

3-2.06 Lusby Town Center



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		

LUSBY TOWN CENTER

USE #	3-2.06 LUSBY TABLE OF LAND USES – AGRITOURISM, ECO-TOURISM, AND HERITAGE TOURISM USES	INSTITUTIONAL	NEIGHBORHOOD COMMERCIAL	VILLAGE COMMERCIAL	VILLAGE RESIDENTIAL-OFFICE	VILLAGE EDGE
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					

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USE #	3-2.06 LUSBY TABLE OF LAND USES - AGRICULTURAL	INSTITUTIONAL	NEIGHBORHOOD COMMERCIAL	VILLAGE COMMERCIAL	VILLAGE RESIDENTIAL-OFFICE	VILLAGE EDGE
1.	Animal Husbandry					
2.	Aquaculture, Freshwater and Land-based					
3.	Aquaculture, Marine/Estuarine					
4.	Commercial Greenhouse, Retail					P
5.	Commercial Greenhouse, Wholesale					P
6.	Commercial Kennel, with indoor facilities only					
7.	Commercial Kennel, with outdoor facilities					
8.	Commercial or Non-Profit Stable or Horseback-Riding Club					
9.	Commercial Raising of Dangerous or Wild Animals					
10.	Commercial Raising of Fur-bearing Animals					
11.	Farm					P
12.	Farm Brewery					
13.	Farm Building					
14.	Farm Distillery					
15.	Farm Stand					C
16.	Farm Winery					
17.	Field Crops					P
18.	Forest Product Processing					
19.	Garden Center or Farm Supply Store, 75,000 sq. ft.		C	C		
20.	Garden Center or Farm Supply Store, less than 75,000 sq. ft.		P	P		
21.	Livestock Auction and/or Sales Barn, Commercial					
22.	Livestock Auction by a Non-Profit Organization or Farm Owner					
23.	Nursery, Retail					P
24.	Nursery, Wholesale					P
25.	Tree Farming					P
26.	Veterinary Hospital or Clinic, Livestock					P
27.	Veterinary Hospital or Clinic, Small Animals and Household Pets					P

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USE #	3-2.06 LUSBY TABLE OF LAND USES - RESIDENTIAL	INSTITUTIONAL	NEIGHBORHOOD COMMERCIAL	VILLAGE COMMERCIAL	VILLAGE RESIDENTIAL-OFFICE	VILLAGE EDGE
1.	Apartment, Accessory				C	C
2.	Apartment, Accessory for Resident Watchman/Caretaker	P	P	P	P	P
3.	Apartment, Attached to a Business (3/25/08)	P	P	P	P	P
4.	Assisted Living Facility	P	P	P	P	P
5.	Bed & Breakfast Facility with up to 2 Bedrooms in Use				C	C
6.	Bed & Breakfast Facility with 3 to 5 Bedrooms in Use				C	C
7.	Boarding House				C	C
8.	Dwelling, Attached: Duplex				P	P
9.	Dwelling, Attached: Fourplex					
10.	Dwelling, Attached: Multi-family				P	P
11.	Dwelling, Attached: Townhouse				P	P
12.	Dwelling, Attached: Triplex					
13.	Dwelling, Single Family Detached				P	P
14.	Group Home	P			P	P
15.	Liveaboards					
16.	Lodgers in Residence (no more than 3)				P	P
17.	Manufactured Home Community					
18.	Manufactured Home For Resident Watchman/Caretaker					
19.	Manufactured Home on Individual Lot					
20.	Manufactured Home or Recreational Vehicle (Emergency)	C	C	C	C	C
21.	Manufactured Home Subdivision					
22.	Manufactured Home, Farm					
23.	Tenant House					
24.	Tenant Houses, Additional (no more than 2 additional)					

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USE #	3-2.06 LUSBY TABLE OF LAND USES – COMMERCIAL RETAIL	INSTITUTIONAL	NEIGHBORHOOD COMMERCIAL	VILLAGE COMMERCIAL	VILLAGE RESIDENTIAL-OFFICE	VILLAGE EDGE
1.	Agricultural Machinery, Service and/or Supplies			P		P
2.	Antiques Sales			P	P	
3.	Art Gallery, less than 75,000 sq. ft.			P	P	
4.	Artisans' and Crafters' Market		C	C		
5.	Auction Building			P		P
6.	Boat Dealership					P
7.	Farmers' Market		C	C		P
8.	Flea Market by Non-profit Organization					P
9.	Home Improvement Center, 75,000 sq. ft.		C	C		
10.	Home Improvement Center, less than 75,000 sq. ft.					P
11.	Manufactured Home Dealer					
12.	Mobile Food Sales		C	C		C
13.	Retail Commercial Building with drive-up Facility, 75,000 sq. ft.		C			
14.	Retail Commercial Building with drive-up Facility, less than 75,000 sq. ft.		C			
15.	Retail Commercial Building, 75,000 sq. ft.		C	C		
16.	Retail Commercial Building, less than 75,000 sq. ft.		P	P		
17.	Retail Commercial Sale or Display Area, Outdoor		C	C		
18.	Watermen's Market		C	C		

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USE #	3-2.06 LUSBY TABLE OF LAND USES –BUSINESS & PERSONAL SERVICES	INSTITUTIONAL	NEIGHBORHOOD COMMERCIAL	VILLAGE COMMERCIAL	VILLAGE RESIDENTIAL-OFFICE	VILLAGE EDGE
1.	Boat Service and/or Repair					P
2.	Boat Storage, Commercial					
3.	Boatel					
4.	Commercial Kitchen (not associated with an Eating Establishment)	P	P	P	P	P
5.	Commercial Pier					
6.	Commercial Trade or Business School	P	P	P	P	P
7.	Corporate Headquarters	S	P	P	P	P
8.	Crematorium	P				P
9.	Eating Establishment with Drive-up Facility		C			
10.	Eating Establishment without Drive-up Facility		P	P	S	C
11.	Entertainment Business, Adult					
12.	Flex Space Business			C		SC
13.	Funeral Home	P				P
14.	Home Occupation - All Employed are Residents	C	C	C	C	C
15.	Home Occupation with up to 2 Equivalent Full-time non-resident employees	SC	SC	SC	SC	SC
16.	Laundry, Industrial					
17.	Laundry/Laundromat		P	P		
18.	Motel or Hotel	S	P	P	S	P
19.	Office, Medical, Non-Medical or Clinic		P	P	P	
20.	Office Support Services, including printing, copying, faxing, internetworking, etc.		P	P	P	
21.	Personal Services		P	P		
22.	Tavern, Nightclub, Lounge, Dance Hall			P		P
23.	Tavern, Nightclub, Lounge, Dance Hall with Outdoor Facilities such as Bars					

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USE #	3-2.06 LUSBY TABLE OF LAND USES – RECREATION	INSTITUTIONAL	NEIGHBORHOOD COMMERCIAL	VILLAGE COMMERCIAL	VILLAGE RESIDENTIAL-OFFICE	VILLAGE EDGE
1.	Campground and/or Recreational Vehicle Camp					
2.	Carnival, Fair or Circus –Temporary, On Less than 5 Acres					SC
3.	Carnival, Fair or Circus –Temporary, On More than 5 Acres					SC
4.	Commercial or Non-Profit Meeting Hall, Banquet Hall		P	P		P
5.	Convention Center		P	S		
6.	Drive-in Theatre					
7.	Fitness Center	S	P	P	S	
8.	Golf Course					
9.	Golf, Driving Range					
10.	Golf, Miniature					P
11.	Indoor Commercial Amusements: Arcade, Pool Hall, Bingo Hall			P		
12.	Indoor Commercial Amusements: Bowling Alley		P			P
13.	Indoor Commercial Amusements: Motion-Picture Theatre			P		
14.	Indoor Commercial Amusements: Skating Rink			P	P	P
15.	Indoor Commercial Amusements: Swimming Pool, Athletic Court	S	P	P	S	
16.	Indoor Commercial Amusements: Theatre			P	P	P
17.	Marina					
18.	Outdoor Recreation, such as: Swimming Pools, Athletic Courts	SC	C	C	SC	C
19.	Retreat, Day	P			S	P
20.	Studio, Commercial		P	P	P	
21.	Studio, Commercial-Performing Arts		P	P	P	
22.	Target Range, Indoor					
23.	Target Range, Outdoor					

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USE #	3-2.06 LUSBY TABLE OF LAND USES–COMMERCIAL WHOLESALE	INSTITUTIONAL	NEIGHBORHOOD COMMERCIAL	VILLAGE COMMERCIAL	VILLAGE RESIDENTIAL-OFFICE	VILLAGE EDGE
1.	Mini-Storage					SC
2.	Warehouse, Indoor					SC
3.	Warehouse, Outdoor					
4.	Wholesale Lumber and/or Other Building Materials less than 75,000 sq. ft.					P
5.	Wholesale Lumber and/or Other Building Materials, 75,000 sq. ft.		C	C		
6.	Wholesaling, Indoor Only					SC

USE #	3-2.03 LUSBY TABLE OF LAND USES – MOTOR VEHICLE & RELATED SERVICES	INSTITUTIONAL	NEIGHBORHOOD COMMERCIAL	VILLAGE COMMERCIAL	VILLAGE RESIDENTIAL-OFFICE	VILLAGE EDGE
1.	Automobile Filling Station		C			C
2.	Automobile Filling Station with Convenience Store and/or Eating Establishment		C			C
3.	Automobile Parking Lot/Garage as a Principal Use	P	P	P	S	P
4.	Automobile Parts Dismantling and/or Storage					
5.	Automobile Repair/Service Shop without fuel sales		C			S
6.	Bus lot or garage					
7.	Car Wash		P			P
8.	Commuter Parking Lot		P	P		P
9.	Inoperative Vehicle, 1 per lot					
10.	Inoperative Vehicles, 2 per lot					
11.	Motor Vehicle Accessory Shop		C	C		C
12.	Motor Vehicle Dealership - New or Used		P	P		P
13.	Other Motor Vehicle Related Uses including: Bus depot, taxi service, vehicle rental or leasing		P			P
14.	Park-and-Sell Lot		P	P		P
15.	Parking of Commercial Motor Vehicles	C	C	C	C	C
16.	Storage of Motor Vehicles		P	P		P
17.	Truck, Bus and Diesel Service and Repair Shop					
18.	Truck Terminal					
19.	Vehicle Ferry Service					

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USE #	3-2.06 LUSBY TABLE OF LAND USES – INDUSTRIAL	INSTITUTIONAL	NEIGHBORHOOD COMMERCIAL	VILLAGE COMMERCIAL	VILLAGE RESIDENTIAL-OFFICE	VILLAGE EDGE
1.	Agricultural / Seafood/Livestock Processing Plant:					
2.	Asphalt Plant					
3.	Commercial Fuel Storage Business					
4.	Commercial Recycling Facility					
5.	Distillation of Alcohol as a Fuel On a Farm for Farm Use Only					
6.	Distillation of Alcohol as a Fuel, Commercial					
7.	Grain Elevator					
8.	Kiln, Wood Drying					
9.	Landfill, Land-Clearing Debris					
10.	Landfill, Rubble					
11.	Landfill, Sanitary					
12.	Manufacturing and/or Assembly, Heavy					
13.	Manufacturing and/or Assembly, Light, Less than 5,000 square feet			C		C
14.	Manufacturing and/or Assembly, Light, More than 5,000 square feet					SC
15.	Manufacturing and/or Assembly, Watercraft, Commercial					
16.	Outdoor Storage in Connection with Commercial and/or Industrial Uses		C	C		
17.	Power Generating Facility, Accessory to a Residence or Business					
18.	Power Generating Facility, Commercial					
19.	Research & Development Facility, Environmental			P		P
20.	Research & Development Facility, Other			P		P
21.	Salvage and/or Junk Yard					
22.	Sand, Gravel or Mineral Extraction and Processing					
23.	Sand, Gravel or Mineral Extraction (No Processing)					
24.	Sawmill, Commercial					
25.	Sawmill, Portable					
26.	Storage of Machinery & Equipment in Connection With Excavating and /or Contracting Business					

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USE #	3-2.06 LUSBY TABLE OF LAND USES – INSTITUTIONAL USES	INSTITUTIONAL	NEIGHBORHOOD COMMERCIAL	VILLAGE COMMERCIAL	VILLAGE RESIDENTIAL-OFFICE	VILLAGE EDGE
1.	College or University	P				P
2.	Day Care Center	P	P	P	P	P
3.	Elementary or Secondary School	P		P	P	P
4.	Fire and/or Rescue Service					P
5.	Hospital					
6.	Library	P		P	P	
7.	Museum	P		P	P	
8.	Nursing or Convalescent Home	P	P	P	P	P
9.	Place of Worship, Parish Hall, Convent, Monastery or Rectory	P	P	P	P	P
10.	Public or Governmental Building	P	P	P	P	P
11.	Public or Non-profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc.	P		P	P	
12.	Public Utility Lines & Accessory Structures					
13.	Solid Waste Collection Site					
14.	Temporary Structural Incidental to School (classroom relocatable)	P		P	P	P
15.	Wastewater Treatment Facility					
16.	Water Supply Treatment Facility		P			

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USE #	3-2.06 LUSBY TABLE OF LAND USES – UNCLASSIFIED	INSTITUTIONAL	NEIGHBORHOOD COMMERCIAL	VILLAGE COMMERCIAL	VILLAGE RESIDENTIAL-OFFICE	VILLAGE EDGE
1.	Accessory Building or Use	P	P	P	P	P
2.	Airport or Landing Field					
3.	Cemetery or Memorial Garden					
4.	Communications Towers & Antennas (Government, Commercial & Private)	SEE SECTION 3-3 OF THE CALVERT COUNTY ZONING ORDINANCE				
5.	Dock, Pier, Private					
	Flea Market by Non-Profit Organization					P
6.	Garage Sale, Yard Sale or Estate Sale	C			C	C
7.	Heliport					
8.	Household Pets	P	P	P	P	P
9.	Livestock Kept as Pets					
10.	Model Home				C	
11.	Structure for the Keeping of Animals (on non-farm properties)	P	P	P	P	P
12.	Temporary Recreational Vehicle at Construction site (for watchman)	C	C	C	C	C
13.	Temporary Structure Incidental to Construction (non-residential)	C	C	C	C	C
14.	Temporary Structure Incidental to Sales or Rentals in New Residential or Commercial Developments (sales trailers)					
15.	Unoccupied Recreational Vehicle					
16.	Wild or Dangerous Animals Kept as Pets					

3-2.06.A Lusby Town Center Conditional Uses

The following are conditions imposed upon land uses indicated in Section 3-2.06, 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 Lusby Town Center. Note: This Section of the Lusby Town Center Zoning Ordinance has been renumbered for consistency with the Calvert County Zoning Ordinance.

- Agricultural Use #15 Farm Stand – See CCZO for conditions.
- Agricultural Use #19 Garden Center or Farm Supply Store, 75,000 sq. ft., provided that the conditions for “Retail Commercial Building, 75,000 square feet” are met.
- 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 #20 Manufactured Home or Recreational Vehicle (Emergency) – See CCZO for conditions.
- Commercial Retail Use #4 Artisans' and Crafters' Market – See CCZO for conditions.
- Commercial Retail Use #7 Farmers' Market – See CCZO for conditions.
- Commercial Retail Use #9 Home Improvement Center, 75,000 square feet, provided that the conditions for “Retail Commercial Building, 75,000 square feet” are met.
- Commercial Retail Use #12 Mobile Food Sales – See CCZO for conditions.
- Commercial Retail Use #13 Retail Commercial Building with drive-up Facility, 75,000 square feet, provided that the drive-up travelway is an alley and the conditions for “Retail Commercial Building” are met.
- Commercial Retail Use #14 Retail Commercial Building with drive-up Facility, less than 75,000 square feet, provided that the drive-up travelway is an alley and the conditions for “Retail Commercial Building, 75,000 square feet” are met.
- Commercial Retail Use #15 Retail Commercial Building, 75,000 square feet, provided that the following conditions are met:
1. Building and Site Design
In addition to specific requirements of the Town Center Zoning Ordinance and Article 6 of the County Zoning Ordinance, the following provisions shall apply:
 - a. Any outdoor sales areas shall be specifically designed as such and shall include fencing and landscaping around their entire perimeter in accordance with the Architectural Review Standards of this Town Center Zoning Ordinance. They shall not impede pedestrian circulation and shall not be located within parking lots.
 - b. An outdoor area or areas totaling a minimum of 2000 sq. ft. shall be provided for a bus stop and outdoor seating. The area(s) shall be landscaped and shall be conveniently located near the public entrance and pedestrian travelways.
 - c. All sides having a public entrance shall include some combination of the following features along no less than 70 percent of the horizontal length of any façade with a public entrance: recesses, projections, awnings, arcades, display windows and entry areas. (see Guidelines Appendix attached to the Town Center Ordinance).

2. Maintenance Agreement

Before a building permit is issued, a maintenance agreement shall be executed between the landowner and the Board of County Commissioners, which agreement shall apply whether the building is fully occupied, partially occupied or vacant. The agreement shall provide for the maintenance of the building exterior, signage, lighting, landscaping, parking lots, sidewalks, and trash removal. It shall contain provisions whereby the County shall give the landowner notice of any violations of the agreement and a reasonable time to correct the violation. The agreement shall further provide that if the violation has not been corrected within the specified time, the County shall be permitted to enter the premises, correct the violation and add the costs incurred to the landowner's next tax bill. The agreement shall be recorded among the land records of Calvert County and shall be binding on all subsequent owners so long as the building creating the need for the agreement remains standing.

3. Co-location¹

For the purposes of these regulations, co-location is defined as: The placement of smaller retail and service buildings with individual outside entrances on the same site as a large (75,000 sq. ft. +) retail building. The total square footage of the smaller buildings shall equal at least 20 percent of the large retail building. (See design guidelines for examples of co-location.)

The square footage of the co-located buildings shall be excluded from the maximum square footage permitted by the Land Use Charts for the large retail building.

a. Waivers for Co-location

The Planning Commission may waive the requirements for co-location in cases where a large retail store in existence as of August 10, 2004, is to be expanded on-site by no more than 50% of its gross square footage. No waivers shall be granted for (1) the expansion of a large retail store in existence as of August 10, 2004, if the expansion is more than 50% of its gross square footage or (2) the expansion of large retail stores constructed after August 10, 2004. Such waivers shall only be granted if the applicant demonstrates that an undue hardship will be imposed due to exceptional narrowness, shallowness, or shape of particular parcels of property or by reason of exceptional topographical conditions or other extraordinary situations or conditions affecting the property. Self-imposed hardship and financial hardship shall not be considered.

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 drive-up / drive through travelway is an alley.

Business & Personal Services Use #10 Eating Establishment without Drive-up Facility – See CCZO for conditions.

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 Lusby Town Center Zoning Ordinance for Light Manufacturing and/or Assembly are met.

Business & Personal Services Use #14 Home Occupation – All Employed are Residents, provided that the following conditions are met:

1. The occupation is conducted within the dwelling or secondary structure. In addition, no outside storage of equipment, materials or items to be repaired shall be permitted, unless screened from view of public or private rights-of-way, and neighboring land uses per Section 6-4.05 of the Calvert County Zoning Ordinance, and
2. no article or commodity is offered for sale or is publicly displayed on the premises except those incidental to the services offered, and

¹ The requirements for co-location may apply to each phase of a development or to the entire site, at the developer's discretion.

	3. applicable State Licenses are obtained, and
	4. the occupation does not utilize more than 650 square feet, including storage.
Business & Personal Services Use #15	<u>Home Occupation – with up to 2 Equivalent Full-time non-resident employees</u> , provided that the conditions for “Home Occupation – All Employed are Residents” are met.
Recreation Use #2	<u>Carnival, Fair or Circus – Temporary, On Less than 5 Acres</u> – See CCZO for conditions.
Recreation Use #3	<u>Carnival, Fair or Circus – Temporary, On Less than 5 Acres</u> – See CCZO for conditions.
Recreation Use #18	<u>Other Outdoor Recreation such as Swimming Pools, Athletic Courts</u> , provided that the use is accessory to the principal use.
Commercial Wholesale Use #1	<u>Mini-Storage</u> , provided that buildings are located at least 200 feet from any residence and screened from adjacent land uses and rights-of-way.
Commercial Wholesale Use #2	<u>Warehouse, Indoor</u> , provided that buildings are located at least 200 feet from any residence and screened from adjacent land uses and rights-of way.
Commercial Wholesale Use #5	<u>Wholesale Lumber and/or Other Building Materials, 75,000 square feet</u> , provided that the conditions for “Retail Commercial Building, 75,000 square feet”, are met.
Commercial Wholesale Use #6	<u>Wholesaling, Indoor Only</u> , provided that buildings are located at least 200 feet from any residence and screened from adjacent land uses and rights-of way.
Motor Vehicle Use #1	<u>Automobile Filling Station</u> , provided that the following conditions are met: <ol style="list-style-type: none"> 1. No fuel pump, oil draining pit, or other visible appliance for servicing automobiles is located within 25 feet of the front lot line, and 2. fuel pumps and service bays are located to the rear of the building, and 3. no structure or building is erected within 150 feet of any dwelling (neither setback may be reduced), and 4. no new service bay openings shall face a right-of-way, and 5. no more than 5 inoperative vehicles and/or junk cars are allowed, except for those that are completely screened from adjoining properties and rights-of-way per Section 6-4.05 of the Calvert County Zoning Ordinance, and 6. junk vehicles shall be removed after 30 days, and 7. the provisions concerning inoperative vehicles and junk cars will go into effect immediately for new development and within one year of adoption of this Ordinance 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 #5	<u>Automobile Repair Shop/Service Shop without fuel sales</u> , provided that the following conditions are met: <ol style="list-style-type: none"> 1. No fuel pump, oil draining pit, or other visible appliance for servicing automobiles is located within 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 5 inoperative vehicles and/or junk cars are allowed, except for those that are completely screened from adjoining properties and rights-of-way per Section 6-4.05 of the Calvert County Zoning Ordinance, 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 of adoption of this Ordinance for existing development.
Motor Vehicle Use #11	<u>Motor Vehicle Accessory Shop</u> – See CCZO for conditions.
Motor Vehicle Use #15	<u>Parking of Commercial Motor Vehicles</u> – See CCZO for conditions.
Industrial Use #14	<u>Manufacturing and/or Assembly, Light, Less than 5,000 square feet</u> , provided that the following conditions are met: <ol style="list-style-type: none"> 1. Adequate measures are taken for the abatement of offensive and obnoxious odors, dust, smoke, noise, vibration, or similar nuisances, and

2. design, construction, and operation of the facility meets requirements of appropriate State and Federal regulatory agencies, and
3. no structure or building is located within 200 feet of any dwelling, and
4. any outdoor storage is completely screened from adjoining properties and rights-of-way, per Section 6-4.05 of the Calvert County Zoning Ordinance, and
5. landscaping adjacent to buildings is provided to help reduce building mass, promote safe pedestrian circulation, accent buildings and draw attention away from parking lots, utility lines and outdoor storage areas.

- Industrial Use #14 Manufacturing and/or Assembly, Light, More than 5,000 square feet, provided that the conditions for “Manufacturing/Assembly, Light, Less than 5,000 square feet” are met.
- Industrial Use #16 Outdoor Storage in Connection with Commercial and/or Industrial Uses, provided that the machinery and/or equipment stored is not visible from adjoining properties or rights-of-way.
- Unclassified Use #6 Garage Sale, Yard Sale or Estate Sale – See CCZO for conditions.
- Unclassified Use #10 Model Home – See CCZO for conditions.
- Unclassified Use #12 Temporary Recreational Vehicle at Construction Site (for watchman) – See CCZO for conditions.
- Unclassified Use #13 Temporary Structure Incidental to Construction (non-residential) – See CCZO for conditions.