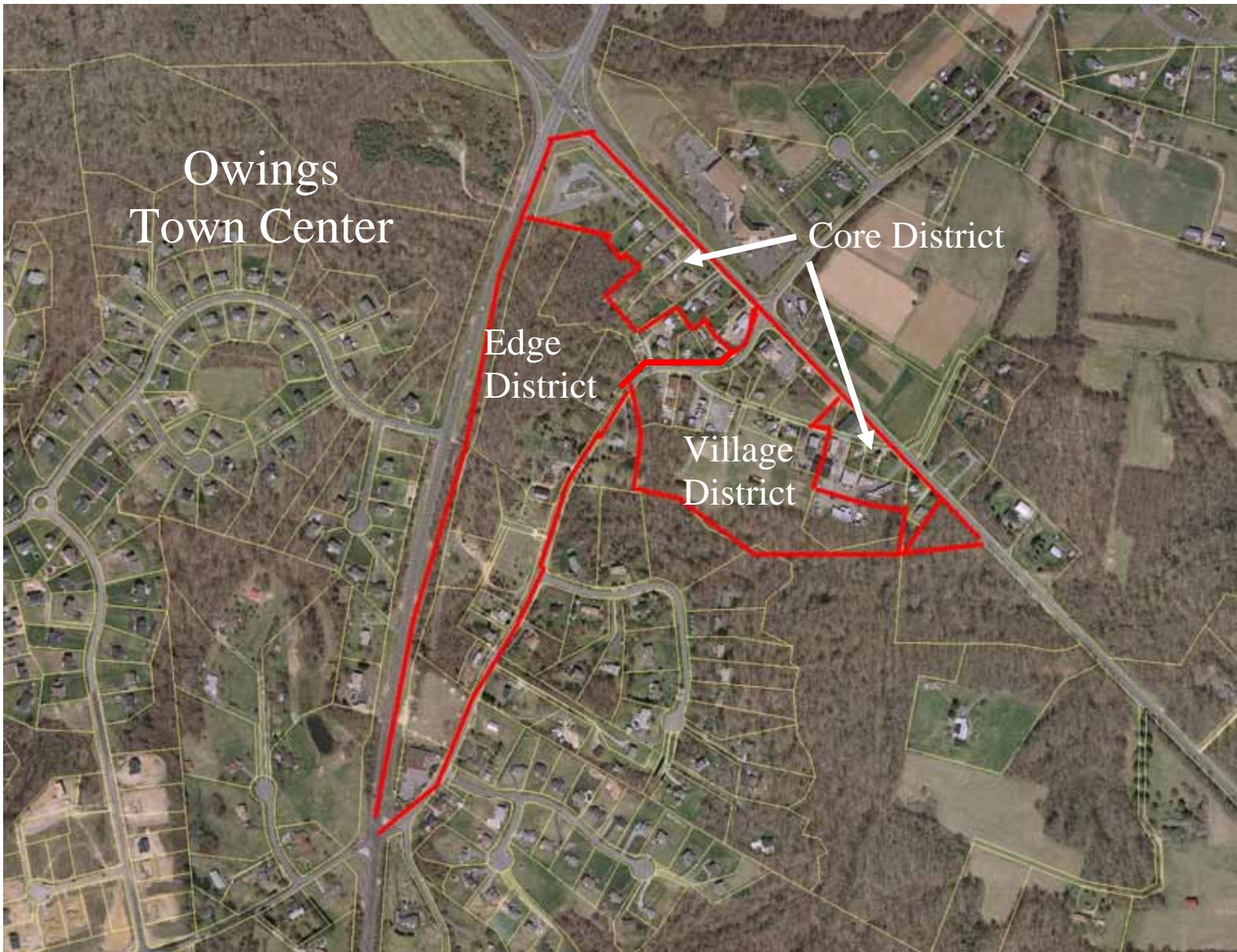


3-2.02 Owings Town Center



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		

OWINGS TOWN CENTER				
USE #	3-2.02 OWINGS TABLE OF LAND USES – AGRITOURISM, ECO-TOURISM, AND HERITAGE TOURISM USES	EDGE	VILLAGE	CORE
1.	Agritourism Enterprise			
2.	Campground, Farm			
3.	Canoe or Kayak Launching Site, Commercial			
4.	Commercial Kitchen, Farm			
5.	Ecotourism Enterprise			
6.	Farm Support Business, Less than 5,000 square feet			
7.	Farm Support Business, More than 5,000 square feet			
8.	Heritage Trail Displays			
9.	Hunting Service			
10.	Public Events/Public Assemblies on Farmland			
11.	Rental Facilities on Farms			
12.	Sports Practice Fields on a Farm			

OWINGS TOWN CENTER

USE #	3-2.02 OWINGS TABLE OF LAND USES - AGRICULTURAL	EDGE	VILLAGE	CORE
1.	Animal Husbandry	C	C	C
2.	Aquaculture, Freshwater and Land-based			
3.	Aquaculture, Marine/Estuarine			
4.	Commercial Greenhouse, Retail	P	P	P
5.	Commercial Greenhouse, Wholesale	P	P	P
6.	Commercial Kennel, with indoor facilities only			
7.	Commercial Kennel, with outdoor facilities			
8.	Commercial or Non-Profit Stable or Horseback-Riding Club			
9.	Commercial Raising of Dangerous or Wild Animals			
10.	Commercial Raising of Fur-bearing Animals			
11.	Farm	P	P	P
12.	Farm Brewery			
13.	Farm Building	P	P	P
14.	Farm Distillery			
15.	Farm Stand	C	C	C
16.	Farm Winery			
17.	Field Crops	P	P	P
18.	Forest Product Processing			
19.	Garden Center or Farm Supply Store	P	P	P
20.	Livestock Auction and/or Sales Barn, Commercial			
21.	Livestock Auction by a Non-Profit Organization or Farm Owner			
22.	Nursery, Retail	P	P	P
23.	Nursery, Wholesale	P	P	P
24.	Tree Farming			
25.	Veterinary Hospital or Clinic, Livestock		P	P
26.	Veterinary Hospital or Clinic, Small Animals or Household Pets		P	P

OWINGS TOWN CENTER

USE #	3-2.02 OWINGS TABLE OF LAND USES - RESIDENTIAL	EDGE	VILLAGE	CORE
1.	Apartment, Accessory	C	C	C
2.	Apartment, Accessory for Resident Watchman/Caretaker	P	P	P
3.	Apartment, Attached to a Business (3/25/08)	P	P	P
4.	Assisted Living Facility			
5.	Bed & Breakfast Facility with up to 2 Bedrooms in Use	C	C	C
6.	Bed & Breakfast Facility with 3 to 5 Bedrooms in Use	C	C	C
7.	Boarding House	C	C	C
8.	Dwelling, Attached: Duplex	C	C	C
9.	Dwelling, Attached: Fourplex			
10.	Dwelling, Attached: Multi-family		P	P
11.	Dwelling, Attached: Townhouse		P	P
12.	Dwelling, Attached: Triplex			
13.	Dwelling, Single Family Detached	P	P	P
14.	Group Home	P	P	P
15.	Liveaboards			
16.	Lodgers in Residence (no more than 3)	P	P	P
17.	Manufactured Home Community			
18.	Manufactured Home For Resident Watchman/Caretaker			
19.	Manufactured Home on Individual Lot			
20.	Manufactured Home or Recreational Vehicle (Emergency)	C	C	C
21.	Manufactured Home Subdivision			
22.	Manufactured Home, Farm			
23.	Tenant House	C	C	
24.	Tenant Houses, Additional (no more than 2 additional)	SC	SC	

OWINGS TOWN CENTER

USE #	3-2.02 OWINGS TABLE OF LAND USES - COMMERCIAL RETAIL	EDGE	VILLAGE	CORE
1.	Agricultural Machinery, Service and/or Supplies			P
2.	Antiques Sales	P	P	P
3.	Art Gallery		P	P
4.	Artisans' and Crafters' Market		C	C
5.	Auction Building		P	P
6.	Boat Dealership			P
7.	Farmers' Market		P	P
8.	Flea Market by Non-profit Organization		P	P
9.	Home Improvement Center, less than 25,000 square feet			P
10.	Manufactured Home Dealer			
11.	Mobile Food Sales		C	C
12.	Retail Commercial Building with Drive-up Facility			C
13.	Retail Commercial Building		P	P
14.	Retail Commercial Sale or Display Area, Outdoor		C	C
15.	Watermen's Market		C	C

OWINGS TOWN CENTER

USE #	3-2.02 OWINGS TABLE OF LAND USES - BUSINESS & PERSONAL SERVICE	EDGE	VILLAGE	CORE
1.	Boat Service and/or Repair			
2.	Boat Storage, Commercial	S		
3.	Boatel			
4.	Commercial Kitchen (not associated with an Eating Establishment)		P	P
5.	Commercial Pier			
6.	Commercial Trade or Business School		P	P
7.	Corporate Headquarters		P	P
8.	Crematorium		P	P
9.	Eating Establishment with Drive-up Facility			
10.	Eating Establishment without Drive-up Facility		P	P
11.	Entertainment Business, Adult			
12.	Flex Space Business		SC	SC
13.	Funeral Home		P	P
14.	Home Occupation - All Employed are Residents	C	C	C
15.	Home Occupation – with up to 2 Equivalent Full-time non-resident employees	SC	C	C
16.	Laundry, Industrial			
17.	Laundry/Laundromat		P	P
18.	Motel or Hotel			P
19.	Office, Non-Medical, Medical or Clinic		P	P
20.	Office Support Services, including printing, copying, faxing, internetworking, etc.		P	P
21.	Personal Services		P	P
22.	Tavern, Nightclub, Lounge, Dance Hall		S	P
23.	Tavern, Nightclub, Lounge, Dance Hall with Outdoor Facilities such as Bars			

OWINGS TOWN CENTER				
USE #	3-2.02 OWINGS TABLE OF LAND USES - RECREATION	EDGE	VILLAGE	CORE
1.	Campground and/or Recreational Vehicle Camp, Non-Farm			
2.	Carnival, Fair or Circus – Temporary, On Less than Five Acres		SC	SC
3.	Carnival, Fair or Circus – Temporary, On More than Five Acres			SC
4.	Commercial or Non-Profit Meeting Hall, Banquet Hall		S	S
5.	Convention Center		S	S
6.	Drive-in Theatre			
7.	Golf Course			
8.	Golf, Driving Range			
9.	Golf, Miniature		S	S
10.	Indoor Commercial Amusements: Arcade, Pool Hall, Bingo Hall			P
11.	Indoor Commercial Amusements: Bowling, Skating Rink, Theatre		P	P
12.	Indoor Commercial Amusements: Fitness Center		P	P
13.	Indoor Commercial Amusements: Studio, Commercial-Performing Arts		P	P
14.	Indoor Commercial Amusements: Swimming Pool, Athletic Courts		P	P
15.	Marina			
16.	Outdoor Recreation Facility, such as Swimming Pools, Athletic Courts		C	C
17.	Retreat, Day		S	S
18.	Studio, Commercial		P	P
19.	Target Range, Indoor			
20.	Target Range, Outdoor			

OWINGS TOWN CENTER

USE #	3-2.02 OWINGS TABLE OF LAND USES - COMMERCIAL WHOLESALE	EDGE	VILLAGE	CORE
1.	Mini-Storage		P	P
2.	Warehouse, Indoor			P
3.	Warehouse, Outdoor			C
4.	Wholesale Lumber and/or Other Building Materials			
5.	Wholesaling, Indoor Only			

USE #	3-2.02 OWINGS TABLE OF LAND USES - MOTOR VEHICLE & RELATED SERVICES	EDGE	VILLAGE	CORE
1.	Automobile Filling Station		SC	C
2.	Automobile Filling Station with Convenience Store and/or Eating Establishment		SC	C
3.	Automobile Parking Lot/Garage as a Principal Use		P	P
4.	Automobile Parts Dismantling and/or Storage			
5.	Automobile Repair/Service Shop without fuel sales			SC
6.	Bus lot or garage			S
7.	Car Wash			SC
8.	Commuter Parking Lot		P	P
9.	Inoperative Vehicle, 1 per lot	P	P	P
10.	Inoperative Vehicles, 2 per lot			
11.	Motor Vehicle Accessory Shop		C	C
12.	Motor Vehicle Dealership - New or Used		S	S
13.	Other Motor Vehicle Related Uses including:			
14.	Bus depot, taxi service			S
15.	Vehicle rental or leasing		S	S
16.	Park-and-Sell Lot		S	S
17.	Parking of Commercial Motor Vehicles	C	C	C
18.	Storage of Motor Vehicles			
19.	Truck, Bus and Diesel Service and Repair Shop			
20.	Truck Terminal			
21.	Vehicle Ferry Service			

OWINGS TOWN CENTER				
USE #	3-2.02 OWINGS TABLE OF LAND USES - INDUSTRIAL	EDGE	VILLAGE	CORE
1.	Agricultural/Seafood/Livestock Processing Plant			
2.	Asphalt Plant			
3.	Commercial Fuel Storage Business			
4.	Commercial Recycling Facility			
5.	Distillation of Alcohol as a Fuel, Commercial			
6.	Distillation of Alcohol as a Fuel On a Farm for Farm Use Only	C	C	C
7.	Grain Elevator			
8.	Kiln, Wood-drying			
9.	Landfill, Land-Clearing Debris			
10.	Landfill, Rubble			
11.	Landfill, Sanitary			
12.	Manufacturing and/or Assembly, Heavy			
13.	Manufacturing and/or Assembly, Light, Less than 5,000 square feet		SC	C
14.	Manufacturing and/or Assembly, Light, More than 5,000 square feet		SC	SC
15.	Manufacturing and/or Assembly of Watercraft, Commercial			
16.	Outdoor Storage in Connection with Commercial and/or Industrial Uses		C	C
17.	Power Generating Facility, Accessory to a Residence or Business	C	C	C
18.	Power Generating Facility, Commercial			S
19.	Research & Development Facility, Environmental		P	P
20.	Research & Development Facility, Other		P	P
21.	Salvage and/or Junk Yard			
22.	Sand, Gravel or Mineral Extraction and Processing			
23.	Sand, Gravel or Mineral Extraction (No Processing)			
24.	Sawmill, Commercial			
25.	Sawmill, Portable			
26.	Storage of Machinery & Equipment in Connection With Excavating and/or Contracting Business			C
27.	Wind Energy System, Accessory to a Residence or Business (10/13/10)	C	C	C
28.	Wind Energy System, Commercial (10/13/10)			

OWINGS TOWN CENTER				
USE #	3-2.02 OWINGS TABLE OF LAND USES – INSTITUTIONAL	EDGE	VILLAGE	CORE
1.	College or University		P	P
2.	Day Care Center	P	P	P
3.	Elementary or Secondary School		P	P
4.	Fire and/or Rescue Service			P
5.	Hospital			
6.	Library	P	P	P
7.	Museum	P	P	P
8.	Nursing or Convalescent Home	P	P	P
9.	Place of Worship, Parish Hall, Convent, Monastery or Rectory	P	P	P
10.	Public or Governmental Building		P	P
11.	Public or Non-profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc.	P	P	P
12.	Public Utility Lines & Accessory Structures			
13.	Solid Waste Collection Site			S
14.	Temporary Structure Incidental to School (classroom relocatable)		P	P
15.	Wastewater Treatment Facility			C
16.	Water Supply Treatment Facility			P

OWINGS TOWN CENTER

USE #	3-2.02 OWINGS TABLE OF LAND USES – UNCLASSIFIED	EDGE	VILLAGE	CORE
1.	Accessory Building or Use ¹	P	P	P
2.	Airport or Landing Field			
3.	Cemetery or Memorial Garden	P	P	P
4.	Communications Towers & Antennas (Government, Commercial & Private)	SEE SECTION 3-3 OF THE CALVERT COUNTY ZONING ORDINANCE		
5.	Dock, Pier, Private			
6.	Flea Market by Non-Profit Organization		P	P
7.	Garage Sale, Yard Sale or Estate Sale	C	C	C
8.	Heliport			
9.	Household Pets	P	P	P
10.	Livestock Kept as Pets	C	C	C
11.	Model Home		C	C
12.	Structure for the Keeping of Animals (on non-farm properties)	P	P	P
13.	Temporary Recreational Vehicle at Construction site (for watchman)		P	P
14.	Temporary Structure Incidental to Construction (non-residential)		C	C
15.	Temporary Structure Incidental to Sales or Rentals in New Residential or Commercial Developments (sales trailer)			
16.	Unoccupied Recreational Vehicle	C	C	
17.	Wild or Dangerous Animals Kept as Pets			

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

3-2.02.A Owings Town Center Conditional Uses

The following are conditions imposed upon land uses indicated in Section 3-2.02, Table of Land Uses. If a use is listed as conditional in the Land Use Tables (indicated by a 'C' or an 'SC'), and no conditions are listed below, the conditions listed in Section 3-1 of the Calvert County Zoning Ordinance (CCZO) apply. The conditions listed below are unique to the Owings Town Center.

Note: This section of the Owings Town Center Zoning Ordinance has been renumbered for consistency with the Calvert County Zoning Ordinance.

Agricultural Use #1	Animal Husbandry – See CCZO for conditions.
Agricultural Use #15	Farm Stand – See CCZO for conditions.
Residential Use #1	Apartment, Accessory – See CCZO for conditions.
Residential Use #5	Bed & Breakfast Facility with up to 2 Bedrooms in Use – See CCZO for conditions.
Residential Use #6	Bed & Breakfast Facility with 3 to 5 Bedrooms in Use – See CCZO for conditions.
Residential Use #7	Boarding House, provided that: <ol style="list-style-type: none"> 1. An owner lives on the premises; and 2. the facility is a part of the dwelling unit with the exception that existing non-conforming guesthouses 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 conditions imposed in the Residential District shall apply in the Town Center).
Residential Use #20	Manufactured Home or Recreational Vehicle (Emergency) – See CCZO for conditions.
Residential Use #23	Tenant House – See CCZO for conditions.
Residential Use #24	Tenant Houses, Additional (no more than 2 additional) – See CCZO for conditions.
Commercial Retail Use #4	Artisans' and Crafters' Market – See CCZO for conditions.
Commercial Retail Use #11	Mobile Food Sales – See CCZO for conditions.
Commercial Retail Use #12	Retail Commercial Building with Drive-up Facility, provided that the drive-up / drive through travelway is an alley.
Commercial Retail Use #14	Retail Commercial Sale or Display Area, Outdoor – See CCZO for conditions.
Commercial Retail Use #15	Watermen's Market – See CCZO for conditions.
Business & Personal Services Use #12	Flex Space Business, provided that: <ol style="list-style-type: none"> 1. the conditions of the Calvert County Zoning Ordinance for Flex Space Businesses are met; and 2. if the use involves light manufacturing and/or assembly, the conditions of the Owings Town Center Zoning Ordinance for Light Manufacturing and Assembly are met.
Business & Personal Services Use #14	Home Occupation - All Employed are Residents – See CCZO for conditions.
Business & Personal Services Use #15	Home Occupation – with up to 2 Equivalent Full-time non-resident employees – See CCZO for conditions.
Recreation Use #2	Carnival, Fair or Circus – Temporary, On Less than Five Acres – See CCZO for conditions.
Recreation Use #3	Carnival, Fair or Circus – Temporary, On More than Five Acres – See CCZO for conditions.
Recreation Use #16	Outdoor Recreation Facility, such as Swimming Pools, Athletic Courts – See CCZO for conditions.
Commercial Wholesale Use #3	Warehouse, Outdoor, provided that the storage is completely screened from neighboring properties and public rights-of-way.

Motor Vehicle Use #1	Automobile Filling Station, provided that the following conditions are met: <ol style="list-style-type: none"> 1. No fuel pump, oil draining pit, or other visible appliance for servicing automobiles is located within 25 feet of the front lot line, 2. Fuel pumps and service bays are located to the rear of the building, 3. No structure or building is erected within 80 feet of any dwelling (neither setback may be reduced), 4. No new service bay openings shall face a right-of-way, 5. No more than five inoperative vehicles and/or junk cars are allowed, except those which are 100 percent screened from adjoining properties and rights-of-way, 6. Junk vehicles shall be removed after 30 days, and 7. The provisions concerning inoperative vehicles and junk cars will go into effect immediately for new development and within one year for existing development.
Motor Vehicle Use #2	Automobile Filling Station with Convenience Store and/or Eating Establishment, provided that the following conditions are met: <ol style="list-style-type: none"> 1. No oil draining pit or other visible appliance for servicing automobiles is located within 100 feet of the front lot line, 2. No structure or building is erected within 150 feet of any dwelling, (neither setback may be reduced), 3. No new service bay openings shall face a right-of-way, 4. No more than five inoperative vehicles and/or junk cars are allowed, except those which are 100 percent screened from adjoining properties and rights-of-way, 5. Junk vehicles shall be removed after 30 days, and 6. The provisions concerning inoperative vehicles and junk cars will go into effect immediately for new development and within one year for existing development.
Motor Vehicle Use #5	Automobile Repair/Service Shop without fuel sales – See CCZO for conditions.
Motor Vehicle Use #7	Car Wash – See CCZO for conditions.
Motor Vehicle Use #11	Motor Vehicle Accessory Shop – See CCZO for conditions.
Motor Vehicle Use #17	Parking of Commercial Vehicles – See CCZO for conditions.
Industrial Use #5	Distillation of Alcohol as a Fuel On a Farm for Farm Use Only – See CCZO for conditions.
Industrial Use #13	Manufacturing and/or Assembly, Light, Less than 5,000 square feet, provided that the following conditions are met: <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.
Industrial Use #14	Manufacturing and/or Assembly, Light, More than 5,000 square feet, provided that the following conditions are met: <ol style="list-style-type: none"> 1. All structures have a minimum setback of 100 feet from all district boundary lines, that form the edge of a district that does not permit, by right, this use, except where the district boundary line is formed by a public road right-of-way. 2. Adequate measures are taken for the abatement of offensive and obnoxious odors, dust, smoke, noise, vibration, or similar nuisances, and 3. Design, construction, and operation of the facility meets requirements of appropriate State and Federal regulatory agencies.
Industrial Use #16	Outdoor Storage in Connection with Commercial and/or Industrial Uses, provided that the machinery and/or equipment stored is not visible from adjoining properties or the road.
Industrial Use #17	Power Generating Facility, Accessory to a Residence or Business – See CCZO for conditions.

Industrial Use #26	Storage of Machinery & Equipment in Connection With Excavating and /or Contracting Business, provided that the following conditions are met: <ol style="list-style-type: none"> 1. The machinery and/or equipment stored is not visible from adjoining properties or the road, 2. All storage buildings together contain no more than 2,000 square feet, 3. The owner lives on the premises.
Industrial Use #27 (10/13/10)	Wind Energy System, Accessory to a Residence or Business – See Section 3-3 of the CCZO for conditions.
Institutional Use #15	Wastewater Treatment Facility – See CCZO for conditions.
Unclassified Use #7	Garage Sale, Yard Sale or Estate Sale – See CCZO for conditions.
Unclassified Use #10	Livestock Kept as Pets – See CCZO for conditions.
Unclassified Use #11	Model Home – See CCZO for conditions.
Unclassified Use #14	Temporary Structure Incidental to Construction (non-residential) – See CCZO for conditions.
Unclassified Use #16	Unoccupied Recreational Vehicle – See CCZO for conditions.