

Article 9. Historic Districts

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9-1 PURPOSE

The Historic Districts (HD) are overlay districts. The purpose of the Historic District is to:

- A. Preserve areas and structures which reflect significant cultural, social, economic, political, or architectural history;
- B. Promote the use and preservation of historic areas and structures for the education, welfare, and pleasure of the residents of the County;
- C. Foster civic beauty;
- D. Stabilize and improve property values in the area of Historic Districts and strengthen the local economy;
- E. Develop an awareness among property owners of the value of preserving, protecting and restoring areas of historical significance; and
- F. Enable the County government to identify and officially designate landscapes, structures, and sites of historical and cultural importance in order to make such structures and sites eligible for specific benefits conferred by this and other County ordinances and policies both current and adopted in the future.

9-2 DISTRICT BOUNDARIES

The boundaries of an Historic District shall be drawn so as to include all lands closely related to the character of the historic site, as recommended by the Calvert County Historic District Commission and designated by the Board of County Commissioners.

9-3 ADMINISTRATION

The property owners, or their agent, the Historic District Commission, or any interested person may petition to have a property designated as an Historic District. Such petition shall be submitted in accordance with the provisions of Article 57, Historic Districts, of the Calvert County Code, as amended from time to time.

9-4 USES

Article 18 and Table 18-1 lists the only acceptable principal, accessory, and temporary uses in a Historic District, superseding permissions within the underlying zoning district.

9-5 MODIFICATIONS

Any modifications or rehabilitation within a Historic District shall conform with the Historic District Design Guidelines and may require a Historic Area Work Permit (HAWP). Articles 57-12 and 57-13 of the Calvert County Code specify activities that require a HAWP.