

## St. Leonard Zoning Chart of Allowed Uses for the Residential and Village Zones of the Town Center

For complete charts, including uses that are NOT allowed go to:

<http://www.co.cal.md.us/residents/building/planning/TownCenters/StLeonardPage.asp> and click on:

St. Leonard Town Center Master Plan & Zoning Ordinance

<b>KEY TO LAND USE CHARTS:</b>			
	A blank indicates 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		

USE #	3-2.05 ST. LEONARD TABLE OF LAND USES - AGRICULTURAL	VILLAGE	RESIDENTIAL
1.	Animal Husbandry	C	C
2.	Commercial Greenhouse, Retail	P	S
3.	Commercial Greenhouse, Wholesale	P	S
4.	Commercial Raising of Dangerous or Wild Animals	S	
5.	Farm	P	P
6.	Farm Building	P	P
7.	Farm Stand	C	C
8.	Field Crops	P	P
9.	Garden Center or Farm Supply Store, Less than 5,000 square feet	P	
10.	Garden Center or Farm Supply Store, More than 5,000 square feet and less than 25,000 sq. ft.	S1	
11.	Nursery, Retail	P	P
12.	Nursery, Wholesale	P	P
13.	Tree Farming	P	P
14.	Veterinary Hospital or Clinic, Livestock	P	P
15.	Veterinary Hospital or Clinic, Small Animals and Household Pets	P	P

USE #	3-2.05 ST. LEONARD TABLE OF LAND USES - RESIDENTIAL	VILLAGE	RESIDENTIAL
1.	Apartment, Accessory	C	C
2.	Apartment, Accessory attached to a Business	P	P
3.	Assisted Living Facility	P	P
4.	Bed & Breakfast Facility with up to 2 Bedrooms in Use	C	C
5.	Bed & Breakfast Facility with 3 to 5 Bedrooms in Use	C	C
6.	Boarding House	C	C

7.	Dwelling, Attached: Duplex	C	C
8.	Dwelling, Attached: Townhouse	SC	
9.	Dwelling, Attached: Triplex		
10.	Dwelling, Single Family Detached	C	C
11.	Group Home	P	P
12.	Lodgers in Residence (no more than 3)	P	P
13.	Manufactured Home, Farm	C	C
14.	Manufactured Home or Recreational Vehicle (Emergency)	C	C
15.	Tenant House	C	C
16.	Tenant Houses, Additional (no more than 2 additional)	SC	SC

USE #	3-2.05 ST. LEONARD TABLE OF LAND USES – COMMERCIAL RETAIL	VILLAGE	RESIDENTIAL
1.	Agricultural Machinery, Service and/or Supplies	S2	S2
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
6.	Auction Building	S1	S1
7.	Boat Dealership	S2	S2
8.	Farmers' Market	C	C
9.	Flea Market by Non-profit Organization	P	P
10.	Home Improvement Center less than 25,000 square feet	S2	
11.	Mobile Food Sales	C	C
12.	Retail Commercial Building, Less than 5,000 square feet	P	
13.	Retail Commercial Building, More than 5,000 square feet and less than 25,000 square feet	S1	
14.	Retail Commercial Building with Drive-up Facility, Less than 5,000 square feet	P	
15.	Retail Commercial Building with Drive-up Facility, More than 5,000 square feet and less than 25,000 square feet	S1	
16.	Retail Commercial Sale or Display Area, Outdoor	C	
17.	Watermen's Market	C	C

USE #	3-2.05 ST. LEONARD TABLE OF LAND USES – BUSINESS & PERSONAL SERVICES	VILLAGE	RESIDENTIAL
1.	Boat Service and/or Repair	S	
2.	Boat Storage, Commercial	S	
3.	Commercial Kitchen (not associated with an Eating Establishment)	P	
4.	Commercial Trade or Business School	P	
5.	Corporate Headquarters	P	P

6.	Crematorium	P	P
7.	Eating Establishment with Drive-up Facility	S2	
8.	Eating Establishment without Drive-up Facility	P	P
9.	Flex Space Business	SC	
10.	Funeral Home	P	P
11.	Home Occupation, All Employed are Residents	C	C
12.	Home Occupation, 1 Equivalent Full-time non-resident employee	SC	SC
13.	Home Occupation, 2 Equivalent Full-time non-resident employees	SC	SC
14.	Motel or Hotel	S1	S1
15.	Office, Non-Medical, Medical or Clinic, less than 5,000 sq. ft.	C	
16.	Office Support Services, including printing, copying, faxing, internetworking, etc., less than 5,000 sq. ft.	C	
17.	Personal Services, Less than 5,000 sq.ft.	P	
18.	Tavern, Nightclub, Lounge, Dance Hall	S1	

USE #	3-2.05 ST. LEONARD TABLE OF LAND USES – RECREATION	VILLAGE	RESIDENTIAL
1.	Campground and/or Recreational Vehicle Camp		SC
2.	Carnival, Fair or Circus – Temporary, Less than Five Acres	SC	SC
3.	Carnival, Fair or Circus – Temporary, More than Five Acres	C	C
4.	Commercial or Non-Profit Meeting Hall, Banquet Hall	SC	
5.	Convention Center	P	S1
6.	Golf Course	S	
7.	Golf, Driving Range	S2	
8.	Golf, Miniature	S	S
9.	Indoor Commercial Amusements: Arcade, Pool Hall, Bingo Hall	S	
10.	Indoor Commercial Amusements: Bowling, Skating Rink, Theatre	S1	
11.	Indoor Commercial Amusements: Fitness Center	P	P
12.	Indoor Commercial Amusements: Studio, Commercial-Performing Arts	P	P
13.	Indoor Commercial Amusements: Swimming Pool, Athletic Courts	S1	S1
14.	Outdoor Recreation, such as: Swimming Pools, Athletic Courts	S	
15.	Retreat, Day	P	S1
16.	Studio, Commercial	P	P

USE #	3-2.05 ST. LEONARD TABLE OF LAND USES – COMMERCIAL WHOLESALE	VILLAGE	RESIDENTIAL
1.	Mini-Storage	S	
2.	Warehouse, Indoor	S	
3.	Wholesale Lumber and/or Other Building Materials less than 25,000 square feet	S2	

4.	Wholesaling, Indoor Only	S	
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USE #	3-2.05 ST. LEONARD TABLE OF LAND USES – MOTOR VEHICLE & RELATED SERVICES	VILLAGE	RESIDENTIAL
1.	Automobile Filling Station	SC	
2.	Automobile Filling Station, with Convenience Store and/or Eating Establishment	SC	
3.	Automobile Parking Lot/Garage as a Principal Use	P	
4.	Automobile Parts Dismantling and/or Storage	SC	
5.	Automobile Repair/Service Shop without fuel sales	SC	
6.	Bus lot or garage	S2	
7.	Car Wash	S2	
8.	Commuter Parking Lot	P	
9.	Inoperative Vehicle, 1 per lot	P	P
10.	Motor Vehicle Accessory Shop	C	
11.	Motor Vehicle Dealership - New or Used	S2	
12.	Other Motor Vehicle Related Uses including: Bus depot, taxi service, vehicle rental or leasing	S2	
13.	Park-and-Sell Lot	S2	
14.	Parking of Commercial Motor Vehicles	C	C
15.	Storage of Motor Vehicles	S2	

USE #	3-2.05 ST. LEONARD TABLE OF LAND USES – INDUSTRIAL USES	VILLAGE	RESIDENTIAL
1.	Agricultural/Seafood Processing Plant (Seafood only)	S2	
2.	Commercial Fuel Storage Business	S	
3.	Distillation of Alcohol as a Fuel On a Farm for Farm Use Only	C	C
4.	Manufacturing and/or Assembly, Light, Less than 5,000 square feet	S1	
5.	Manufacturing and/or Assembly, Light, More than 5,000 square feet	S2	
6.	Manufacturing and/or Assembly, Watercraft, Commercial	S2	
7.	Outdoor Storage in Connection with Commercial and/or Industrial Uses	P	
8.	Power Generating Facility, Accessory to a Residence or Business	P	P
9.	Research & Development Facility, Environmental	P	
10.	Research & Development Facility, Other	P	
11.	Sawmill, Portable		S1
12.	Storage of Machinery & Equipment in Connection With Excavating and/or Contracting Business	S	S

USE #	3-2.05 ST. LEONARD TABLE OF LAND USES – INSTITUTIONAL USES	VILLAGE	RESIDENTIAL
1.	College or University	P	
2.	Day Care Center: 12 or Less Clients	P	P
3.	Day Care Center: 13 or More Clients	S	S

4.	Elementary or Secondary School	P	S
5.	Fire and/or Rescue Service	P	S2
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
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	
14.	Solid Waste Collection Site		S1
15.	Temporary Structure Incidental to School (classroom relocatable)	P	P
16.	Wastewater Treatment Facility	C	
17.	Water Supply Treatment Facility	P	

USE #	3-2.05 ST. LEONARD TABLE OF LAND USES – UNCLASSIFIED USES	VILLAGE	RESIDENTIAL
1.	Accessory Building or Use	P	P
2.	Cemetery or Memorial Garden	P	P
3.	Communications Towers & Antennas (Government, Commercial & Private) SEE SECTION 3-3 OF THE CALVERT COUNTY ZONING ORDINANCE		
4.	Flea Market by Non-Profit Organization	P	P
5.	Garage Sale, Yard Sale or Estate Sale	C	C
6.	Heliport	S	S
7.	Household Pets	P	P
8.	Livestock Kept as Pets	C	C
9.	Model Home	C	C
10.	Structure for the Keeping of Animals (on non-farm properties)	P	P
11.	Temporary Recreational Vehicle at Construction site (for watchman)	P	P
12.	Temporary Structure Incidental to Construction (non-residential)	C	S
13.	Unoccupied Recreational Vehicle	C	C

### 3-2.05.A St. Leonard Town Center Conditional Uses

The following are conditions imposed upon land uses indicated in Section 3-2.05, 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      Dwelling, Attached: Townhouse, provided that the following conditions are met:
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      Dwelling, Single Family Detached – See CCZO for conditions.
- Residential Use #18      Manufactured Home, Farm – See CCZO for conditions.
- Residential Use #21      Manufactured Home or Recreational Vehicle (Emergency) – See CCZO for conditions.
- Residential Use #22      Manufactured Home Subdivision – See CCZO for conditions.
- Residential Use #23      Tenant House – See CCZO for conditions.
- Residential Use #24      Tenant Houses, Additional (no more than 2 additional) – See CCZO for conditions.
- Commercial Retail Use #5      Artisans' and Crafters' Market – See CCZO for conditions.
- Commercial Retail Use #8      Farmers' Market – See CCZO for conditions.

Commercial Retail Use #12	<u>Mobile Food Sales</u> – See CCZO for conditions.
Commercial Retail Use #13	<u>Retail Commercial Building, Less than 5,000 Square Feet</u> , provided that the following conditions are met: <ol style="list-style-type: none"> <li>1. The business is serving primarily the business on site, and</li> <li>2. the business is not adjacent to an arterial or collector road, and</li> <li>3. the total space consists of no more than 5,000 square feet.</li> </ol>
Commercial Retail Use #15	<u>Retail Commercial Building with Drive-up Facility, Less than 5,000 square feet</u> , provided that the following conditions are met: <ol style="list-style-type: none"> <li>1. The business is serving primarily the business on site, and</li> <li>2. the business is not adjacent to an arterial or collector road, and</li> <li>3. the total space consists of no more than 5,000 square feet.</li> </ol>
Commercial Retail Use #17	<u>Retail Commercial Sale or Display Area, Outdoor</u> – See CCZO for conditions.
Commercial Retail Use #18	<u>Watermen's Market</u> – See CCZO for conditions.
Business & Personal Services Use #9	<u>Eating Establishment with drive-up facility</u> , 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	<u>Eating Establishment without drive-up facility</u> , 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	<u>Flex Space Business</u> , provided that: <ol style="list-style-type: none"> <li>1. the conditions of the Calvert County Zoning Ordinance for Flex Space Businesses are met; and</li> <li>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.</li> </ol>
Business & Personal Services Use #14	<u>Home Occupation, All Employed are Residents</u> – See CCZO for conditions.
Business & Personal Services Use #15	<u>Home Occupation, 1 Equivalent Full-time Non-resident Employee</u> – See CCZO for conditions.
Business & Personal Services Use #16	<u>Home Occupation, 2 Equivalent Full-time Non-resident Employee</u> – See CCZO for conditions.
Business & Personal Services Use #20	<u>Office, Non-Medical, Medical or Clinic, less than 5,000 sq. ft.</u> – See CCZO for conditions.
Business & Personal Services Use #22	<u>Office Support Services, including printing, copying, faxing, internetworking, etc., less than 5,000 sq. ft.</u> – See CCZO for conditions.
Recreation Use #1	<u>Campground and/or Recreational Vehicle Camp</u> – See CCZO for conditions.
Recreation Use #2	<u>Carnival, Fair or Circus – Temporary, Less than Five Acres</u> – See CCZO for conditions.
Recreation Use #3	<u>Carnival, Fair or Circus – Temporary, More than Five Acres</u> – See CCZO for conditions.
Recreation Use #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 Automobile Filling Station, provided that the following conditions are met:
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 Automobile Filling Station, with Convenience Store and/or Eating Establishment, provided that the conditions for "Automobile Filling Station" are met.
- Motor Vehicle Use #4 Automobile Parts Dismantling and/or Storage – 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 Manufacturing and/or Assembly, Light, more 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 #18 Outdoor Storage in Connection with Commercial and Industrial Uses, provided that the machinery and/or equipment stored is not visible from adjoining properties or the road.
- Industrial Use #25 Sand, Gravel or Mineral Extraction (No Processing) – See CCZO for conditions.
- Industrial Use #28 Storage of Machinery and Equipment in Connection with Excavating and/or Contracting Business, provided that the following conditions are met:
1. The machinery and/or equipment stored is not visible from adjoining properties or the road, 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 Wastewater Treatment Facility – See CCZO for conditions.
- Unclassified Use #7 Garage Sale, Yard Sale or Estate Sale – See CCZO for conditions.
- Unclassified Use #10 Livestock Kept as Pets – See CCZO for conditions.
- Unclassified Use #11 Model Home – See CCZO for conditions.
- Unclassified Use #14 Temporary Structure Incidental to Construction (non-residential) – See CCZO for conditions.
- Unclassified Use #16 Unoccupied Recreational Vehicle – See CCZO for conditions.