

3-2.03 Huntingtown 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		

HUNTINGTOWN TOWN CENTER				
USE #	3-2.03 HUNTINGTOWN TABLE OF LAND USES – AGRITOURISM, ECOTOURISM, AND HERITAGE TOURISM USES	MIXED USE	NEIGHBORHOOD	RESIDENTIAL
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			

HUNTINGTOWN TOWN CENTER				
USE #	3-2.03 HUNTINGTOWN TABLE OF LAND USES - AGRICULTURAL	MIXED USE	NEIGHBORHOOD	RESIDENTIAL
1.	Animal Husbandry		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, less than 25,000 square feet	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	P	P	P
25.	Veterinary Hospital or Clinic, Livestock	P	P	P
26.	Veterinary Hospital or Clinic, Small Animals and Household Pets	P	P	P

HUNTINGTOWN TOWN CENTER				
USE #	3-2.03 HUNTINGTOWN TABLE OF LAND USES - RESIDENTIAL	MIXED USE	NEIGHBORHOOD	RESIDENTIAL
1.	Apartment, Accessory	C	C	
2.	Apartment, Accessory for Resident Watchman/Caretaker	P	P	
3.	Apartment, Attached to a Business (3/25/08)			
4.	Assisted Living Facility	P	P	P
5.	Bed & Breakfast Facility with up to 2 Bedrooms in Use	P	C	C
6.	Bed & Breakfast Facility with 3 to 5 Bedrooms in Use	P	C	C
7.	Boarding House	C	C	C
8.	Dwelling, Attached: Duplex	P	P	
9.	Dwelling, Attached: Fourplex	P	P	
10.	Dwelling, Attached: Multi-family	C	C	
11.	Dwelling, Attached: Townhouse			
12.	Dwelling, Attached: Triplex	P	P	
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	
17.	Manufactured Home Community			
18.	Manufactured Home For Resident Watchman/Caretaker	S		
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			
24.	Tenant Houses, Additional (no more than 2 additional)			

HUNTINGTOWN TOWN CENTER				
USE #	3-2.03 HUNTINGTOWN TABLE OF LAND USES – COMMERCIAL RETAIL	MIXED USE	NEIGHBORHOOD	RESIDENTIAL
1.	Agricultural Machinery, Service and/or Supplies	S2		
2.	Antiques Sales	P	C	
3.	Art Gallery, less than 25,000 square feet	P		
4.	Artisans' and Crafters' Market	C	C	C
5.	Auction Building	S1		
6.	Boat Dealership	S2		
7.	Farmers' Market	C	C	C
8.	Flea Market by Non-profit Organization	P	P	P
9.	Home Improvement Center, Less Than 25,000 square feet	P		
10.	Manufactured Home Dealer			
11.	Mobile Food Sales	C		
12.	Retail Commercial Building, less than 25,000 square feet	P		
13.	Retail Commercial Building with Drive-up Facility, less than 25,000 square feet	P		
14.	Retail Commercial Sale or Display Area, Outdoor	C		
15.	Watermen's Market	C	C	C

HUNTINGTOWN TOWN CENTER

USE #	3-2.03 HUNTINGTOWN TABLE OF LAND USES – BUSINESS & PERSONAL SERVICES	MIXED USE	NEIGHBORHOOD	RESIDENTIAL
1.	Boat Service and/or Repair	S2		
2.	Boat Storage, Commercial			
3.	Boatel			
4.	Commercial Kitchen (not associated with an Eating Establishment)	P		
5.	Commercial Pier			
6.	Commercial Trade or Business School	P		
7.	Corporate Headquarters	P		
8.	Crematorium	P		
9.	Eating Establishment with Drive-up Facility	S		
10.	Eating Establishment without Drive-up Facility	P		
11.	Entertainment Business, Adult			
12.	Flex Space Business	SC		
13.	Funeral Home	P		
14.	Home Occupation - All Employed are Residents	C	C	C
15.	Home Occupation - 1 Equivalent Full-time non-resident employee	C	SC	SC
16.	Home Occupation - 2 Equivalent Full-time non-resident employees	C	SC	
17.	Laundry, Industrial			
18.	Laundry/Laundromat	P	C	
19.	Motel or Hotel	P		
20.	Office, Non-Medical, Medical or Clinic	P		
21.	Office Support Services, including printing, copying, faxing, internetworking, etc.	P		
22.	Personal Services, Less than 5,000 sq.ft.	P	C	
23.	Personal Services, More than 5,000 sq.ft.	P		
24.	Tavern, Nightclub, Lounge, Dance Hall	S2		
25.	Tavern, Nightclub, Lounge, Dance Hall with Outdoor Facilities such as Bars			

HUNTINGTOWN TOWN CENTER

USE #	3-2.03 HUNTINGTOWN TABLE OF LAND USES – RECREATION	MIXED USE	NEIGHBORHOOD	RESIDENTIAL
1.	Campground and/or Recreational Vehicle Camp			
2.	Carnival, Fair or Circus – Temporary, Less than Five Acres	SC	SC	SC
3.	Carnival, Fair or Circus – Temporary, More than Five Acres	SC	SC	SC
4.	Commercial or Non-Profit Meeting Hall, Banquet Hall			
5.	Convention Center	P		C
6.	Drive-in Theatre			S
7.	Golf Course			P
8.	Golf, Driving Range		S	S
9.	Golf, Miniature	S		S
10.	Indoor Commercial Amusements: Arcade, Pool Hall	S		
11.	Indoor Commercial Amusements: Bowling, Skating Rink, Theatre	S1		
12.	Indoor Commercial Amusements: Fitness Center	P	S	S
13.	Indoor Commercial Amusements: Games of Chance, Bingo Hall	C		
14.	Indoor Commercial Amusements: Studio, Commercial-Performing Arts	P	S	S
15.	Indoor Commercial Amusements: Swimming Pool, Athletic Courts	P	S	S
16.	Marina			
17.	Outdoor Recreation, such as: Swimming Pools, Athletic Courts	S	S	S
18.	Retreat, Day	P		C
19.	Studio, Commercial	P	S	S
20.	Target Range, Indoor			
21.	Target Range, Outdoor			

HUNTINGTOWN TOWN CENTER

USE #	3-2.03 HUNTINGTOWN TABLE OF LAND USES – COMMERCIAL WHOLESALE USES	MIXED USE	NEIGHBORHOOD	RESIDENTIAL
1.	Mini-Storage	C		
2.	Warehouse, Indoor	S		
3.	Warehouse, Outdoor			
4.	Wholesale Lumber and/or Other Building Materials less than 25,000 square feet	P		
5.	Wholesaling, Indoor Only	S		

USE #	3-2.03 HUNTINGTOWN TABLE OF LAND USES – MOTOR VEHICLE & RELATED SERVICES	MIXED USE	NEIGHBORHOOD	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			
5.	Automobile Repair/Service Shop without fuel sales	SC		
6.	Bus lot or garage			
7.	Car Wash			
8.	Commuter Parking Lot	P		
9.	Inoperative Vehicle, 1 per lot	P	C	C
10.	Inoperative Vehicles, 2 per lot			
11.	Motor Vehicle Accessory Shop	C		
12.	Motor Vehicle Dealership - New or Used	S2		
13.	Other Motor Vehicle Related Uses including: Bus depot, taxi service, vehicle rental or leasing			
14.	Park-and-Sell Lot	S2		
15.	Parking of Commercial Motor Vehicles	C	C	C
16.	Storage of Motor Vehicles			
17.	Truck Terminal			
18.	Truck, Bus and Diesel Service and Repair Shop			
19.	Vehicle Ferry Service			

HUNTINGTOWN TOWN CENTER				
USE #	3-2.03 HUNTINGTOWN TABLE OF LAND USES – INDUSTRIAL USES	MIXED USE	NEIGHBORHOOD	RESIDENTIAL
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			
7.	Grain Elevator			
8.	Kiln, Wood			
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	S1		
14.	Manufacturing and/or Assembly, Light, More than 5,000 square feet	S2		
15.	Manufacturing and/or Assembly, Watercraft, Commercial			
16.	Outdoor Storage in Connection with Commercial and/or Industrial Uses	S	S	
17.	Power Generating Facility, Accessory to a Residence or Business	C	C	C
18.	Power Generating Facility, Commercial			
19.	Research & Development Facility, Environmental	P		
20.	Research & Development Facility, Other	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	S		

HUNTINGTOWN TOWN CENTER				
USE #	SECTION 3-2.03 HUNTINGTOWN TABLE OF LAND USES – INSTITUTIONAL USES	MIXED USE	NEIGHBORHOOD	RESIDENTIAL
1.	College or University	P	P	P
2.	Day Care Center	P	P	P
3.	Elementary or Secondary School	P	P	P
4.	Fire and/or Rescue Service	P	P	P
5.	Hospital	P	P	P
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	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	S2	S2	S2
13.	Solid Waste Collection Site			C
14.	Temporary Structure Incidental to School (classroom relocatables)	P	P	P
15.	Wastewater Treatment Facility	S	S	
16.	Water Supply Treatment Facility	P	P	P

HUNTINGTOWN TOWN CENTER				
USE #	3-2.03 HUNTINGTOWN TABLE OF LAND USES – UNCLASSIFIED USES	MIXED USE	NEIGHBORHOOD	RESIDENTIAL
1.	Accessory Building or Use	P	P	P
2.	Airport or Landing Field			
3.	Cemetery or Memorial Garden		P	P
4.	Communications Towers & Antennas (Government, Commercial & Private)	SEE SECTION 3-3 OF THE CALVERT COUNTY ZONING ORDINANCE		
5.	Dock, Pier, Private			
6.	Garage Sale, Yard Sale or Estate Sale	P	P	P
7.	Heliport	S		
8.	Household Pets	P	P	P
9.	Livestock Kept as Pets		C	C
10.	Model Home	C	C	C
11.	Structure for the Keeping of Animals (on non-farm properties)	P	P	P
12.	Temporary Recreational Vehicle at Construction site (for watchman)	P	P	P
13.	Temporary Structure Incidental to Construction (non-residential)	P	P	P
14.	Temporary Structure Incidental to Sales or Rentals in New Residential or Commercial Developments (sales trailers)			
15.	Unoccupied Recreational Vehicle	C	C	C
16.	Wild or Dangerous Animals Kept as Pets			

3-2.03.A Huntingtown Town Center Conditional Uses

The following are conditions imposed upon land uses indicated in Section 3-2.03, 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 Huntingtown Town Center. Note: This section of the Huntingtown Town Center Zoning Ordinance has been renumbered for consistency with the Calvert County Zoning Ordinance.

Agricultural Use #1	<u>Animal Husbandry</u> – See CCZO for conditions
Agricultural Use #15	<u>Farm Stand</u> – See CCZO for conditions
Residential Use #1	<u>Apartment, Accessory</u> – See CCZO for conditions
Residential Use #5	<u>Bed & Breakfast Facility with up to 2 Bedrooms in Use</u> – See CCZO for conditions
Residential Use #6	<u>Bed & Breakfast Facility with 3 to 5 Bedrooms in Use</u> – See CCZO for conditions
Residential Use #7	<u>Boarding House</u> – See CCZO for conditions
	<ol style="list-style-type: none">1. An owner lives on the premises, and2. the facility is a part of the dwelling unit with the exception that existing non-conforming guest houses may be used, and3. no separate kitchens are provided, and4. adequate off-street parking is provided, and5. Fire Marshall and Health Department approvals are obtained, and6. an Occupancy Permit for such use is obtained.
Residential Use #10	<u>Dwelling, Attached: Multi-Family</u> – provided that it is restricted to housing for the elderly where at least one resident of each apartment is over age 65. The property must abut an arterial or collector street. All off-street parking must be screened from view from any public right-of-way or park. The Calvert County Department of Planning & Zoning must approve the architectural plans.
Residential Use #20	<u>Manufactured Home or Recreational Vehicle (Emergency)</u> – See CCZO for conditions.
Commercial Retail Use #2	<u>Antiques Sales</u> – provided that the property has frontage on arterial or collector streets and off-street parking is screened.
Commercial Retail Use #4	<u>Artisans' and Crafters' Market</u> – See CCZO for conditions.
Commercial Retail Use #7	<u>Farmers' Market</u> – See CCZO for conditions.
Commercial Retail Use #11	<u>Mobile Food Sales</u> – See CCZO for conditions.
Commercial Retail Use #14	<u>Retail Commercial Sale or Display Area, Outdoor</u> – See CCZO for conditions.
Commercial Retail Use #15	<u>Watermen's Market</u> – See CCZO for conditions.
Business & Personal Services Use #8	<u>Crematorium</u> - provided access is provided from an arterial or major collector road.
Business & Personal Services Use #12	<u>Flex Space Business</u> – See CCZO for conditions.
Business & Personal Services Use #9	<u>Funeral Home</u> - provided access is provided from an arterial or major collector road.
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 Employees</u> – See CCZO for conditions.
Business & Personal Services Use #18	<u>Laundry/Laundromat</u> , provided that access is provided from an arterial or major collector road.
Business & Personal Services Use #22	<u>Personal Services, less than 5,000 square feet</u> - provided access is provided from an arterial or major collector road.
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 #5	<u>Convention Center</u> - provided access is provided from an arterial or major collector road and the parcel is a minimum of 10 acres.
Recreation Use #13	<u>Indoor Commercial Amusements: Games of Chance, Bingo Hall</u> – See CCZO for conditions.
Recreation Use #18	<u>Retreat, Day</u> - provided access is provided from an arterial or major collector road and the parcel is a minimum of 10 acres.
Commercial Wholesale Use #1	<u>Mini Storage</u> - provided that bay doors are not visible from adjoining road.
Motor Vehicle & Related Services Use #1	<u>Automobile Filling Station</u> - provided that no fuel pump, oil draining pit, or other visible appliance for servicing automobiles is located within 25 feet of the front lot line, no structure or building is erected within 80 feet of any dwelling. Neither setback may be reduced, no service bay openings shall face a right-of-way and no more than 10 inoperative vehicles are allowed.
Motor Vehicle & Related Services Use #2	<u>Automobile Filling Station with Convenience Store and/or Eating Establishment</u> - provided that no fuel pump, oil draining pit, or other visible appliance for servicing automobiles is located within 25 feet of the front lot line, no structure or building is erected within 80 feet of any dwelling. Neither setback may be reduced, no service bay openings shall face a right-of-way and no more than 10 inoperative vehicles are allowed.
Motor Vehicle & Related Services Use #5	<u>Automobile Repair/Service Shop without fuel sales</u> – See CCZO for conditions.
Motor Vehicle & Related Services Use #9	<u>Inoperative Vehicle, 1 per lot</u> - provided that it does not remain on lot for more than two months.
Motor Vehicle & Related Services Use #11	<u>Motor Vehicle Accessory Shop</u> – See CCZO for conditions.
Motor Vehicle & Related Services Use #15	<u>Parking of Commercial Motor Vehicles</u> – See CCZO for conditions.
Industrial Use #17	<u>Power Generating Facility, Accessory to a Residence or Business</u> – See CCZO for conditions.
Institutional Use #13	<u>Solid Waste Collection Sites</u> - provided that they are in accordance with the Calvert County Comprehensive Solid Waste Management Plan and do not exceed 100 square feet in size.
Unclassified Use #9	<u>Livestock Kept as Pets</u> - See CCZO for conditions.
Unclassified Use #10	<u>Model Home</u> - See CCZO for conditions.
Unclassified Use #15	<u>Unoccupied Recreational Vehicle</u> - See CCZO for conditions.