

Text Amendment Case #24-02

Amendments to the Dunkirk, Owings,
Huntingtown, Prince Frederick, St. Leonard,
Lusby and Solomons Town Center Zoning
Ordinances

Exhibit B

DUNKIRK TOWN CENTER ZONING ORDINANCE

DUNKIRK ZONING ORDINANCE

CHAPTER V

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CHAPTER V LAND USE REQUIREMENTS

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Provisions for the Authorization and Process for projects subject to Architectural review shall meet the minimum requirements outlined in Section 25-9 of the Calvert County Zoning Ordinance.

Planning & Zoning staff shall have authority to review site designs and external design features of buildings, structures other than buildings and signs for public, quasi-public, commercial, residential, industrial, multi-family or mixed-use development. Planning & Zoning staff shall make judgments on the

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external design features based on the requirements of the local Master Plan.

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Provisions for the Authorization and Process for projects subject to architectural review shall meet the minimum requirements outlined in Section 25-9 of the Calvert County Zoning Ordinance.

- A. All new commercial, office, industrial, institutional and residential buildings and components of commercial, office, industrial, and institutional buildings such as windows, doors, decorative elements and canopies.
- B. Additions to existing commercial, office, industrial and institutional buildings;
- C. All new accessory or ancillary buildings or structures having a footprint of 200 square feet or more visible from existing or proposed public roads;
- D. New fences and changes to existing fences visible from existing or proposed public roads;
- E. Additions to existing residential buildings, visible from existing or proposed public roads, which would increase total square footage by over 50%.; and
- F. New signs and changes to existing signs.

6-5.02 Exceptions

Additions to existing structure which do not conform to these architectural standards shall be permitted to be constructed in conformance with their own style provided that the addition is no more than 50% of the size of the original building.

HUNTINGTOWN TOWN CENTER ZONING ORDINANCE

Article 6: Architectural Requirements and Guidelines

6-0 Projects Requiring Architectural Review

Provisions for the Authorization and Process for projects subject to architectural review shall meet the minimum requirements outlined in Section 25-9 of the Calvert County Zoning Ordinance.

Only projects located within the Mixed Use or Neighborhood Districts are subject to architectural review.

The following projects require architectural review:

1. All new commercial, office, industrial, institutional and residential buildings, and components of buildings such as windows, doors, decorative elements, and canopies;
2. Additions to existing commercial, office and industrial, institutional buildings;
3. Exterior remodeling of existing commercial, office and industrial, institutional buildings;
4. New fences and changes to existing fences visible from existing or proposed public roads;
5. New signs and changes to existing signs;
6. Additions to existing residential buildings visible from existing and proposed public roads and remodeling of existing residential buildings visible from public roads.

Planning & Zoning staff shall also review proposed plans for public amenities such as public squares, landscaping plans, signs, and street furniture and shall make recommendations to the Planning Commission and Board of County Commissioners.

Exceptions:

Additions to existing structures which do not conform to these architectural standards shall be permitted to be constructed in conformance with their own style provided that the addition is no more than 50% of the size of the original building.

6-1 Guidelines

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1. Yard walls should be constructed of stone, brick or stucco to match principal building structure if applicable.
2. The appearance of a brick, stone, or stucco wall should appear to be a minimum of 8" thick and capped. Cap may be dissimilar material.
3. Fences at the front and side yards of residences should be wood or wood appearance. Wood fences should be picket type, lattice or post and board type. Chain link should be allowed only in back yards.
4. Fences used for security on commercial properties such as chain link fencing should be screened.
5. Fences and/or yard wall height at front yard should be between 36" and 54". Side and rear yard heights should not exceed 8'.

PRINCE FREDERICK TOWN CENTER ZONING ORDINANCE

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A. PROJECTS REQUIRING ARCHITECTURAL REVIEW

Provisions for the Authorization and Process for projects subject to architectural review shall meet the minimum requirements outlined in Section 25-9 of the Calvert County Zoning Ordinance.

The following projects require architectural review:

1. All new commercial, office, industrial, institutional and residential buildings and components of buildings such as windows, doors, decorative elements, and canopies;
2. Additions to existing commercial, office, industrial, and institutional buildings;
3. Remodeling of existing commercial, office, industrial, and institutional buildings;
4. New fences and changes to existing fences visible from existing or proposed public roads;
5. New signs and changes to existing signs;
6. Additions to existing residential buildings visible from existing or proposed public roads and remodeling of existing residential buildings visible from public roads if they are located within the Old Town District, Old Town Residential District, Old Town Transition District or Fairgrounds District.

(03/12/96) Planning & Zoning staff shall also review proposed plans for public amenities such as public squares, landscaping plans, signs, and street furniture. and shall make recommendations to the Planning Commission and Board of County Commissioners.

Exception:

Additions to existing structures which do not conform to the architectural standards listed in Chapter IV shall be permitted to be constructed in conformance with their own style provided that the addition is no more than 50% of the size of the original building.

Architectural review shall be limited to the external features of applicable buildings, structures other than buildings, and signs as listed in Section A. above.

ST. LEONARD TOWN CENTER ZONING ORDINANCE

ARTICLE 6 ARCHITECTURAL REQUIREMENTS AND GUIDELINES

6.5 PROCEDURES FOR ARCHITECTURAL REVIEW

1. Projects Requiring Architectural Review

Provisions for the Authorization and Process for projects subjects to architectural review shall meet the minimum requirements outlined in Section 25-9 of the Calvert County Zoning Ordinance.

The following projects require Architectural Review:

- a. All new commercial, office, industrial, institutional and residential buildings and components of buildings such as windows, doors, decorative elements, and canopies;
- b. Additions to existing commercial, office, industrial and institutional buildings;
- c. New fences and changes to existing fences visible from existing or proposed public roads.
- d. New signs and changes to existing signs.
- e. Additions to existing residential buildings visible from existing or proposed public roads and remodeling of existing residential buildings visible from public roads.

Exceptions:

Additions to existing structure which do no conform to these architectural standards shall be permitted to be constructed in conformance with their own style provided that the addition is no more than 50% of the size of the original building.

5-2.05 Buildings

- A. Where build-to-lines are required, buildings shall have their primary building facades on the build-to-line along at least 60 percent of the building length.
- B. For any building, the length of the primary building façade shall not exceed 50 feet.
- C. A side wing or side wings if any shall be set back from the primary building façade at a distance of at least 60 percent of the length of the side wing(s).
- D. The Planning Commission may approve a primary building façade up to but no greater than 150 feet in length provided that:
 - i. The Planning Commission receives and considers a recommendation regarding the extension;

6-5 PROCEDURES FOR ARCHITECTURAL REVIEW

6-5.01 Projects Requiring Architectural Review

Provisions for the Authorization and Process for projects subject to architectural review shall meet the minimum requirements outlined in Section 25-9 of the Calvert County Zoning Ordinance.

The following projects require Architectural Review:

All new commercial, office, industrial, institutional and residential buildings and components of commercial, office, industrial, and institutional buildings such as windows, doors, decorative elements and canopies.

Additions to existing commercial, office, industrial and institutional buildings.

All new accessory or ancillary buildings or structures having a footprint of 200 square feet or more visible from existing or proposed private or public roads;

New fences and changes to existing fences visible from existing or proposed public or private roads;

New signs and changes to existing signs; and

Additions to existing residential buildings, visible from existing or proposed private or public roads, which would increase total square footage by over 50%.

6-5.02 Exceptions

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Additions to existing structures, which do not conform to these architectural standards, shall be permitted to be constructed in conformance with their own style provided that the addition is no more than 50% of the size of the original building.

6-5 LANDSCAPING

The provisions of Sections 6-5.01 through 6-5.04 of the Calvert County Zoning Ordinance apply in the Solomons Town Center, except in the C1 Sub-area, which is subject to the Form-Based Code contained in Section 6-12 herein.

6-5.05 Buffering Adjacent to Non-Commercial Properties

The provisions of Section 6-5.05 of the Calvert County Zoning Ordinance are replaced by the following requirements in the Solomons Town Center:

- A. Purpose: Buffering along property boundaries is necessary in order to reduce the impact of development on non-commercial properties.
- B. Requirement: All non-residential developments shall provide a minimum of a 20-foot landscaped buffer along the length of the property line when adjacent to an existing residentially used property, a property with an active residential building permit, a property which is designated primarily for residential use by this Ordinance, or a property with a non-compatible use.
- C. Exceptions:

The Planning Commission Administrator may waive all or part of the above provisions in the following instances:

- 1. The 20-foot landscaped buffer may be reduced to a minimum of 12 feet through the use of a landscaped berm at least three feet in height at finished grade elevation, prior to the application of mulch to the berm.
- 2. Natural slopes and existing vegetation may be substituted for some or all of the requirements above, provided that these features serve to buffer the area from adjoining properties.
- 3. When screening is required as per Section 6-5.06, the Planning Commission Administrator may reduce or waive the buffering requirements for that portion of the property which is screened.

6-5.06 Screening

The provisions of Section 6-5.06 of the Calvert County Zoning Ordinance are replaced by the following requirements in the Solomons Town Center:

- A. Purpose: Screening is required in order to hide unattractive or incompatible uses from view and to reduce the noise impact of outdoor uses.
- B. Requirements: Screening may be in the form of trees and shrubs or walls meeting the Appearance Code, as specified below.
 - 1. Screening with trees and shrubs is required on any portion of a non-residential development if any of the following are visible from

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roadways, sidewalks, or adjacent residential properties or properties with non-compatible uses:

- a. loading and unloading areas;
 - b. trash or disposal areas;
 - c. exterior storage;
 - d. business lighting that will project onto nearby residential properties or adjacent roadways;
2. Screening with trees and shrubs is required on any portion of a non-residential property if the following use is visible from adjoining residential properties or properties with non-compatible uses:
 - a. Outdoor Patron Areas associated with an Eating Establishment with no amplified music or other entertainment within the Outdoor Patron Area.
 3. The screening for the uses listed in Sections 6-5.06.B.1.a through d and Section 6-5.06.B.2.a shall be designed, installed, and maintained so that it is capable of providing year-round, 100 percent visual screening of the non-residential use from the adjacent roadways, sidewalks, nearby residential properties or properties with non-compatible uses, where applicable. Vegetative screening shall be a minimum of six feet in height at installation.
 4. Screening with walls meeting the Appearance Code is required around the perimeter of all Outdoor Patron Areas associated with a Tavern, Bar, Nightclub or Lounge, or associated with an Eating Establishment where amplified music or other entertainment is provided in the Outdoor Patron Areas. The walls shall be subject to the following requirements:
 - a. The walls shall be a minimum of six feet in height;
 - b. Architectural review and approval is required;
 - c. The walls shall have a desirable appearance from both sides;
 - d. No signs shall be attached to the outside of any walls. Any signs attached to the inside of the walls shall comply with Section 6-8 of this Ordinance; and
 - e. No ornamentation shall be permitted on the walls.

6-7 APPEARANCE CODE

6-7.01 Applicability

- A. The Appearance Code Criteria and Guidelines apply to all new construction, renovations and additions to buildings, including the replacement of siding and change of exterior color, accessory structures (such as fences, decks and sheds) and signs, except as outlined in subparagraph 'B' of this Section.

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Provisions for the Authorization and Process for projects subject to architectural review shall meet the minimum requirements outlined in Section 25-9 of the Calvert County Zoning Ordinance.

B. Exceptions:

1. At the discretion of the Planning Commission, exceptions may be granted for an addition to an existing building that does not conform to the Appearance Code, if the addition conforms to the style of the remainder of the building.
2. Detached accessory structures containing up to 250 square feet are exempt from roof pitch and roof style requirements of this Ordinance. All other requirements of this Ordinance (e.g., setbacks, building permit requirements, etc.) shall be met.
3. The Planning Commission shall maintain an Architectural Design Manual, which shall include:
 - a. guidelines to be used in conjunction with the Appearance Code Criteria of this Zoning Ordinance.
 - b. examples of structures and elements, such as outdoor lighting fixtures, fences, street furniture, and trash enclosures, the design of which has been pre-approved by the Planning Commission.

Any new element or structure that is determined to be in compliance with the Architectural Design Manual may be approved by Planning & Zoning.

The Planning Commission may delegate to its Administrator the authority to approve new elements or structures to be added to the Architectural Design Manual that are consistent with the Master Plan and Zoning Ordinance.

6-7.02 Criteria for Buildings and Accessory Structures (other than signs¹)

The intent of imposing criteria for Architectural Review of buildings and accessory structures south of Lore Road is to maintain and reinforce the existing architectural character of the area. North of Lore Road, the intent is to continue the architectural theme that has been established south of Lore Road, and at the same time to allow a greater variety of interpretations of that theme.

6-7.03 Jurisdiction:

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Planning & Zoning staff shall have authority to review site designs and external design features of buildings, structures other than buildings, and signs for public, quasi-public, commercial, residential, industrial, multi-family or mixed use development. Planning & Zoning staff shall make judgments on the external design features based on the requirements of the Solomons Master Plan and Zoning Ordinance.