclusive use of employment generating activities. Adding a daytime employment population to the town center is an excellent means of creating economic vitality; in-town shops provide goods and services to workers and workers provide a market for in-town shops.

This district should be located north of the commercial center, within a one-half mile of the town core. A roadway connection to Rt 2/4 and Rt 765 should be approved as part of a proposed development plan provided that a minimum 100 foot no-cut, no clear buffer is maintained along Rt 2/4. Approval of this connection is contingent upon the area being designated as an Employment Overly District and should otherwise not be permitted.

E. INFILL AND EXPANSION

At the initial Town Center planning workshop, citizens identified the need for a sewerage system and an expanded public water system. However, citizens did not feel prepared to accept the high densities and large number of potential residences that would be needed to support public water and sewerage systems. It is hard to predict the future. Changes in technology that are unforeseen will have an impact on any plan. Therefore, this plan is designed to allow for an expanded density if a small public sewer and/or improved water system is ever provided. The plan permits infill housing and greater intensity in the proposed Village District. This provision for infill is the recommended means of growth rather than expanding the boundaries of the Town Center. If there are growth pressures that remain unmet, it would be preferable to find a site for a new town.

V. RECOMMENDED ACTIONS

A. ROADS & PARKING LOTS

SHORT RANGE (1 to 10 years):

1. As development occurs, require that planned roads be dedicated, using the road sections shown in this Plan.
2. Change the Calvert County Road Ordinance to conform to the road sections shown in this plan.
3. Acquire land for up to two public parking lots within the Town Center. At least one of the parking lots should be capable of serving as a Park-n-Ride and should be located within convenient distance of a bus stop.
4. Make improvements along Rt 765 as shown in Main Street Plan. Include provisions for a bus stop.

LONG RANGE (10 to 20 years):

1. Improve existing roads in accordance with the Road Plan.
2. Construct a second access route to Rt 765 from the communities lying east of St. Leonard, either south or north of the Rt 765/Calvert Beach Road intersection.
3. Construct an overpass at the Ball Road/Rt 2/4 intersection.

B. TOWN CENTER DESIGN AND LAND USE

SHORT RANGE (1 to 2 years)

1. Use the Town Plan and Main Street Plan shown in this document as a guide to future development. Require adherence to the plan as a condition of land use approval.
3. Appoint an Architectural Review Committee to help implement Code.
4. Maintain a 100 foot no-cut, no-clear buffer along Rt 2/4.

C. PUBLIC FACILITIES

(8/4/98)

SHORT RANGE (1 to 4 years):

1. Complete St. Leonard Recreation Park. Consider acquiring additional land for expansion. (Dowell Community Center acquisition and renovation - accomplished)
2. Complete Polling House Park. (accomplished except for the hourglass path)
3. Expand St. Leonard Fire House. (accomplished)
4. Explore water and sewerage alternatives that will provide water and sewerage services while maintaining the small town size and scale of the Town Center. The 1997 Comprehensive Plan states that water and sewer are permitted when needed to support environmental health and/or support County identified economic development goals when and if cost effective and economically feasible. The 1997 Plan does not allow multi-family housing in minor Town Centers except as may be required in Town Center master plans. The St. Leonard Master Plan does not allow multi-family housing.
5. Construct a bus stop with shelter and benches.
6. Provide bike racks at all three town parks.

MEDIUM RANGE (5 TO 10 YEARS)

1. Construct Town Square and Meeting Hall.

**ST. LEONARD
ZONING ORDINANCE**

ST. LEONARD ZONING ORDINANCE
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ST. LEONARD ZONING ORDINANCE

ARTICLE 1: SCOPE OF REGULATIONS

1- PURPOSE

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

1-1 EFFECTIVE DATE AND TERRITORIAL LIMITS

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

1-2 APPLICABILITY

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

1-3 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.

1-4 INTERPRETATIONS

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

1-5 PERMITS

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

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ARTICLE 2: DISTRICT BOUNDARIES

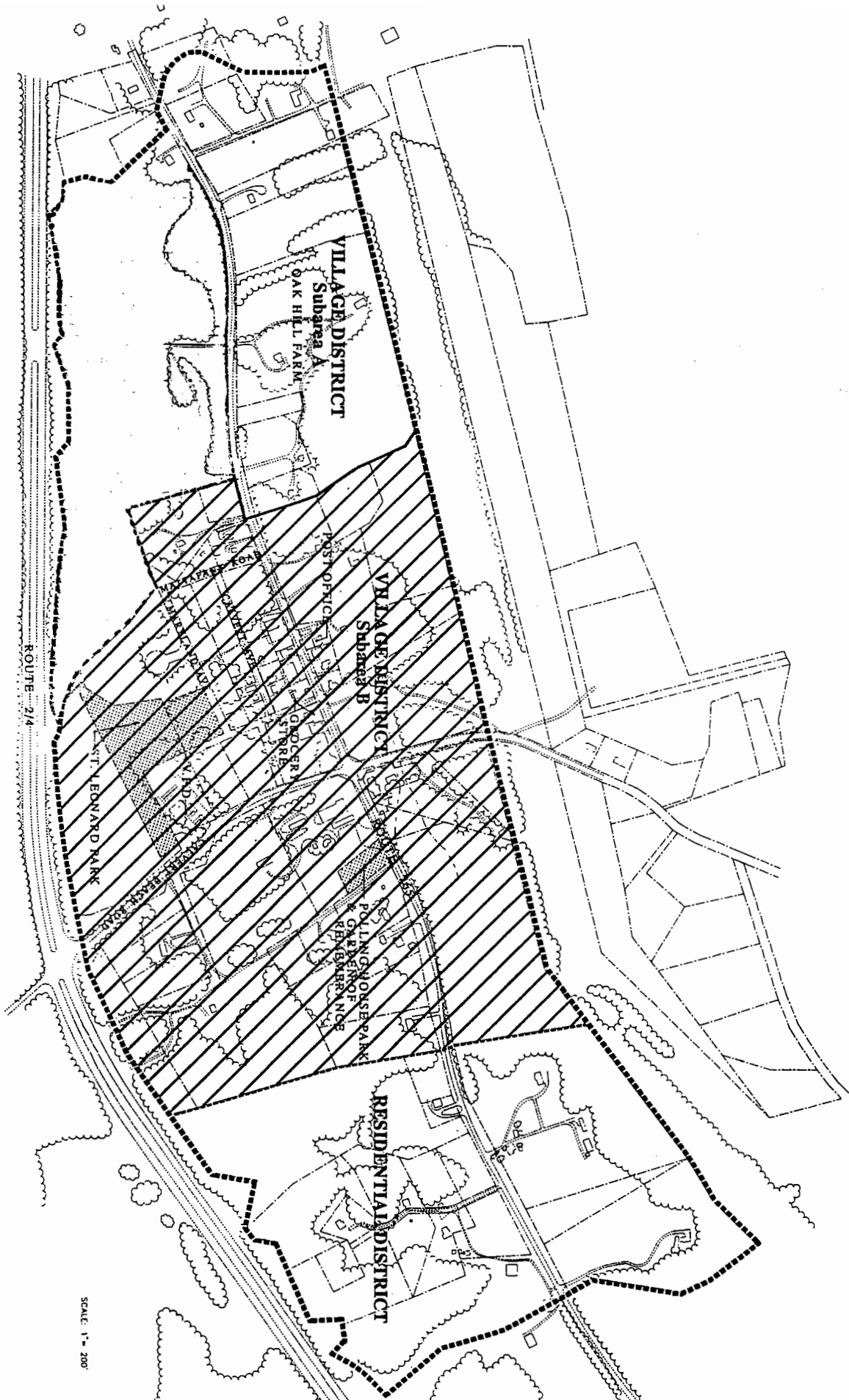
2-0 DISTRICT BOUNDARIES ESTABLISHED

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 a part of this Ordinance. Maps reflecting the current status of zoning are located in the Department of Planning and Zoning.

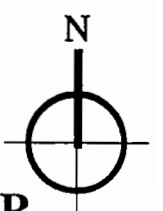
2-1 INTERPRETATION OF DISTRICT BOUNDARIES

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

1. 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.
2. Where a boundary line is shown within a street, alley or navigable or non-navigable stream, it shall be intended to follow the center line of such street, alley or stream. Should the actual location of such street, alley or stream vary from the locations as shown on the Zoning Map, then the actual natural location shall control.
3. 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.
4. 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.
5. Wherever any road, alley or the public way is abandoned by official action as provided by law, the zoning districts adjoining the side of such public way shall be automatically extended, depending on the side or sides to which such 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).



SCALE: 1" = 200'



ST LEONARD TOWN CENTER ZONING PLAN

ARTICLE 3: ZONING DISTRICTS

3-0 PURPOSE OF ESTABLISHING ZONING DISTRICTS

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

3-1 PURPOSE AND INTENT OF DISTRICTS

3-1.1 VILLAGE DISTRICT

The intent within this district is to allow for a wide variety of uses within an attractive small town setting. While the same number and types of uses are permitted throughout this district, the district is divided into two subareas (Subarea A and Subarea B) in order to establish two distinct land use patterns. Site design standards are listed in Article Five.

3-1.2 RESIDENTIAL DISTRICT

Within this district, the intent is to maintain a scenic rural landscape, protect sensitive areas, and protect the existing rural residential character of the area while allowing the full number of lots permitted under the zoning ordinance.

3-1.3 EMPLOYMENT OVERLAY DISTRICT

The purpose within this overlay district is to provide space for employment related uses other than retail sales. See page 24 of the St. Leonard Master Plan for further information.

3-2 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.

S1 - An "S1" indicates that the use is subject to a Special Exception from the Board of Appeals if it is less than 150 feet from a residential building or site where there is an active house permit or an established Historic District.

S2 - An "S2" indicates that the use is subject to a Special Exception from the Board of Appeals if it is less than 300 feet from a residential building or site with an active house permit or an established Historic District.

SC - An "SC" indicates that the use is subject to a Special Exception from the Board of Appeals if it meets conditions.

(10/28/03)

NON-CONFORMING USES: 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 located; subject to the provisions listed in Section 2-6 of the Calvert County Zoning Ordinance.

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

ST. LEONARD TOWN CENTER				
USE #	ST. LEONARD TABLE OF LAND USES – AGRITOURISM, ECO-TOURISM, AND HERITAGE TOURISM USES	VILLAGE	RESIDENTIAL	EMPLOYMENT
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			

ST. LEONARD TOWN CENTER

USE #	ST. LEONARD TABLE OF LAND USES - AGRICULTURAL	VILLAGE	RESIDENTIAL	EMPLOYMENT
1.	Animal Husbandry	C	C	C
2.	Aquaculture, Freshwater and Land-based			
3.	Aquaculture, Marine/Estuarine			
4.	Commercial Greenhouse, Retail	P	S	P
5.	Commercial Greenhouse, Wholesale	P	S	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	S		S
10.	Commercial Raising of Fur-bearing Animals			
11.	Farm	P	P	P
12.	Farm Brewery			
13.	Farm Building	P	P	P
14.	Farm Distillery			
15.	Farm Stand	C	C	C
16.	Farm Winery			
17.	Field Crops	P	P	P
18.	Forest Product Processing			
19.	Garden Center or Farm Supply Store, Less than 5,000 square feet	P		
20.	Garden Center or Farm Supply Store, More than 5,000 square feet and less than 25,000 sq. ft.	S1		
21.	Livestock Auction and/or Sales Barn, Commercial			
22.	Livestock Auction by a Non-Profit Organization or Farm Owner			
23.	Nursery, Retail	P	P	P
24.	Nursery, Wholesale	P	P	P
25.	Tree Farming	P	P	P
26.	Veterinary Hospital or Clinic, Livestock	P	P	P
27.	Veterinary Hospital or Clinic, Small Animals and Household Pets	P	P	P

ST. LEONARD TOWN CENTER

USE #	ST. LEONARD TABLE OF LAND USES - RESIDENTIAL	VILLAGE	RESIDENTIAL	EMPLOYMENT
1.	Apartment, Accessory	C	C	
2.	Apartment, Accessory for Resident Watchman/Caretaker			P
3.	Apartment, Accessory over a Business			P
4.	Assisted Living Facility	P	P	
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	
7.	Boarding House	C	C	
8.	Dwelling, Attached: Duplex	C	C	
9.	Dwelling, Attached: Fourplex			
10.	Dwelling, Attached: Multi-family			
11.	Dwelling, Attached: Townhouse	SC		
12.	Dwelling, Attached: Triplex			
13.	Dwelling, Single Family Detached	C	C	C
14.	Group Home	P	P	
15.	Liveaboards			
16.	Lodgers in Residence (no more than 3)	P	P	
17.	Manufactured Home Community			
18.	Manufactured Home, Farm	C	C	
19.	Manufactured Home for Resident Watchman/Caretaker			
20.	Manufactured Home on Individual Lot			
21.	Manufactured Home or Recreational Vehicle (Emergency)	C	C	
22.	Manufactured Home Subdivision			
23.	Tenant House	C	C	
24.	Tenant Houses, Additional (no more than 2 additional)	SC	SC	

ST. LEONARD TOWN CENTER

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

ST. LEONARD TOWN CENTER

USE #	ST. LEONARD TABLE OF LAND USES – BUSINESS & PERSONAL SERVICES	VILLAGE	RESIDENTIAL	EMPLOYMENT
1.	Boat Service and/or Repair	S		P
2.	Boat Storage, Commercial	S		P
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	P
8.	Crematorium	P	P	
9.	Eating Establishment with Drive-up Facility	S2		SC
10.	Eating Establishment without Drive-up Facility	P	P	C
11.	Entertainment Business, Adult			
12.	Flex Space Business	SC		C
13.	Funeral Home	P	P	
14.	Home Occupation, All Employed are Residents	C	C	C
15.	Home Occupation, 1 Equivalent Full-time non-resident employee	SC	SC	P
16.	Home Occupation, 2 Equivalent Full-time non-resident employees	SC	SC	P
17.	Laundry, Industrial			
18.	Laundry/Laundromat			
19.	Motel or Hotel	S1	S1	
20.	Office, Non-Medical, Medical or Clinic, less than 5,000 sq. ft.	C		
21.	Office, Non-Medical, Medical or Clinic, more than 5,000 sq. ft.			
22.	Office Support Services, including printing, copying, faxing, internetworking, etc., less than 5,000 sq. ft.	C		
23.	Office Support Services, including printing, copying, faxing, internetworking, etc., more than 5,000 sq. ft.			
24.	Personal Services, Less than 5,000 sq.ft.	P		
25.	Personal Services, More than 5,000 sq.ft.			
26.	Tavern, Nightclub, Lounge, Dance Hall	S1		
27.	Tavern, Nightclub, Lounge, Dance Hall with Outdoor Facilities such as Bars			

ST. LEONARD TOWN CENTER

USE #	ST. LEONARD TABLE OF LAND USES – RECREATION	VILLAGE	RESIDENTIAL	EMPLOYMENT
1.	Campground and/or Recreational Vehicle Camp		SC	
2.	Carnival, Fair or Circus – Temporary, Less than Five Acres	SC	SC	SC
3.	Carnival, Fair or Circus – Temporary, More than Five Acres	C	C	C
4.	Commercial or Non-Profit Meeting Hall, Banquet Hall	SC		
5.	Convention Center	P	S1	P
6.	Drive-in Theatre			
7.	Golf Course	S		
8.	Golf, Driving Range	S2		
9.	Golf, Miniature	S	S	
10.	Indoor Commercial Amusements:			
11.	Indoor Commercial Amusements: Arcade, Pool Hall, Bingo Hall	S		
12.	Indoor Commercial Amusements: Bowling, Skating Rink, Theatre	S1		
13.	Indoor Commercial Amusements: Fitness Center	P	P	P
14.	Indoor Commercial Amusements: Studio, Commercial-Performing Arts	P	P	P
15.	Indoor Commercial Amusements: Swimming Pool, Athletic Courts	S1	S1	P
16.	Marina			
17.	Outdoor Recreation, such as: Swimming Pools, Athletic Courts	S		C
18.	Retreat, Day	P	S1	P
19.	Studio, Commercial	P	P	P
20.	Target Range, Indoor			
21.	Target Range, Outdoor			

ST. LEONARD TOWN CENTER

USE #	ST. LEONARD TABLE OF LAND USES – COMMERCIAL WHOLESALE	VILLAGE	RESIDENTIAL	EMPLOYMENT
1.	Mini-Storage	S		P
2.	Warehouse, Indoor	S		P
3.	Warehouse, Outdoor			C
4.	Wholesale Lumber and/or Other Building Materials less than 25,000 square feet	S2		
5.	Wholesaling, Indoor Only	S		P

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

ST. LEONARD TOWN CENTER

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

ST. LEONARD TOWN CENTER

USE #	ST. LEONARD TABLE OF LAND USES – INSTITUTIONAL USES	VILLAGE	RESIDENTIAL	EMPLOYMENT
1.	College or University	P		P
2.	Day Care Center: 12 or Less Clients	P	P	P
3.	Day Care Center: 13 or More Clients	S	S	P
4.	Elementary or Secondary School	P	S	
5.	Fire and/or Rescue Service	P	S2	P
6.	Hospital	P	S2	
7.	Library	P	P	
8.	Museum	P	P	
9.	Nursing or Convalescent Home	P	P	
10.	Place of Worship, Parish Hall, Convent, Monastery or Rectory	P	P	
11.	Public or Governmental Building	P	P	P
12.	Public or Non-profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc.	P	P	
13.	Public Utility Lines & Accessory Structures	S2		P
14.	Solid Waste Collection Site		S1	
15.	Temporary Structure Incidental to School (classroom relocatable)	P	P	
16.	Wastewater Treatment Facility	C		C
17.	Water Supply Treatment Facility	P		P

ST. LEONARD TOWN CENTER

USE #	ST. LEONARD TABLE OF LAND USES – UNCLASSIFIED USES	VILLAGE	RESIDENTIAL	EMPLOYMENT
1.	Accessory Building or Use	P	P	P
2.	Airport or Landing Field			
3.	Cemetery or Memorial Garden	P	P	
4.	Communications Towers & Antennas (Government, Commercial & Private)	SEE SECTION 3-3 OF THE CALVERT COUNTY ZONING ORDINANCE		
5.	Dock, Pier, Private			
6.	Flea Market by Non-Profit Organization	P	P	
7.	Garage Sale, Yard Sale or Estate Sale	C	C	
8.	Heliport	S	S	S
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	P
14.	Temporary Structure Incidental to Construction (non-residential)	C	S	C
15.	Temporary Structure Incidental to Sales or Rentals in New Residential or Commercial Developments (sales trailers)			
16.	Unoccupied Recreational Vehicle	C	C	
17.	Wild or Dangerous Animals Kept as Pets			

St. Leonard Town Center Conditional Uses

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 St. Leonard Town Center. Note: This Section of the St. Leonard Town Center Zoning Ordinance has been renumbered for consistency with the Calvert County Zoning Ordinance.

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 the following conditions are met:

1. An owner lives on the premises, and
2. the facility is a part of the dwelling unit with the exception that existing non-conforming guest houses may be used, and
3. no separate kitchens are provided, and
4. adequate off-street parking is provided, and
5. Fire Marshall and Health Department approvals are obtained, and
6. an Occupancy Permit for such use is obtained.

Residential Use #8 Dwelling, Attached: Duplex – See CCZO for conditions (those imposed in the Residential District shall apply in the Town Center).

Residential Use #11	<p><u>Dwelling, Attached: Townhouse</u>, provided that the following conditions are met:</p> <ol style="list-style-type: none"> 1. The townhouses are located within an approved residential subdivision recorded prior to the adoption of zoning in 1967, and 2. the lots within the recorded residential subdivision do not meet current minimum lot size requirements, and 3. the total number of townhouses does not exceed the total number of undeveloped recorded lots within the approved subdivision, and 4. the lots within the recorded residential subdivision do not front directly onto Rt. 2/4, Rt. 765 or Ball Road, and 5. the townhouses are located within Sub-area B, and 6. all of the conditions of this ordinance except lot size and setback requirements are met.
Residential Use #13	<u>Dwelling, Single Family Detached</u> – See CCZO for conditions.
Residential Use #18	<u>Manufactured Home, Farm</u> – See CCZO for conditions.
Residential Use #21	<u>Manufactured Home or Recreational Vehicle (Emergency)</u> – See CCZO for conditions.
Residential Use #22	<u>Manufactured Home Subdivision</u> – See CCZO for conditions.
Residential Use #23	<u>Tenant House</u> – See CCZO for conditions.
Residential Use #24	<u>Tenant Houses, Additional (no more than 2 additional)</u> – See CCZO for conditions.
Commercial Retail Use #5	<u>Artisans' and Crafters' Market</u> – See CCZO for conditions.

Commercial
Retail Use #8

Farmers' Market – See CCZO for conditions.

Commercial
Retail Use #12

Mobile Food Sales – See CCZO for conditions.

Commercial
Retail Use #13

Retail Commercial Building, Less than 5,000 Square Feet, provided that the following conditions are met:

1. The business is serving primarily the business on site, and
2. the business is not adjacent to an arterial or collector road, and
3. the total space consists of no more than 5,000 square feet.

Commercial
Retail Use #15

Retail Commercial Building with Drive-up Facility, Less than 5,000 square feet, provided that the following conditions are met:

1. The business is serving primarily the business on site, and
2. the business is not adjacent to an arterial or collector road, and
3. the total space consists of no more than 5,000 square feet.

Commercial
Retail Use #17

Retail Commercial Sale or Display Area, Outdoor – See CCZO for conditions.

Commercial
Retail Use #18

Watermen's Market – See CCZO for conditions.

Business &
Personal
Services Use #9

Eating Establishment with drive-up facility, provided that the restaurant is either a cafeteria for the business, serving primarily the employees on site, or is a part of a business park and the business is not adjacent to an arterial or collector road.

Business &
Personal
Services Use
#10

Eating Establishment without drive-up facility, provided that the restaurant is either a cafeteria for the business, serving primarily the employees on site, or is a part of a business park and the business is not adjacent to an arterial or collector road.

Business &
Personal
Services Use
#12

Flex Space Business, provided that:

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 St. Leonard Town Center Zoning Ordinance for Light Manufacturing and/or 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, 1 Equivalent Full-time Non-resident Employee – See CCZO for conditions.

Business &
Personal
Services Use
#16

Home Occupation, 2 Equivalent Full-time Non-resident Employee – See CCZO for conditions.

Business &
Personal
Services Use
#20

Office, Non-Medical, Medical or Clinic, less than 5,000 sq. ft. – See CCZO for conditions.

Business &
Personal
Services Use
#22

Office Support Services, including printing, copying, faxing, internetworking, etc., less than 5,000 sq. ft. – See CCZO for conditions.

Recreation Use
#1

Campground and/or Recreational Vehicle Camp – See CCZO for conditions.

Recreation Use
#2

Carnival, Fair or Circus – Temporary, Less than Five Acres – See CCZO for conditions.

Recreation Use #3	<u>Carnival, Fair or Circus – Temporary, More than Five Acres</u> – See CCZO for conditions.
Recreation Use #4	<u>Commercial or Non-Profit Meeting Hall/Banquet Hall</u> , provided that parking is provided in accordance with Section 6-2 of the Calvert County Zoning Ordinance.
Recreation Use #17	<u>Outdoor Recreation, such as: Swimming Pools, Athletic Courts</u> – See CCZO for conditions.
Commercial Wholesale Use #3	<u>Warehouse, Outdoor</u> , provided that the storage is completely screened from neighboring properties and public rights-of-way.
Motor Vehicle Use #1	<p><u>Automobile Filling Station</u>, provided that the following conditions are met:</p> <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, and 2. no structure or building is erected within 80 feet of any dwelling (neither setback may be reduced), and 3. no new service bay openings shall face a right-of-way, and 4. no more than ten inoperative vehicles and/or junk cars are allowed, except those which are 100 percent screened from adjoining properties and rights-of-way, and 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 #2	<u>Automobile Filling Station, with Convenience Store and/or Eating Establishment</u> , provided that the conditions for “Automobile Filling Station” are met.
Motor Vehicle Use #4	<u>Automobile Parts Dismantling and/or Storage</u> – See CCZO for conditions.

Motor Vehicle Use #5 Automobile Repair Shop/Service Shop without fuel sales, provided that the following conditions are met:

1. No fuel pump, oil draining pit, or other visible appliance for servicing automobiles is located within 100 feet of the front lot line, and
2. no structure or building is erected within 150 feet of any dwelling, (neither setback may be reduced), and
3. no new service bay openings shall face a right-of-way, and
4. no more than ten inoperative vehicles and/or junk cars are allowed, except those which are 100 percent screened from adjoining properties and rights-of-way, and
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 #7 Car Wash – See CCZO for conditions.

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

Motor Vehicle Use #15 Parking of Commercial Motor Vehicles – See CCZO for conditions.

Industrial Use #1 Agricultural Processing Plant (Granary only), provided that the following conditions are met:

1. All processing structures are at least 100 feet from all side, front and rear lot lines; and
2. adequate measures are taken for the abatement of dust, noise or similar nuisances.

Industrial Use #2 Agricultural/Livestock Processing Plant; (Meats & Poultry only), provided that the following conditions are met:

1. Such use is located on a lot not less than five acres in size, and is not nearer than 200 feet from any Village District boundary, and
2. all structures have a minimum setback of 100 feet from side, front and rear lot lines, and

3. adequate measures are taken for the abatement of offensive and obnoxious odors, dust, smoke, noise, vibration, or similar nuisances, and
4. design, construction, and operation of the facility meets requirements of appropriate State and Federal regulatory agencies, and
5. retail sales of processed food are permitted only as an accessory use.

Industrial Use #3 Agricultural/Seafood Processing Plant (Seafood only), provided that the following conditions are met:

1. Such use is located on a lot not less than five acres in size, and is not nearer than 200 feet from any Village or Rural District boundary, and
2. all structures have a minimum setback of 100 feet from side, front and rear lot lines, and
3. adequate measures are taken for the abatement of offensive and obnoxious odors, dust, smoke, noise, vibration, or similar nuisances, and
4. design, construction, and operation of the facility meets requirements of appropriate State and Federal regulatory agencies, and
5. retail sales of processed food are permitted only as an accessory use.

Industrial Use #8 Distillation of Alcohol as a Fuel on a Farm for Farm Use Only – See CCZO for conditions.

Industrial Use #9 Grain Elevator – See CCZO for conditions.

Industrial Use #15 Manufacturing and/or Assembly, Light, less than 5,000 sq. ft., provided that the following conditions are met:

1. All structures have a minimum setback of 100 feet from all district boundary lines, and
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	<p><u>Manufacturing and/or Assembly, Light, more than 5,000 sq. ft.,</u> provided that the following conditions are met:</p> <ol style="list-style-type: none"> 1. All structures have a minimum setback of 100 feet from all district boundary lines, and 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 #18	<p><u>Outdoor Storage in Connection with Commercial and Industrial Uses,</u> provided that the machinery and/or equipment stored is not visible from adjoining properties or the road.</p>
Industrial Use #25	<p><u>Sand, Gravel or Mineral Extraction (No Processing)</u> – See CCZO for conditions.</p>
Industrial Use #28	<p><u>Storage of Machinery and Equipment in Connection with Excavating and/or Contracting Business,</u> provided that the following conditions are met:</p> <ol style="list-style-type: none"> 1. The machinery and/or equipment stored is not visible from adjoining properties or the road, and 2. all storage buildings together contain no more than 2,000 square feet, and 3. the owner lives on the premises.
Institutional Use #16	<p><u>Wastewater Treatment Facility</u> – See CCZO for conditions.</p>
Unclassified Use #7	<p><u>Garage Sale, Yard Sale or Estate Sale</u> – See CCZO for conditions.</p>
Unclassified Use #10	<p><u>Livestock Kept as Pets</u> – See CCZO for conditions.</p>
Unclassified Use #11	<p><u>Model Home</u> – See CCZO for conditions.</p>

Unclassified Use #14 Temporary Structure Incidental to Construction (non-residential) – See CCZO for conditions.

Unclassified Use #16 Unoccupied Recreational Vehicle – See CCZO for conditions.

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

ARTICLE 4: TRANSFER ZONE DISTRICT

The Village District is designated as a transfer zone per the requirements of the Calvert County Zoning Ordinance. Five Calvert County Transferable Development Rights (TDRs) shall be used by the developer for each lot or dwelling unit which is created in excess of one dwelling unit per 40,000 square feet¹.

Exceptions:

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

ARTICLE 5: DEVELOPMENT REQUIREMENTS

5.1 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 in this section (SECTION 5.2).

5.2.1 CONSERVATION AREAS

(10/28/03)
(05/01/06)

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.

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.

5.2.2 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:

1. Clearing is part of a state forestry management plan unrelated to preparation of the site for sale or development or
2. 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
3. the area to be graded and/or cleared is less than 5,000 sq. ft and will not disturb historical or archeological sites or
4. the County or State has determined that there is a need to grade or clear within the right-of-way (r.o.w.) for road safety purposes.

5.2.3 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 which are visually incompatible with neighboring land uses.

Materials:

- a) 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.
- b) 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.
- c) Natural slopes and existing features which effectively conceal the use from general view.
- d) A combination of the above.

Chain link fences are unacceptable. Berms may be utilized with any of the above.

- B. Low screening (3' minimum ft) 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:

- a) 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 3 years.
- b. Solid/opaque fencing with a minimum height of 3 ft. in materials approved by the Department of Planning and Zoning.
- c. Natural slopes and existing features where they effectively conceal; the use from view.
- d. A combination of the above.

Chain link fenced are unacceptable. Berms may be used with any of the above.

5.2.4 ARCHEOLOGICAL AND HISTORIC SITES

In cases where a building which is listed on the Maryland Historical Trust Historic Sites Survey is located within the boundaries of a proposed development project, the applicant shall meet with the Historic District Commission prior to approval of a site plan or subdivision plat. The purpose of the meeting is to determine the feasibility of retaining the building and incorporating it into the site design. In the event it is not feasible to retain the building or make it available for removal to another site, the applicant will be required to document the structure prior to destruction in accordance with criteria established by the Department of Planning and Zoning. Removal of an historic feature prior to approval of a subdivision plat may be grounds for denial of the application.

An inventory of existing on-site archeological features may be required prior to preliminary approval of major subdivisions or grading permits. To determine whether an inventory of archeological features is required, an application for review will be reviewed by the Department of Planning & Zoning and submitted to the Historic District Commission, the Maryland Historical Trust and other relevant agencies to determine within 30 days of submittal whether any known significant archeological features are located on the property or whether the characteristics of the site suggest the probability of significant archeological features.

For the purposes of this Ordinance, a significant archeological feature is defined as a feature that has been identified by applicable County, State or Federal agencies as having unique archeological significance. In the event either of the above is found to be relevant, the applicant may be asked to conduct an inventory according to criteria established by the Department of Planning & Zoning upon recommendations by the relevant agencies or to preserve the artifacts in place.

Village District-Subarea A

visual integrity of this site, any new building located within 200 feet of the main house on this site shall maintain the same setback as the existing house.

- E. Minimum Frontyard Setback and Setback from all other roads: 35 ft.
- F. Minimum Side yard Setback: 10 ft.
- G. Minimum Back yard Setback: 50 ft.

5.3.2 ROAD REQUIREMENTS

A. ROAD CONSTRUCTION REQUIREMENTS

All roads must be constructed to Calvert County road standards and in accordance with the St. Leonard Road Plan and must be completed and bonded prior to the issuance of building permits.

No additional entrances onto Rt 2/4 are permitted within this subarea.

B. LANDSCAPING ALONG ROADS

1. Rt 2/4: A no cut, no clear buffer shall be maintained within the required 100 ft setback from Rt 2/4.
2. Rt 765: Existing mature trees (minimum caliper 6") located within the 100 foot Rt 765 roadway buffer shall be retained. Were there are no existing trees within the buffer, street trees approved by the Department of Planning & Zoning shall be planted every 40 feet on center.
3. All other roads: Street trees shall be planted every 30 feet on center.

C. PEDESTRIAN WALKWAYS

Where required, sidewalks shall be a minimum 5 foot wide exposed aggregate on at least one side of the road with a minimum 5 foot wide planting strip between the sidewalk and the road. Locations of sidewalks shall be determined on the basis of meeting the goal of providing safe and convenient pedestrian access to the center of town.

5.3.3 PARKING AND LOADING REQUIREMENTS

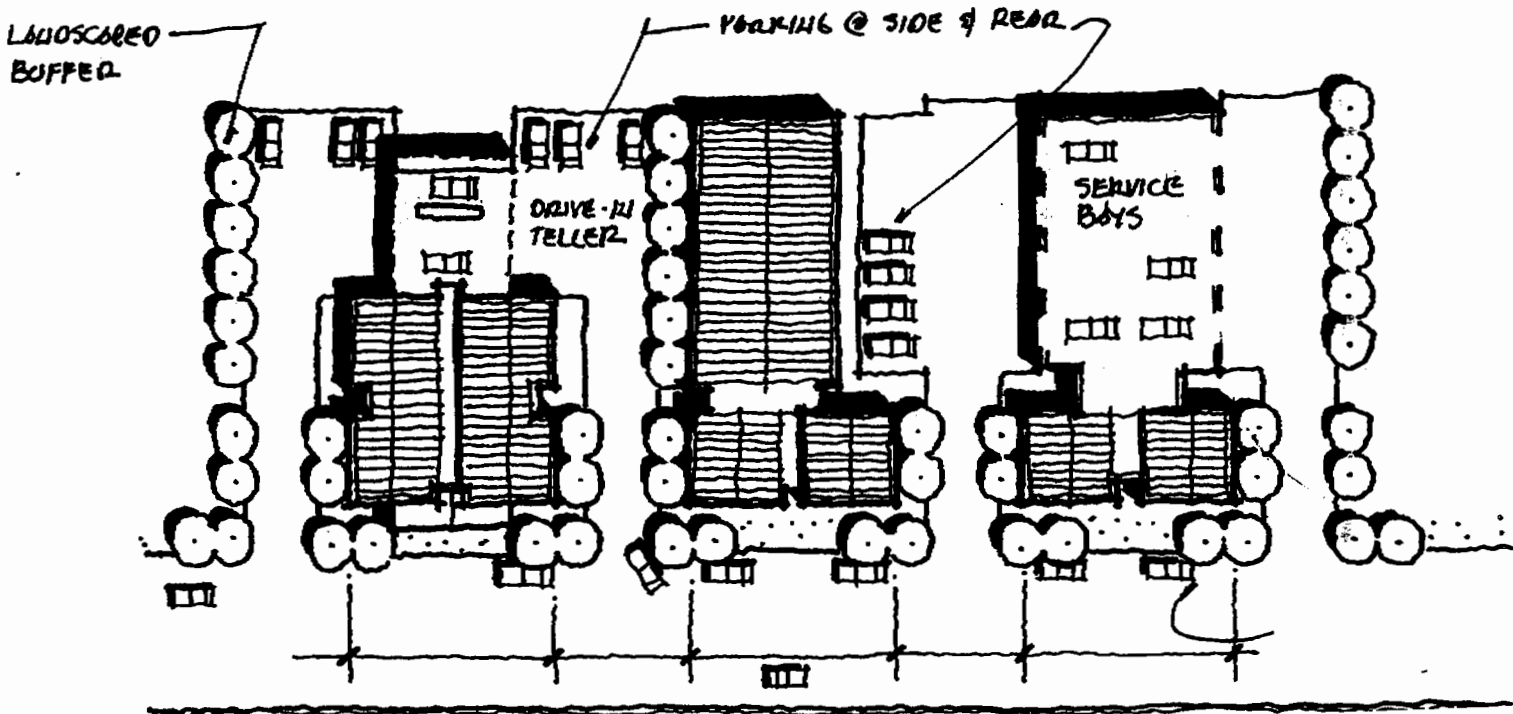
Except as provided below, the parking and loading requirements contained in the Calvert County Zoning Ordinance apply.

A. On-street parking

Parallel on-street parking is permitted along all local roads within this district constructed in accordance with the St. Leonard Road Improvement Plan except Rt 765.

B. On-site parking

1. On-site parking is required within this district. Shared parking is strongly encouraged.
2. On-site parking lots must be located in back of any buildings fronting on a public roadway. See illustration.



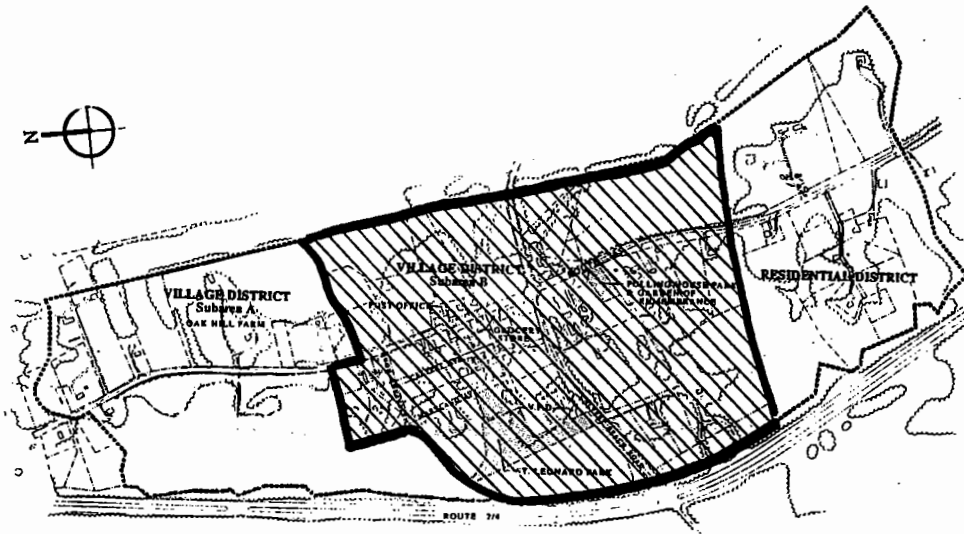
Parking Lots must be located to rear of buildings

Village District-Subarea A

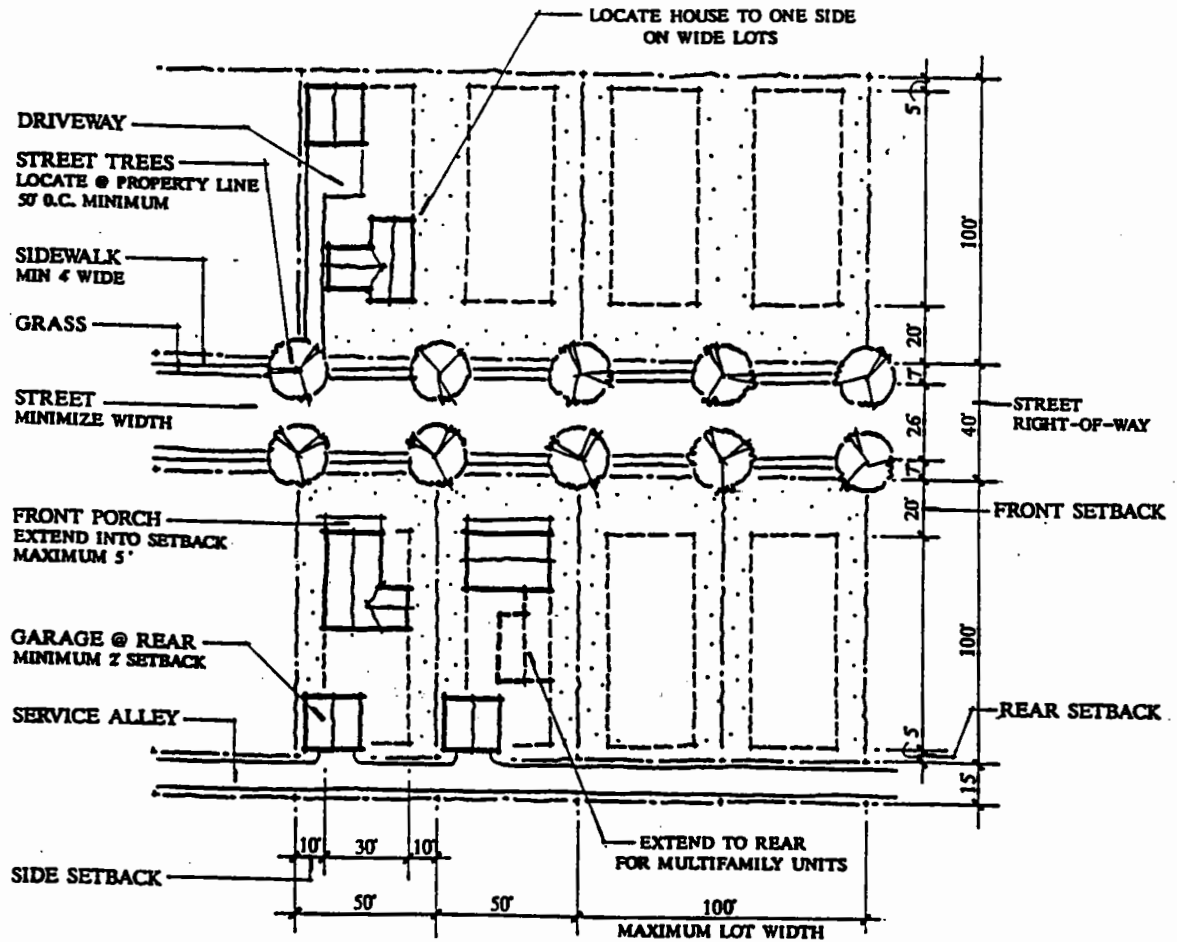


Potential Development Plan for east side of Rt 765, Village District, Subarea A showing use of 20,000 sq. ft lots and setbacks near Oak Hill Farm (historic inventory site CT 163).

5.4 DEVELOPMENT REQUIREMENTS FOR VILLAGE DISTRICT - SUBAREA B



The intent within Subarea B is to maintain and enhance the image of a traditional small town, featuring a compact arrangement of buildings and streets. New developments within this subarea shall be laid out in a traditional grid pattern and in accordance with the St. Leonard Road Improvement Plan (For Road Plan, see Master Plan page 16). For description of district see Master Plan page 20).



STREET PLAN DIAGRAM

In addition to the requirements listed below, all projects must meet the requirements listed in Section 5.2 governing Conservation Areas, Grading and Clearing, Screening, and Archeological and Historic Sites. Architectural Requirements and Guidelines are listed in Article 6.

5.4.1 LOT SIZE & LOT WIDTH REQUIREMENTS

A. Minimum Lot Size: 40,000 s. f.

Exception - Residential Lots: Subject to Health Department Approval, lot size for residential development may be decreased to minimum 20,000 sq. ft. with a rear yard setback of 35 ft. with the purchase of Transferable Development Rights. See Article Four.

Exception - Non-residential lots fronting on Rt 765 are not subject to minimum lot size requirements . See illustration below.

B. Minimum Lot Width: 50 ft.

Exception: Non-residential lots fronting on Rt 765 are not subject to minimum lot width requirements. See illustration below.

C. Minimum Setback from Rt 2/4: 100 ft. from edge of right-of-way

D. Setback from Rt 765 (Build-to line): Edge of sidewalk. See illustration below . (See Table II for exceptions).



Along Rt 765 within Subarea B the intent is to maintain and reinforce the existing "old town" pattern development which features a row of individual buildings lined up next to each other along a sidewalk

Village District-Subarea B

E. Minimum Front yard Setback and Setback from all other roads: 20 feet from edge of pavement.

F. Minimum Side yard Setback: 6 ft.

G. Minimum Back yard Setback: 20 ft.

5.4.2 ROAD REQUIREMENTS

A. ROAD CONSTRUCTION REQUIREMENTS

All roads must be constructed to Calvert County road standards and in accordance with the St. Leonard Road Improvement Plan (Master Plan, page 19-21) and must be completed and bonded prior to the issuance of building permits.

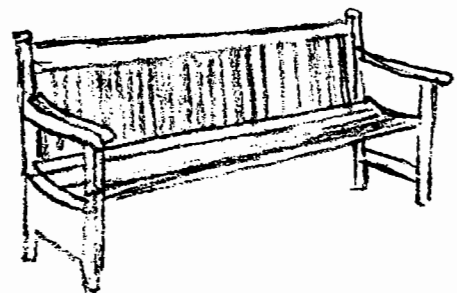
No additional entrances onto Rt 2/4 are permitted within this subarea.

B. STREETScape AND LANDSCAPING DESIGN STANDARDS

Combinations of paving, lighting, signage, site furnishings, and planting shall create a unifying sense and respond to the needs of the pedestrian as well as to the needs of the motorist.

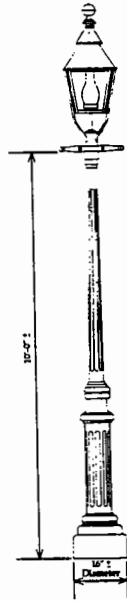
1. DESIGN STANDARDS ALONG RT 765 WITHIN SUBAREA B

- a. Road improvements including sidewalks and street trees shall be constructed by the County in accordance with the Main Street Plan shown on page 21 of the St. Leonard Master Plan. In the event that a property owner does not wish to grant the necessary easements for these improvements, the owners will be required to make improvements in accordance with the plan at such time as any new building on the property is constructed or any existing building on the property is expanded.
- b. Street trees shall be deciduous and a minimum of 2½" caliper when planted. The trees shall be planted in line, where possible, and spaced 25' on center. Trees on any given block shall be of the same species. See Street Section for a list of acceptable tree species.
- c. Benches shall be the "Calvert" traditional bench as manufactured by Victor Stanley, Inc. or the equivalent. They shall be placed in locations that have shade, visibility, and do not impede vehicular or pedestrian traffic.



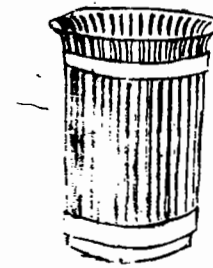
Village District -Subarea B

d.



To provide for pedestrian lighting, street lighting shall be provided. Lightings shall be Newbury Port Luminaire, painted black and mounted on a ten foot Hancock post, painted black, as manufactured by Spring City Electrical Manufacturing Company or the equivalent. They shall be spaced 50' on center and integrated into the street tree spacing.

- e. Trash containers shall be Model S-42 Ironsites, Bethesda Series by Victor Stanley, Inc. or the equivalent. They shall be located at each intersection along Main Street, 25' back from the intersection next to the sidewalk.



- f. Sidewalks shall be concrete unit pavers, Prince Frederick blend, brick shapes, laid running bond stacked mixed on a flexible bed.
- g. Walls or fences shall be used on Main Street when existing buildings do not align with the minimum setback requirements. Walls shall be constructed of red brick similar to the Prince Frederick blend to a maximum height of four feet. Fences of wood may be split rail or picket, 3' to 4' height.
- h. Traffic and directional signage shall conform to county and state standards, but mounted on 2" diameter steel poles, painted black.
- i. Paving for parallel parking area shall be a tan grey concrete unit paver, brick shape, and in a herringbone pattern.

- j. Curb and Gutter: Village District-Subarea B
- i. Use a rolled curb at intersections with a 24" gutter.
 - ii. Separate parallel parking spaces from sidewalk and plantings areas with a standard curb.

2. DESIGN STANDARDS ALONG ALL OTHER STREETS WITHIN SUBAREA B

- a. A five foot wide planting strip shall be planted along both sides of the street and shall be planted with grass.
- b. Street trees with a minimum of 2" caliper shall be planted within the planting strip but not directly in front of houses. Mix a variety of species.
- c. Street lighting shall be Newbury Port Luminaires with Hancock post, painted black, as manufactured by Spring City Electrical Manufacturing Co or the equivalent. Space on 75' centers and integrate with tree spacing.
- d. Sidewalk shall be 5' wide exposed aggregate.
- e. Traffic and directional signage shall conform to county and state standards, but shall be mounted on 2" diameter steel poles, painted black or on street lights.
- f. Paving for parallel parking shall be of same surface material as roadway.
- g. There shall be no curb and gutter.
- h. Fencing shall be brick, iron, or wood with a maximum 3' to 4' height on street frontage. Wood fencing shall be either picket with spacings or solid vertical plain boards (no patterned or diagonal boards, uneven tops, stockade, or chain link fencing).

C. PARKING AND LOADING REQUIREMENTS - VILLAGE DISTRICT-SUBAREA B

Except as provided below, the parking and loading requirements contained in the Calvert County Zoning Ordinance apply.

1. On-street parking

On-street parking is permitted along all local roads within this district designed in accordance with the St. Leonard Road Standards shown in the Master Plan and

Village District -Subarea B

along Rt 765 within Subarea B. Businesses fronting on Rt 765 within this district may include the parking spaces directly in front of their buildings as part of their total parking lot requirement.

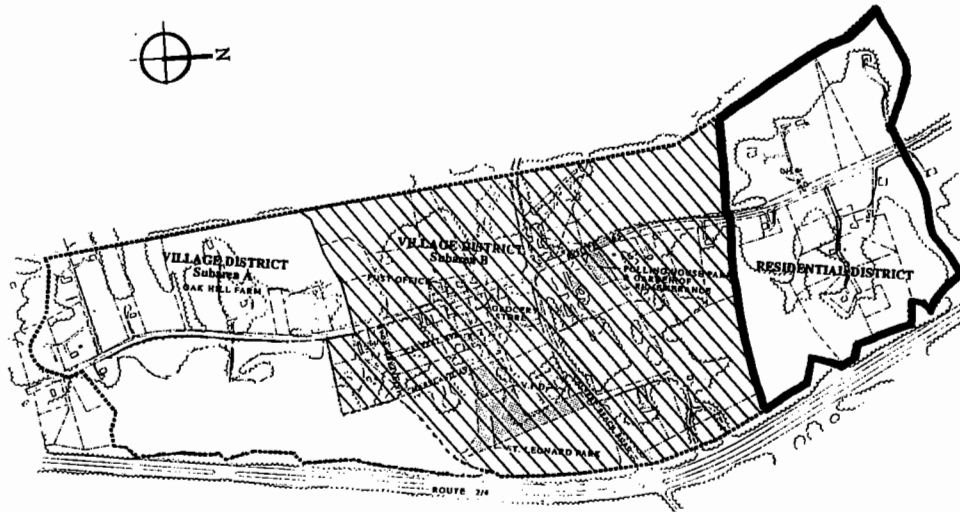
2. Public Parking Lots

The St. Leonard Master Plan proposes that up to two public parking lots be acquired and developed within the Town Center. Businesses within this district shall meet their parking space requirements by buying space within public parking lots at a fee determined by the Board of County Commissioners.

3. On-site parking

In the event public parking spaces are not available, on-site parking lots shall be permitted provided that they are located in back of any buildings fronting on a public roadway. Wherever feasible, parking lots and driveway entrances to parking lots shall be shared.

5.5 DEVELOPMENT REQUIREMENTS FOR THE RESIDENTIAL DISTRICT



Within this district, the intent is to maintain an attractive landscape, protect sensitive areas, and protect the existing rural residential character of the area. For description see Master Plan, page 23).

In addition to the requirements listed below, all projects must meet the requirements listed in Section 5.2 governing Conservation Areas, Grading and Clearing, Screening, and Archeological and Historic Sites. Architectural Requirements and Guidelines are listed in Article 6.

5.5.1 LOT SIZE, LOT WIDTH, AND SETBACK REQUIREMENTS

- A. Minimum Lot Size: 40,000 s. f.
- B. Minimum Lot Width: 100 ft.
- C. Minimum Setback from Rt 2/4: 100 ft. from edge of right-of-way closest to Rt 2/4.
- D. Minimum Setback from Rt 765 100 ft. from edge of pavement

Exception: The Ben Williams Tobacco Barn is listed in the Calvert County Historic Inventory (CT 157) and, together with two other barns in the immediate is an important landmark within the Town Center. To help maintain the visual integrity of this site, no new buildings shall be located between these barns and Rt 765.

Residential District

- E. Minimum Front yard Setback and Setback from all other roads: 35 ft.
- F. Minimum Side yard Setback: 10 ft.
- G. Minimum Back yard Setback: 50 ft.

Note: The use of Transferable Development Rights to increase density in not permitted within this district.

5.5.2 ROAD REQUIREMENTS

A. GENERAL REQUIREMENTS

All roads must be constructed to Calvert County road standards and in accordance with the St. Leonard Road Improvement Plan and must be completed and bonded prior to the issuance of building permits.

No entrances onto Rt 2/4 are permitted within this district.

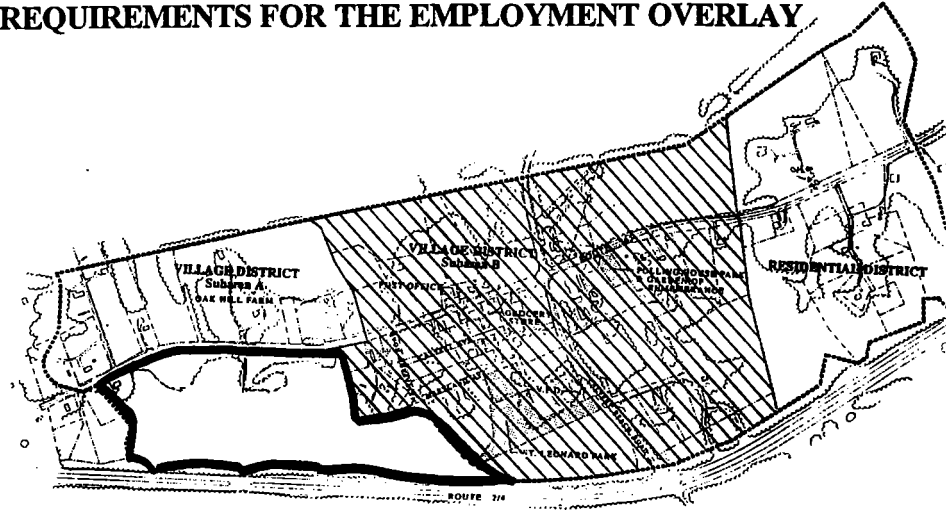
B. LANDSCAPING ALONG ROADS

Street trees shall be planted every 30 feet on center along all new roads.

C. PEDESTRIAN WALKWAYS

Where required, sidewalks shall be a minimum 5 foot wide exposed aggregate on at least one side of the road with a minimum 5 foot wide planting strip between the sidewalk and the road. Locations of sidewalks shall be determined on the basis of meeting the goal of providing safe and convenient pedestrian access to the center of town.

5.6 DEVELOPMENT REQUIREMENTS FOR THE EMPLOYMENT OVERLAY DISTRICT



This district requires approval by the Board of County Commissioners subject to the following conditions:

- a) The application for approval is signed by all owners of property located within the proposed overlay district.
- b) All uses existing at the time of application are permitted within the overlay zoning district.
- c) A public hearing is held.

5.6.1 LOT SIZE, LOT WIDTH, AND SETBACK REQUIREMENTS

A. LOT SIZE AND LOT WIDTH REQUIREMENTS - None

B. SETBACK REQUIREMENTS

1. Along Rt 4: 100 feet from edge of right-of-way, no cut, no clear
2. Along Rt 765: 100 feet from edge of right-of-way, no cut, no clear.
3. Along all other roads: 20 feet from edge of pavement
4. Adjacent properties: 100 feet, no cut, no clear. See Special Buffer requirements.

5.6.2 ROAD REQUIREMENTS

A. GENERAL REQUIREMENTS

All roads must be constructed to Calvert County road standards and in accordance with the St. Leonard Road Improvement Plan and must be completed and bonded prior to the issuance of building permits.

Employment Overlay District

B. LANDSCAPING ALONG ROADS

A minimum 5 foot planting strip shall be provided along all new roads and planted with street trees every 30 feet on center.

C. PEDESTRIAN WALKWAYS

All new roads shall include a minimum 5 foot wide exposed aggregate sidewalk on at least one side of the road with a minimum 5 foot wide planting strip between the sidewalk and the road. Locations shall be determined on the basis of meeting the goal of providing safe and convenient pedestrian access to the center of town.

5.6.3 PARKING AND LOADING REQUIREMENTS

The Parking and Loading Requirements in the Calvert County Zoning Ordinance shall apply.

5.6.4 SPECIAL BUFFER REQUIREMENTS

- A. A 100' forested buffer shall be maintained along all adjacent property boundaries. If no forested buffer exists, the following shall be planted:
 - Two rows of 6' evergreen trees, a maximum of 15' apart and
 - One row of 6' deciduous trees, a maximum of 15' apart.
- B. During site plan review, the Planning Commission shall ensure that nuisances such as noise, glare, odor or pollution are minimized.

TABLE II REQUIREMENTS	VILLAGE DISTRICT Subarea A	VILLAGE DISTRICT Subarea B	RESIDENTIAL DISTRICT	EMPLOYMENT OVERLAY DISTRICT
Minimum Lot Size	Without TDR's: 40,000 s.f. With TDRs: 20,000 s.f.	Without TDRs: 40,000 s.f.* With TDRs: 20,000 s.f	40,000 s.f	None
Minimum Lot Width	100 feet.	50 feet. Each additional increment must be minimum 50 feet to allow for future infill.**	100 Feet	None
Setback from Rt 2/4	100 feet - no cut, no clear	100 feet - no cut, no clear, as measured from the point where the edge of the Rt 2/4 right-of-way is closest to Rt 2/4 or as needed to maintain a year-round forested screen between building and the highway, whichever is greater.	100 feet - no cut, no clear.	100 feet - no cut, no clear.
Setback from Rt 765	100 feet for residential; 50 feet for commercial	Edge of sidewalk "build-to" line.***	100 feet	100 feet - no cut, no clear.
Building Restriction Lines (BRLs) except as required under "Setbacks" above)	Front: 35 feet**** Side: 10 feet Rear: 50 ft . (35 ft with TDRs)	Front: 20 feet**** Side: 6 feet Rear: 20 feet	Front: 35 feet**** Side: 10 feet Rear: 50 feet.	100 feet from adjacent districts. 20 feet from on- site roads

EXCEPTIONS:

- * Along Rt 765, between Mattapany Road and Polling House Park: No minimum lot size.
- ** Along Rt 765, between Mattapany Road and Polling House Park: No minimum lot width.
- *** a) Canvas Awnings may extend up to six feet into the setback area (allowing _____ for a minimum 8' clearance over the sidewalk.
b) Buildings may be set further from street if public plazas are provided in front of the buildings or they may extend over the sidewalk (allowing for pedestrian movement through a covered arcade).
- **** a) Porches may extend up to 5' into setback if only one story.
b) BRLs may be modified with approval of the Planning Commission.

All Districts: The Planning Commission may approve cutting and/or clearing that is required as part of an officially adopted Forestry Management Plan provided that a year-round forested screen is maintained between houses and the highway.

ARTICLE 6 ARCHITECTURAL REQUIREMENTS AND GUIDELINES

6.1 **PURPOSE:** Building design standards are based on the premise that the overall appearance of a community bears a direct relationship to the social well being of its residents, affects property values, and provides economic opportunities. These standards are intended to encourage the sense of a cohesive streetscape within the town center.

6.2 BASIC REQUIREMENTS

In keeping with the goal of utilizing traditional site design principles to help establish a clear identity for St. Leonard and to commemorate the Town Center's early 20th century roots and historic antecedents, buildings shall be designed to be compatible with traditional regional building designs. Within this basic design framework, buildings and accessory structures may vary from detailed copies of traditional architectural designs to contemporary interpretations of these designs.



6.3 BUILDING DESIGN STANDARDS

6.3.1 Materials

REQUIREMENTS	VILLAGE DISTRICT subarea A	VILLAGE DISTRICT Subarea B	RESIDENTIAL DISTRICT	EMPLOYMENT DISTRICT (Overlay District*)
Building Height	Maximum: Two stories plus a habitable roof.	Maximum: Two stories plus a habitable roof permitted. Two stories required along Rt. 765.	Maximum: Two stories plus a habitable roof.	Maximum: Three stories plus a habitable roof.
Siding	Wood or wood appearance clapboard siding with wide corner boards; brick (red tones only); stucco; synthetic stucco; split face block; natural stone; colors and tones shall be muted.	Wood or wood appearance clapboard siding with wide corner boards; brick (red tones only); stucco; synthetic stucco; split face block; natural stone; colors and tones shall be muted.	Siding shall be consistent with existing homes in the district; colors and tones shall be muted.	Wood or wood appearance clapboard siding with wide corner boards; brick (red tones only); stucco; synthetic stucco; split face block; stone; colors and tones shall be muted.
Roof	Minimum pitch: 6/12; Colors and tones shall be muted.	Flat roofs are permitted provided they are capped by a cornice. If roof is to be pitched, minimum pitch: 6/12; Colors and tones shall be muted.	Minimum pitch: 6/12; Colors and tones shall be muted.	Flat roofs are permitted provided they are capped by a cornice. If roof is to be pitched, minimum pitch: 6/12; colors and tones shall be muted.
Windows	Windows shall be longer than they are wide. A recommended proportion is 2:1 to 3:1 (height:width).	Windows shall be longer than they are wide. A recommended proportion is 2:1 to 3:1 (height:width); Commercial Buildings along Rt. 765 shall be primarily glass at street level.	Windows shall be longer than they are wide. A recommended proportion is 2:1 to 3:1 (height:width).	Windows shall be longer than they are wide. A recommended proportion is 2:1 TO 3:1 (height:width).

*See Master Plan, page 21 and Zoning Ordinance, page 5.

Exceptions:

- A. Cupolas or tower elements connected to residential structures (maximum of 150 square feet in plan) may extend to four stories in height.
- (12/4/01) 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.
- C. The Planning Commission may approve a reduction to 5/12 pitch to meet specific design needs on custom design buildings.

6.3.2 Proportion, Rhythm and Scale

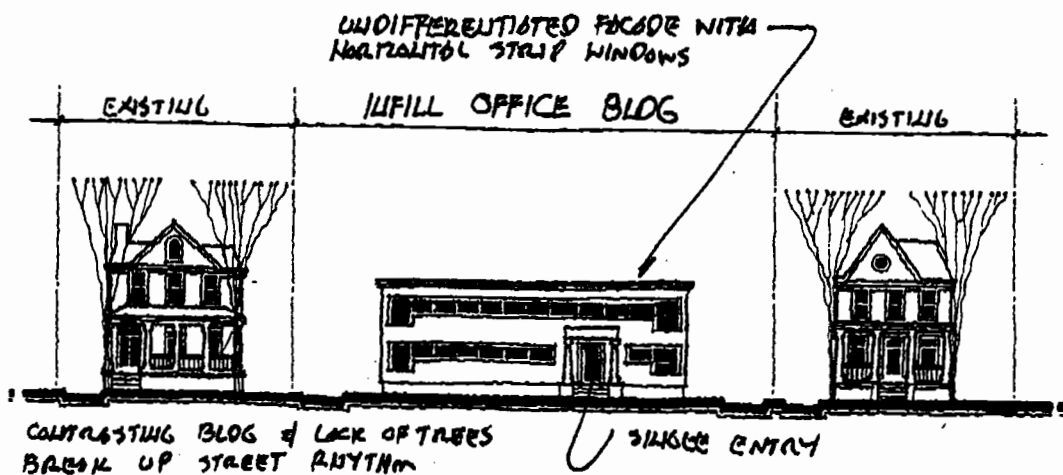
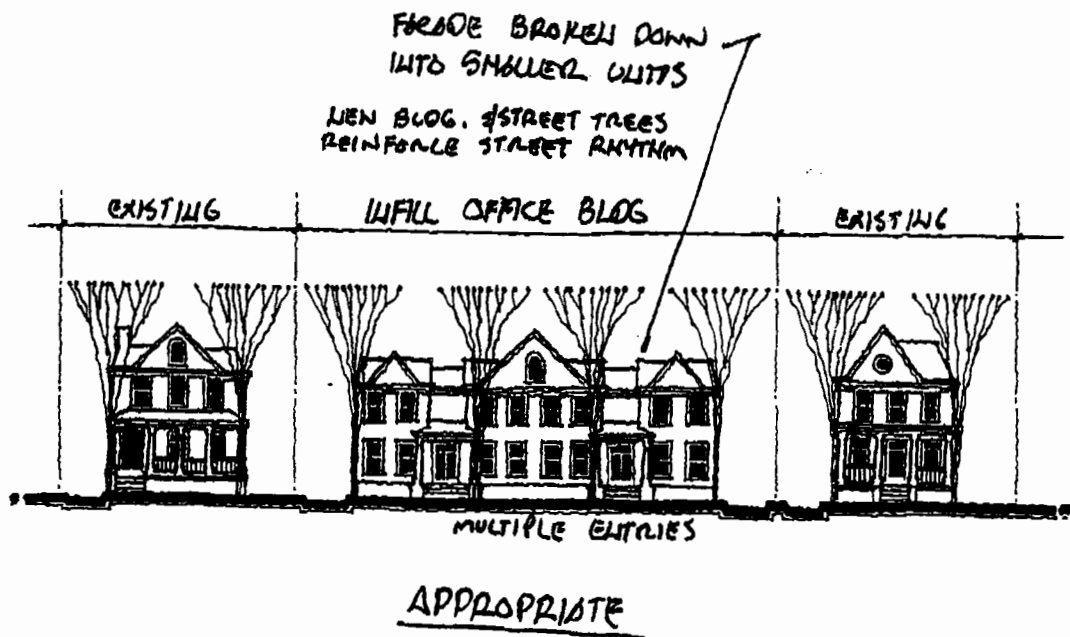
PROPORTION/RHYTHM/SCALE

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

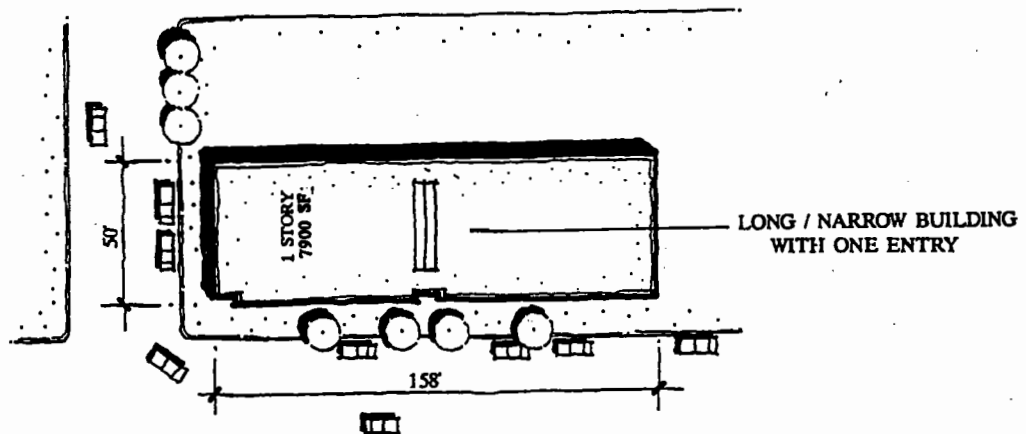
Rhythm refers to the repetition and spacing of openings (windows and doors) on individual buildings as compared with adjacent structures. Rhythm also refers to the spacing of repetitive building masses along a street.

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

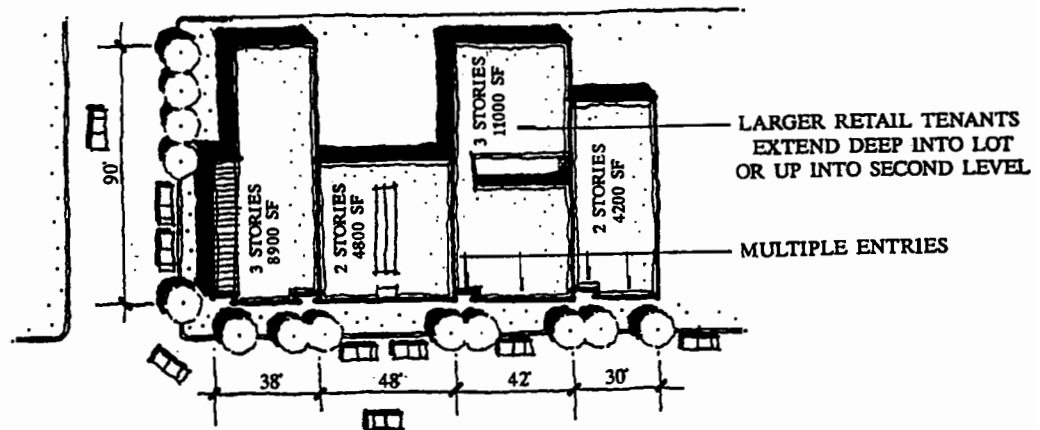
1. Non-residential buildings shall maintain the same proportions, rhythm and scale as residential buildings. The proportional relationship of individual commercial and residential facades in the town center shall emphasize the vertical rather than the horizontal. Single story strip shopping centers running parallel to public roads are expressly not permitted.



2. Large disparities between the height, width and length of a building shall be avoided. Building mass shall be broken up into smaller components.
3. 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.
4. Buildings and accessory structures shall be compatible with neighboring buildings and structures in terms of height, proportion, rhythm and scale.
5. 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.
6. Within the Village District, subarea B along Rt 765, buildings shall be designed to maintain and reinforce the existing pattern of closely spaced buildings with multiple entrances. See illustration below.



MAIN STREET PARTIAL PLAN
INAPPROPRIATE



MAIN STREET PARTIAL PLAN
APPROPRIATE



6.3.3 Porches

Porches, courtyards, patios and/or low decks provide a transition area between the public and private realm and encourage human interaction and enhance the cohesiveness of the streetscape. They are strongly encouraged. When porches are used, they should extend at least half the length of a house. On corner lots, porches should wrap around both sides of a house.

6.3.4 Rooftop and exposed mechanical and electrical equipment

Rooftop or other exposed mechanical and electrical equipment shall be screened from view.

6.3.5 Arcades and awnings

Arcades and awnings are encouraged along Main Street. They provide protection from the weather and enhance the pedestrian character of Main Street.

6.3.6 Garages

Garages shall be located to the rear of buildings on any lot less than 50 feet wide.

6.4 SIGN REQUIREMENTS

6.4.1 GENERAL REQUIREMENTS - ALL SIGNS

1. Illuminated signs shall be shielded so that no direct rays of light shall cause glare or reflection on any portion of an adjacent highway or residential building.
2. No sign shall have moving parts or project any intermittent or flashing illumination except signs that indicate time and temperature.
3. 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.
4. No sign shall be located which will interfere with traffic visibility on the right-of-way of any road or on any slope or drainage easement of the road.
5. No sign shall be permitted which contains statements, words or picture of an obscene character.
6. No sign shall be placed on rocks, trees, or on poles maintained by public utilities.
7. All portable signs shall be limited as follows:
 - a. Hot air balloons and search lights are allowed for promotions only, not to exceed 72 hours in a year.
 - b. 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.
 - c. One sandwich type (A-frame) sign is permitted per business on premises, subject to the following:
 - d. Each sign board face shall not exceed 9 sq. ft.
 - e. The total height is not to exceed 48".
 - f. The sign shall be located so as to not restrict sight distance below that called for in ASHTO standards. Note: The County will provide drawings depicting ASHTO standards. Applicants will be responsible for meeting those standards.
 - g. The sign must either be constructed and maintained according to the adopted specifications or receive special approval from the Architectural Review Committee.

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- h. 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.
 - i. For roads with posted speed limits greater than 30 miles an hour, the sign shall be at least 50' from the right-of-way. Note: These signs are not effective on high speed roads, and they present a greater danger.
 - j. Sign shall not be illuminated.
- 8. 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.
- 9. 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.
- 10. 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.
- 11. 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.

Exception: Any sign which is attached to the ground located on a minor arterial road and within 40 feet of the side lot line shall adhere to the front yard requirement for the district in which it is located. If located on a collector or local road and within 30 feet of the side lot line, the sign shall conform to the front yard requirement for the district in which it is located.

6.4.2 SIGN DESIGN STANDARDS - ALL SIGNS

1. Signs shall be compatible with the design and building materials of adjacent structures.
- (3/23/99) 2. Signs shall be wood, wood appearance, pre-cast concrete, 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.
3. The sensitive design of neon signs located behind the glass line can add character to the streetscape.
4. All signs for buildings within a shopping center, office complex, commercial park or business center shall be uniform in design. Uniformity is defined as
 - a) having the same (or similar) dimensions or proportions
 - b) having the same (or complementary) background colors (where applicable)
 - c) being of the same material.
5. The number of graphic elements (i.e., words and/or symbols) on a sign shall be held to the minimum needed to convey the sign's major message. A rule of thumb is to limit the number of syllables and symbols to 10.

6.4.3 SPECIAL DESIGN STANDARDS FOR BUILDING SIGNS (in addition to standards listed in 6.4.1 and 6.4.2).

1. Every building sign shall be designed as an integral architectural element of the building. The facade 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.
2. Signs on buildings shall not obstruct architectural features of the building. Signs shall not be mounted on roofs, extend above the roof line or above the second story of the building.
3. Building signs shall be compatible with the building and adjacent structures.
4. 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.

5. Storefront windows shall be used for the display of goods and not as a sign board. Some signage may be appropriate behind storefront glass; however, this signage shall be kept to not more than 25% of glass area and not obscure the view of merchandise.

6.4.4 SPECIAL DESIGN STANDARDS FOR FREESTANDING SIGNS (in addition to standards listed in 6.4.1 and 6.6.2).

1. One freestanding sign is permitted per site. The Planning Commission may, upon recommendation by the St. Leonard Architectural Review Committee, permit additional freestanding signs in cases where the site is very large provided that signs are architecturally integrated with each other and the site. Freestanding signs shall not be located within parking lots.
2. The height of freestanding signs shall not exceed eight feet. The area of freestanding signs shall not exceed 20 square feet.
3. The base of a freestanding sign shall be solid and designed as an architecturally integrated element of the sign
4. Only one small sign (4 s.f.) advertizing uses such home occupations, for sale signs, contractor signs, shall be permitted on a residential property.

6.4.5 MAXIMUM SIGN AREA

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 consists only of letters or figures, the area shall be calculated as if a rectangle were drawn around the exterior of the letters or figures.

6.4.6 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 practicable. New businesses may replace, repair or modify existing signs but shall comply with current sign requirements.

6.5 PROCEDURES FOR ARCHITECTURAL REVIEW

1. Authorization for Architectural Review

In accordance with the provisions in 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 restrictions, 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 of 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."

2. Appointment of Architectural Review Committee

The Board of County Commissioners shall appoint an 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 sector buildings, structures, and signs on the basis of the appearance standards and criteria;
- b. promote awareness of good design within the community;
- c. review master plans and make recommendations.

3. Composition of Architectural Review Committee

The Architectural Review Committee shall be composed of five members. At least one member shall have experience in architecture, landscape architecture, historic preservation, urban design, planning, engineering or related fields. At least one member shall be an owner of a business located within the town center and at least one member shall be a resident who is not connected with a business within the town center. Priority may be given to those who have participated in the master planning process. Exceptions in the criteria listed above may be made by the Board of County Commissioners in the event there are not enough qualifying applicants.

4. 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 will be dismissed.

5. Officers

The committee may appoint a chairman and vice-chairman bi-annually.

6. Meetings

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

7. Projects Requiring Architectural Review

The following projects require Architectural Review:

- a. All new commercial, office, industrial, institutional and residential buildings and components of buildings such as windows, doors, decorative elements, and canopies;
- b. Additions to existing commercial, office, industrial and institutional buildings;
- c. New fences and changes to existing fences visible from existing or proposed public roads.

- d. New signs and changes to existing signs.
- e. Additions to existing residential buildings visible from existing or proposed public roads and remodeling of existing residential buildings visible from public roads.

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.

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8. Review process for projects requiring architectural review

a. Submittal of applications

Applicants for architectural review shall submit an application form together with required illustrations to the Department of Planning and Zoning a minimum of five days prior to the Architectural Review Committee meeting. Forms and 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 St. Leonard 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.

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

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9. 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.

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10. Enforcement

Building Permits may not be issued until architectural approval is obtained. Failure to obtain a building permit for a use requiring permits and/or failure to comply with the requirements for architectural design is subject to the provisions in Section 1-7 of the Calvert County Zoning Ordinance.