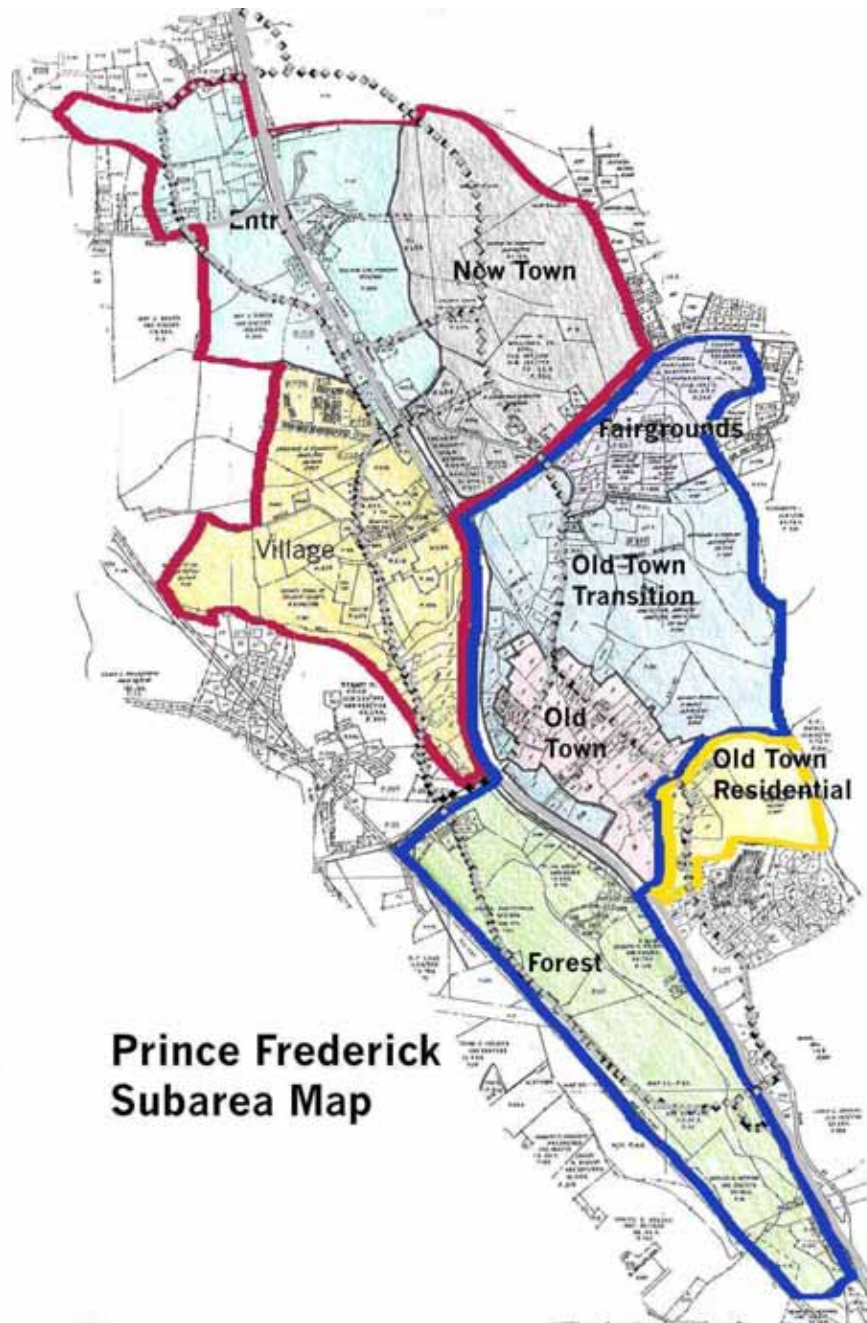


3-2.04 Prince Frederick Town Center



**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		

**PRINCE FREDERICK TOWN CENTER**

USE #	3-2.04 PRINCE FREDERICK TABLE OF LAND USES – AGRITOURISM, ECOTOURISM, AND HERITAGE TOURISM USES	OLD TOWN	OLD TOWN RESIDENTIAL	OLD TOWN TRANSITIONAL	FAIR-GROUND	ENTRY	VILLAGE	NEW TOWN	FOREST
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								

**PRINCE FREDERICK TOWN CENTER**

<b>USE #</b>	<b>3-2.04 PRINCE FREDERICK TABLE OF LAND USES - AGRICULTURAL</b>	<b>OLD TOWN</b>	<b>OLD TOWN RESIDENTIAL</b>	<b>OLD TOWN TRANSITIONAL</b>	<b>FAIR-GROUND</b>	<b>ENTRY</b>	<b>VILLAGE</b>	<b>NEW TOWN</b>	<b>FOREST</b>
1.	Animal Husbandry								
2.	Aquaculture, Freshwater and Land-based								
3.	Aquaculture, Marine/Estuarine								
4.	Commercial Greenhouse, Retail	P		P	P	P	P	P	P
5.	Commercial Greenhouse, Wholesale	P		P	P	P	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	P	P	P	P	P
12.	Farm Brewery								
13.	Farm Building	P	P	P	P	P	P	P	P
14.	Farm Distillery								
15.	Farm Stand	C		C	C	C	C	C	C
16.	Farm Winery								
17.	Field Crops	P	P	P	P	P	P	P	P
18.	Forest Product Processing								
19.	Garden Center or Farm Supply Store, Less than 25,000 s.f.	P		P		P	P	P	P
20.	Garden Center or Farm Supply Store, More than 25,000 and less than 75,000 s.f.					P	P		
21.	Livestock Auction and/or Sales Barn								
22.	Livestock Auction by a Non-Profit Organization or Farm Owner								
23.	Nursery, Retail	P	P	P	P	P	P	P	P
24.	Nursery, Wholesale	P	P	P	P	P	P	P	P
25.	Tree Farming	P	P	P	P	P	P	P	P
26.	Veterinary Hospital or Clinic, Livestock					P	P	P	P
27.	Veterinary Hospital or Clinic, Small Animals and Household Pets					P	P	P	P

**PRINCE FREDERICK TOWN CENTER**

<b>USE #</b>	<b>3-2.04 PRINCE FREDERICK TABLE OF LAND USES - RESIDENTIAL</b>	<b>OLD TOWN</b>	<b>OLD TOWN RESIDENTIAL</b>	<b>OLD TOWN TRANSITIONAL</b>	<b>FAIR-GROUND</b>	<b>ENTRY</b>	<b>VILLAGE</b>	<b>NEW TOWN</b>	<b>FOREST</b>
1.	Apartment, Accessory	C	C	C	C	C	C	C	C
2.	Apartment, Accessory for Resident Watchman/Caretaker								
3.	Apartment, Attached to a Business (3/25/08)								
4.	Assisted Living Facility	P	P	P	P	P	P	P	P
5.	Bed & Breakfast Facility with up to 2 Bedrooms in Use	C	C	C	C	C	C	C	C
6.	Bed & Breakfast Facility with 3 to 5 Bedrooms in Use	C	C	C	C	C	C	C	C
7.	Boarding House	C	C	C	C	C	C	C	C
8.	Dwelling, Attached (Duplex, Triplex, Fourplex and Townhouse)	P		P	C	C	C	C	C
9.	Dwelling, Attached: Multi-family			C	C	C	C	C	C
10.	Dwelling, Single Family Detached	C	C	C	C	C	C	C	C
11.	Group Home	P	P	P	P	P	P	P	P
12.	Liveaboards								
13.	Lodgers in Residence (no more than 3)	P	P	P	P	P	P	P	P
14.	Manufactured Home Community								C
15.	Manufactured Home for Resident Watchman/Caretaker								
16.	Manufactured Home on Individual Lot								
17.	Manufactured Home or Recreational Vehicle (Emergency)	C	C	C	C	C	C	C	C
18.	Manufactured Home Subdivision								C
19.	Manufactured Home, Farm			C	C	C	C	C	C
20.	Tenant House		C	C	C	C	C	C	C
21.	Tenant Houses, Additional (no more than 2 additional)			SC	SC	SC	SC	SC	SC

PRINCE FREDERICK TOWN CENTER									
USE #	3-2.04 PRINCE FREDERICK TABLE OF LAND USES – COMMERCIAL RETAIL	OLD TOWN	OLD TOWN RESIDENTIAL	OLD TOWN TRANSITIONAL	FAIR-GROUND	ENTRY	VILLAGE	NEW TOWN	FOREST
1.	Agricultural Machinery, Service and/or Supplies	P		P	S2	P	P	P	P
2.	Antiques Sales	P	P	P	P	P	P	P	P
3.	Art Gallery, Less than 25,000 s.f.	P		P		P	P	P	P
4.	Art Gallery, More than 25,000 and less than 75,000 s.f.					P	P		
5.	Artisan's and Crafters' Market	C		C	C	C	C	C	C
6.	Auction Building					S1	S1	S1	S1
7.	Boat Dealership					S2	S2	S2	S2
8.	Farmers' Market	C		C	C	C	C	C	C
9.	Flea Market by Non-profit Organization	P	P	P	P	P	P	P	P
10.	Home Improvement Center, Less Than 25,000 s.f.	P		P	S2	P	P	P	P
11.	Home Improvement Center, More Than 25,000 s.f. and Less Than 75,000 s.f.					P	P		
12.	Home Improvement Center, More Than 75,000 s.f. with a maximum size limit of 120,000 s.f.					C	C		
13.	Manufactured Home Dealer								
14.	Mobile Food Sales	C		C		C	C	C	C
15.	Retail Commercial Building with Drive-up Facility, Less than 25,000 s.f.	P		P		P	P	P	P
16.	Retail Commercial Building with Drive-up Facility, More than 25,000 and less than 75,000 s.f.					P	P		
17.	Retail Commercial Building with Drive-up Facility, More than 75,000 s.f. with a maximum size limit of 120,000 s.f.					C	C		
18.	Retail Commercial Building, Less than 25,000 s.f.	P		P		P	P	P	P
19.	Retail Commercial Building, More than 25,000 and less than 75,000 s.f.					P	P		
20.	Retail Commercial Building, More than 75,000 s.f. with a maximum size limit of 120,000 s.f.					C	C		
21.	Retail Commercial Sale or Display Area, Outdoor	C		C		C	C	C	C
22.	Watermen's Market	C		C	C	C	C	C	C

PRINCE FREDERICK TOWN CENTER									
USE #	3-2.04 PRINCE FREDERICK TABLE OF LAND USES – BUSINESS & PERSONAL SERVICES	OLD TOWN	OLD TOWN RESIDENTIAL	OLD TOWN TRANSITIONAL	FAIR-GROUND	ENTRY	VILLAGE	NEW TOWN	FOREST
1.	Boat Service and/or Repair	S				P	P		P
2.	Boat Storage, Commercial					S	S	S	S
3.	Boatel								
4.	Commercial Kitchen (not associated with an Eating Establishment)	P	S1	P	S1	P	P	P	P
5.	Commercial Pier								
6.	Commercial Trade or Business School	P	S1	P	S1	P	P	P	P
7.	Corporate Headquarters, less than 5,000 s.f.	P	S1	P	S1	P	P	P	P
8.	Corporate Headquarters, more than 5,000 s.f.	P		P		P	P	P	P
9.	Crematorium	P		P		P	P	P	P
10.	Eating Establishment with Drive-up Facility					P	P	P	P
11.	Eating Establishment without Drive-up Facility	P	S	P	S	P	P	P	P
12.	Entertainment Business, Adult								
13.	Flex Space Business	SC		SC	SC	C	C	C	
14.	Funeral Home	P		P		P	P	P	P
15.	Home Occupation, All Employed are Residents	C	C	C	C	C	C	C	C
16.	Home Occupation, 1 Equivalent Full-time non-resident employee	C	C	C	C	C	C	C	C
17.	Home Occupation, 2 Equivalent Full-time non-resident employees	C	SC	C	SC	C	C	C	C
18.	Laundry / Laundromat	P		P		P	P	P	P
19.	Laundry, Industrial								
20.	Motel or Hotel	P		P		P	P	P	P
21.	Office, Non-Medical, Medical or Clinic, less than 5,000 s.f.	P	S1	P	S1	P	P	P	P
22.	Office, Non-Medical, Medical or Clinic, more than 5,000 s.f.	P		P		P	P	P	P
23.	Office Support Services, including printing, copying, faxing, internetworking, etc., less than 5,000 s.f.	P	S1	P	S1	P	P	P	P
24.	Office Support Services, including printing, copying, faxing, internetworking, etc., more than 5,000 s.f.	P		P		P	P	P	P
25.	Personal Services, less than 5,000 s.f.	P	S1	P	S1	P	P	P	P
26.	Personal Services, more than 5,000 s.f.	P		P		P	P	P	P
27.	Tavern, Nightclub, Lounge, Dance Hall	S2		S2		S2	S2	S2	S2
28.	Tavern, Nightclub, Lounge, Dance Hall with Outdoor Facilities such as Bars								

PRINCE FREDERICK TOWN CENTER									
USE #	3-2.04 PRINCE FREDERICK TABLE OF LAND USES – RECREATION	OLD TOWN	OLD TOWN RESIDENTIAL	OLD TOWN TRANSITIONAL	FAIR-GROUND	ENTRY	VILLAGE	NEW TOWN	FOREST
1.	Campground and/or Recreational Vehicle Camp								
2.	Carnival, Fair or Circus – Temporary, Less than 5 Acres				SC	SC	SC	SC	SC
3.	Carnival, Fair or Circus – Temporary, More than 5 Acres				C	C	C	C	C
4.	Commercial or Non-Profit Meeting Hall, Banquet Hall	P		P		P	P	P	P
5.	Convention Center	P		P		P	P	P	P
6.	Drive-in Theatre					S2			
7.	Golf Course								
8.	Golf, Driving Range					S2			
9.	Golf, Miniature					S	S	S	S
10.	Indoor Commercial Amusements: Arcade, Pool Hall, Bingo Hall					S	S	S	S
11.	Indoor Commercial Amusements: Bowling, Skating Rink, Theatre	P		P	S1	P	P	P	P
12.	Indoor Commercial Amusements: Fitness Center	P		P	P	P	P	P	P
13.	Indoor Commercial Amusements: Studio, Commercial - Performing Arts	P	P	P	P	P	P	P	P
14.	Indoor Commercial Amusements: Swimming Pool, Athletic Courts	P		P	P	P	P	P	P
15.	Marina								
16.	Outdoor Recreation, such as: Swimming Pools, Athletic Courts					S1	P	P	P
17.	Retreat, Day	P		P		P	P	P	P
18.	Studio, Commercial	P	P	P	P	P	P	P	P
19.	Target Range, Indoor								
20.	Target Range, Outdoor								

**PRINCE FREDERICK TOWN CENTER**

<b>USE #</b>	<b>3-2.04 PRINCE FREDERICK TABLE OF LAND USES – COMMERCIAL WHOLESALE</b>	<b>OLD TOWN</b>	<b>OLD TOWN RESIDENTIAL</b>	<b>OLD TOWN TRANSITIONAL</b>	<b>FAIR-GROUND</b>	<b>ENTRY</b>	<b>VILLAGE</b>	<b>NEW TOWN</b>	<b>FOREST</b>
1.	Mini-Storage					P	P	P	P
2.	Warehouse, Indoor			P		P	P	P	P
3.	Warehouse, Outdoor					P	P	P	P
4.	Wholesale Lumber and/or Other Building Materials, Less Than 25,000 s.f.	P		P	S2	P	P	P	P
5.	Wholesale Lumber and/or other Building Materials, More Than 25,000 s.f. and Less Than 75,000 s.f.					P	P		
6.	Wholesale Lumber and/or other Building Materials, More Than 75,000 s.f. with a maximum size limit of 120,000 s.f.					C	C		
7.	Wholesaling, Indoor Only			P		P	P	P	P

**PRINCE FREDERICK TOWN CENTER**

<b>USE #</b>	<b>3-2.04 PRINCE FREDERICK TABLE OF LAND USES - MOTOR VEHICLE &amp; RELATED SERVICES</b>	<b>OLD TOWN</b>	<b>OLD TOWN RESIDENTIAL</b>	<b>OLD TOWN TRANSITIONAL</b>	<b>FAIR- GROUND</b>	<b>ENTRY</b>	<b>VILLAGE</b>	<b>NEW TOWN</b>	<b>FOREST</b>
1.	Automobile Filling Station	SC		SC		C	C	C	C
2.	Automobile Filling Station with Convenience Store and/or Eating Establishment	SC		SC		C	C	C	C
3.	Automobile Parking Lot / Garage as a Principal Use	P	P	P	P	P	P	P	P
4.	Automobile Parts Dismantling and/or Storage								
5.	Automobile Repair/Service Shop without fuel sales	SC		SC		C	C	C	C
6.	Bus lot or garage					C	C	C	C
7.	Car Wash					C	C	C	C
8.	Commuter Parking Lot	P		P	P	P	P	P	P
9.	Inoperative Vehicle, 1 per lot	P	P	P	P	P	P	P	P
10.	Inoperative Vehicles, 2 per lot								
11.	Motor Vehicle Accessory Shop	C		C		C	C	C	C
12.	Motor Vehicle Dealership- New or Used	C		C		C	C	C	C
13.	Other Motor Vehicle Related Uses including Bus depot, taxi service, vehicle rental or leasing					C	C	C	C
14.	Park-and-Sell Lot	C		C		C	C	C	C
15.	Parking of Commercial Motor Vehicles	C	C	C	C	C	C	C	C
16.	Storage of Motor Vehicles					P			P
17.	Truck, Bus and Diesel Service and Repair Shop					P			P
18.	Truck Terminal								
19.	Vehicle Ferry Service								

**PRINCE FREDERICK TOWN CENTER**

<b>USE #</b>	<b>3-2.04 PRINCE FREDERICK TABLE OF LAND USES - INDUSTRIAL</b>	<b>OLD TOWN</b>	<b>OLD TOWN RESIDENTIAL</b>	<b>OLD TOWN TRANSITIONAL</b>	<b>FAIR-GROUND</b>	<b>ENTRY</b>	<b>VILLAGE</b>	<b>NEW TOWN</b>	<b>FOREST</b>
1.	Agricultural/Seafood/Livestock Processing Plant								
2.	Asphalt Plant								
3.	Commercial Fuel Storage Business					S			
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 sq. feet	S1		S1	S2	C	C	C	
14.	Manufacturing and/or Assembly, Light, More than 5,000 sq. feet					C	C	C	
15.	Manufacturing and/or Assembly, Watercraft, Commercial					S2	S2	S2	
16.	Outdoor Storage in Connection with Commercial and/or Industrial Uses	P		P		P	P	P	P
17.	Power Generating Facility, Accessory to a Residence or Business	C	C	C	C	C	C	C	C
18.	Power Generating Facility, Commercial								
19.	Research & Development Facility, Environmental	P	S1	P	S1	P	P	P	
20.	Research & Development Facility, Other	P	S1	P	S1	P	P	P	
21.	Salvage and/or Junk Yard								
22.	Sand, Gravel or Mineral Extraction and Processing								
23.	Sand, Gravel or Mineral Extraction (No Processing)					SC	SC	SC	
24.	Sawmill, Commercial	SC				P			
25.	Sawmill, Portable								
26.	Storage of Machinery & Equipment in Connection With Excavating and /or Contracting Business					S			S
27.	Wind Energy System, Accessory to a Residence or Business (10/13/10)	C	C	C	C	C	C	C	C
28.	Wind Energy System, Commercial (10/13/10)								

**PRINCE FREDERICK TOWN CENTER**

<b>USE #</b>	<b>3-2.04 PRINCE FREDERICK TABLE OF LAND USES – INSTITUTIONAL</b>	<b>OLD TOWN</b>	<b>OLD TOWN RESIDENTIAL</b>	<b>OLD TOWN TRANSITIONAL</b>	<b>FAIR-GROUND</b>	<b>ENTRY</b>	<b>VILLAGE</b>	<b>NEW TOWN</b>	<b>FOREST</b>
1.	College or University	P	P	P	P	P	P	P	P
2.	Day Care Center:								
3.	12 Clients or Less	P	P	P	P	P	P	P	P
4.	13 to 19 Clients	P	S	P	P	P	P	P	P
5.	20 or More Clients				S	P	P	P	P
6.	Elementary or Secondary School	P	P	P	P	P	P	P	P
7.	Fire and/or Rescue Service	P		P		P	P	P	P
8.	Hospital	P		P		P	P	P	P
9.	Library	P	P	P	P	P	P	P	P
10.	Museum	P	P	P	P	P	P	P	P
11.	Nursing or Convalescent Home	P	P	P	P	P	P	P	P
12.	Place of Worship, Parish Hall, Convent, Monastery or Rectory	P	P	P	P	P	P	P	P
13.	Public or Governmental Building	P	P	P	P	P	P	P	P
14.	Public or Non-profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc.	P	P	P	P	P	P	P	P
15.	Public Utility Lines & Accessory Structures	S2	S2	S2	S2	S2	S2	S2	S2
16.	Solid Waste Collection Site					C	C	C	C
17.	Temporary Structure Incidental to Schools (classroom relocatables)	P	P	P	P	P	P	P	P
18.	Wastewater Treatment Facility								
19.	Water Supply Treatment Facility	P	P	P	P	P	P	P	P

**PRINCE FREDERICK TOWN CENTER**

<b>USE #</b>	<b>3-2.04 PRINCE FREDERICK TABLE OF LAND USES – UNCLASSIFIED</b>	<b>OLD TOWN</b>	<b>OLD TOWN RESIDENTIAL</b>	<b>OLD TOWN TRANSITIONAL</b>	<b>FAIR-GROUND</b>	<b>ENTRY</b>	<b>VILLAGE</b>	<b>NEW TOWN</b>	<b>FOREST</b>
1.	Accessory Building or Use	P	P	P	P	P	P	P	P
2.	Airport or Landing Field								
3.	Cemetery or Memorial Garden	C		C		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	P	P	P	P	P	P
7.	Garage Sale, Yard Sale or Estate Sale	C	C	C	C	C	C	C	C
8.	Heliport	S	S	S	S	S	S	S	S
9.	Household Pets	P	P	P	P	P	P	P	P
10.	Livestock Kept as Pets								
11.	Model Home	C	C	C	C	C	C	C	C
12.	Structure for the Keeping of Animals	P	P	P	P	P	P	P	P
13.	Temporary Recreational Vehicle at Construction site (for watchman)	C	C	C	C	C	C	C	C
14.	Temporary Structure Incidental to Construction (non-residential)	C	C	C	C	C	C	C	C
15.	Temporary Structure Incidental to Sales or Rentals in New Residential or Commercial Developments (sales trailer)								
16.	Unoccupied Recreational Vehicle	C	C	C	C	C	C	C	C
17.	Wild or Dangerous Animals Kept as Pets								

### 3-2.04.A Prince Frederick Town Center Conditional Uses

The following are conditions imposed upon land uses indicated in Section 3-2.04, 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 Prince Frederick Town Center. Note: This section of the Prince Frederick Town Center Zoning Ordinance has been renumbered for consistency with the Calvert County Zoning Ordinance.

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,
2. The facility is a part of the dwelling unit with the exception that existing non-conforming guest houses may be used,
3. No separate kitchens are provided,
4. Adequate off-street parking is provided,
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, Triplex, Fourplex and Townhouse):

1. In Fairgrounds District, provided that at least 40 percent of the units on the site are single family detached dwellings.
2. In Entry District and Village District and New Town District provided that at least 50 percent of the site is reserved for commercial, office or industrial use.
3. In Forest District provided that dwelling units are part of a comprehensively designed community where 30 percent of the dwelling units are single family detached, 30 percent are single-family attached and 30 percent are multifamily. The remaining 10 percent may be any of the above. The Planning Commission may waive this requirement if it can be demonstrated that the proposed development will contribute to a housing mix within the Town Center as a whole that is roughly equal to the required housing mix on the site.

Residential Use #9 Dwelling, Attached: Multi-Family:

1. In Entry District, Village District and New Town District provided that at least 50 percent of the site is reserved for commercial, office or industrial use.
2. In Old Town Transition District provided that:
  - a. at least 50 percent of the site is reserved for commercial or office use (see footnote 1), and
  - b. the site is immediately adjacent to Route 2/4 or Dares Beach Road.
3. In Fairgrounds District provided that no more than 20 percent of the dwelling units on the site are multi-family dwellings.
4. In Forest District, provided that dwelling units are part of a comprehensively designed community where 30 percent of the dwelling units are single family detached, 30 percent are single-family attached and 30 percent are multifamily. The remaining 10 percent may be any of the above. The Planning Commission may waive this requirement if it can be demonstrated that the proposed development will contribute to a housing mix within the Town Center as a whole that is roughly equal to the required housing mix on the site.

- Residential Use #10 Dwelling, Single-family Detached:
1. In Old Town District, Old Town Residential District, Fairgrounds District, and Old Town Transition District provided that at least 50 percent of the length of the building is 20 feet wide, excluding porches.
  2. In Entry District, Village District and New Town District provided that:
    - a. At least 50 percent of the site is reserved for commercial, office or industrial use<sup>1</sup> and
    - b. At least 50 percent of the length of the building is 20 feet wide, excluding porches.
  3. In Forest District provided that:
    - a. dwelling units are part of a comprehensively designed community where 30 percent of the dwelling units are single family detached, 30 percent are single-family attached and 30 percent are multifamily. The remaining 10 percent may be any of the above. The Planning Commission may waive this requirement if it can be demonstrated that the proposed development will contribute to a housing mix within the Town Center as a whole that is roughly equal to the required housing mix on the site, and
    - b. at least 50 percent of the length of the building is 20 feet wide, excluding porches.
- Residential Use #14 Manufactured Home Community, (conditional in the Forest District) provided that it meets the Regulations in the Manufactured Home Rental Communities Ordinance. (Section 5-7 of the Calvert County Zoning Ordinance).
- Residential Use #17 Manufactured Home or Recreational Vehicle (Emergency) – See CCZO for conditions.
- Residential Use #18 Manufactured Home Subdivision – See CCZO for conditions.
- Residential Use #19 Manufactured Home, Farm – See CCZO for conditions.
- Residential Use #20 Tenant House – See CCZO for conditions.
- Residential Use #21 Tenant Houses, Additional (no more than 2 additional) – See CCZO for conditions.
- Commercial Retail Use #5 Artisan’s and Crafters’ Market – See CCZO for conditions.
- Commercial Retail Use #8 Farmers’ Market – See CCZO for conditions.
- Commercial Retail Use #12 Home Improvement Center, more than 75,000 square feet with a maximum size of 120,000 square feet, provided that the conditions for “Retail Commercial Buildings, more than 75,000 square feet with a maximum size of 120,000 square feet” are met.
- Commercial Retail Use #14 Mobile Food Sales – See CCZO for conditions.
- Commercial Retail Use #17 Retail Commercial Building with Drive-up Facility, more than 75,000 s.f. with a maximum size limit of 120,000 s.f., provided that it meets the conditions for “Retail Commercial Buildings, More than 75,000 s.f. with a maximum size limit of 120,000 s.f.”
- Commercial Retail Use #20 Retail Commercial Buildings, more than 75,000 square feet with a maximum size of 120,000 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.

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<sup>1</sup> The requirement that at least 50 percent of the site be reserved for commercial office or industrial use may be waived if the Planning Commission determines that the site is not suitable for commercial use as measured in terms of generally recognized marketing standards. These standards include visibility, accessibility, potential site development costs, and neighboring uses.

- 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 this 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-location<sup>2</sup>

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.

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

Commercial Retail Use #22 Watermen's Market – See CCZO for conditions.

Business & Personal Services Use #13 Flex Space Business, provided that:

- 1. in the Old Town, Old Town Transitional, and Fairgrounds District, the size of the building shall be limited to 5,000 square feet; and
- 2. in all Districts, the conditions of the Calvert County Zoning Ordinance for Flex Space Businesses shall be met; and
- 3. noise, odor and glare shall be comparable to or less than retail commercial uses of similar size.

<sup>2</sup> The requirements for co-location may apply to each phase of a development or to the entire site, at the developer's discretion.

Business & Personal Services Use #15	<u>Home Occupation, All Employed are Residents</u> – See CCZO for conditions.
Business & Personal Services Use #16	<u>Home Occupation, 1 Equivalent Full-time non-resident employee</u> – See CCZO for conditions.
Business & Personal Services Use #17	<u>Home Occupation, 2 Equivalent Full-time non-resident employees</u> – See CCZO for conditions.
Recreation Use #2	<u>Carnival, Fair or Circus – Temporary, Less than 5 acres</u> – See CCZO for conditions.
Recreation Use #3	<u>Carnival, Fair or Circus – Temporary, Mess than 5 acres</u> – See CCZO for conditions.
Commercial Wholesale Use #6	<u>Wholesale Lumber and/or other Building Materials, More than 75,000 s.f. with a maximum size limit of 120 square feet</u> , provided that the conditions for “Retail Commercial Buildings, more than 75,000 square feet with a maximum size of 120,000 square feet” are met.
Motor Vehicle Use #1	<u>Automobile Filling Station</u> , provided that the following conditions are met: <ol style="list-style-type: none"> <li>1. No fuel pump, oil draining pit, or other visible appliance for servicing automobiles is located within 25 feet of the front lot line,</li> <li>2. No structure or building is erected within 80 feet of any dwelling. Neither setback may be reduced,</li> <li>3. No new service bay openings shall face a right-of-way,</li> <li>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,</li> <li>5. Junk vehicles shall be removed after 30 days, and</li> </ol>
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"> <li>1. No oil draining pit, or other visible appliance for servicing automobiles is located within 25 feet of the front lot line,</li> <li>2. No structure or building is erected within 80 feet of any dwelling. Neither setback may be reduced,</li> <li>3. No new service bay openings shall face a right-of-way,</li> <li>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,</li> <li>5. Junk vehicles shall be removed after 30 days, and</li> </ol>
Motor Vehicle Use #6	<u>Bus lot or garage</u> – See CCZO for conditions.
Motor Vehicle Use #7	<u>Car Wash</u> , provided that parking areas for commercial or customer vehicles shall either meet the landscaping requirements for parking lots or the landscaping requirements for outdoor storage areas.
Motor Vehicle Use #11	<u>Motor Vehicle Accessory Shop</u> – See CCZO for conditions.
Motor Vehicle Use #12	<u>Motor Vehicle Dealer - New or Used</u> , provided that parking areas for automobiles that are for sale shall <u>either</u> meet the landscaping requirements for parking lots <u>or</u> the landscaping requirements for outdoor storage areas. Notwithstanding the above, a landscaped display area capable of displaying up to five vehicles may be located adjacent to the right-of-way.
Motor Vehicle Use #13	<u>Other Motor Vehicle Related Uses including bus depot, taxi service, vehicle rental or leasing</u> , provided that parking areas for commercial or customer vehicles shall either meet the landscaping requirements for parking lots or the landscaping requirements for outdoor storage areas.

Motor Vehicle Use #14	<u>Park-and-Sell Lot</u> , provided that parking areas for automobiles that are for sale shall <u>either</u> meet the landscaping requirements for parking lots <u>or</u> the landscaping requirements for outdoor storage areas. Notwithstanding the above, a landscaped display area capable of displaying up to five vehicles may be located adjacent to the right-of-way.
Motor Vehicle Use #15	<u>Parking of Commercial Motor Vehicles</u> – See CCZO for conditions.
Industrial Use #6	<u>Distillation of Alcohol as a Fuel On a Farm for Farm Use Only</u> – See CCZO for conditions.
Industrial Use #13	<u>Manufacturing and/or Assembly, Light, less than 5,000 square feet</u> , provided that potential noise, odor and glare are comparable to retail commercial uses of similar size.
Industrial Use #14	<u>Manufacturing and/or Assembly, Light, more than 5,000 square feet</u> , provided that potential noise, odor and glare are comparable to retail commercial uses of similar size.
Industrial Use #17	<u>Power Generating Facility Accessory to a Residence or Business</u> – See CCZO for conditions.
Industrial Use #23	<u>Sand, Gravel or Mineral Extraction (No Processing)</u> – See CCZO for conditions.
Industrial Use #24	<u>Sawmill, Commercial</u> , provided that the following conditions are met: <ol style="list-style-type: none"> <li>1. Such use is not nearer than 500 feet from any property boundary; and</li> <li>2. Such use is not nearer than 100 feet from any road maintained by the County or State; and</li> <li>3. Adequate measures are taken for the abatement of obnoxious or offensive odor, dust, smoke, noise, vibration, or similar nuisance, and protection against fire is employed.</li> </ol>
Industrial Use #27 (10/13/10)	<u>Wind Energy System, Accessory to a Residence or Business</u> – See Section 3-3 of the CCZO for conditions.
Institutional Use #16	<u>Solid Waste Collection Sites</u> , provided that they are in accordance with the Comprehensive Solid Waste Management Plan and do not exceed 100 square feet in size.
Unclassified Use #3	<u>Cemetery or Memorial Garden</u> (conditional in Old Town District, Old Town Transitional District, Old Town Residential District, and Fairgrounds District), provided that it is an expansion of an existing cemetery or memorial garden.
Unclassified Use #7	<u>Garage Sale, Yard Sale or Estate Sale</u> – See CCZO for conditions.
Unclassified Use #11	<u>Model Home</u> – See CCZO for conditions.
Unclassified Use #13	<u>Temporary Recreational Vehicle at Construction Site (for watchman)</u> – See CCZO for conditions.
Unclassified Use #14	<u>Temporary Structure Incidental to Construction (non-residential)</u> – See CCZO for conditions.
Unclassified Use #16	<u>Unoccupied Recreational Vehicle</u> – See CCZO for conditions.