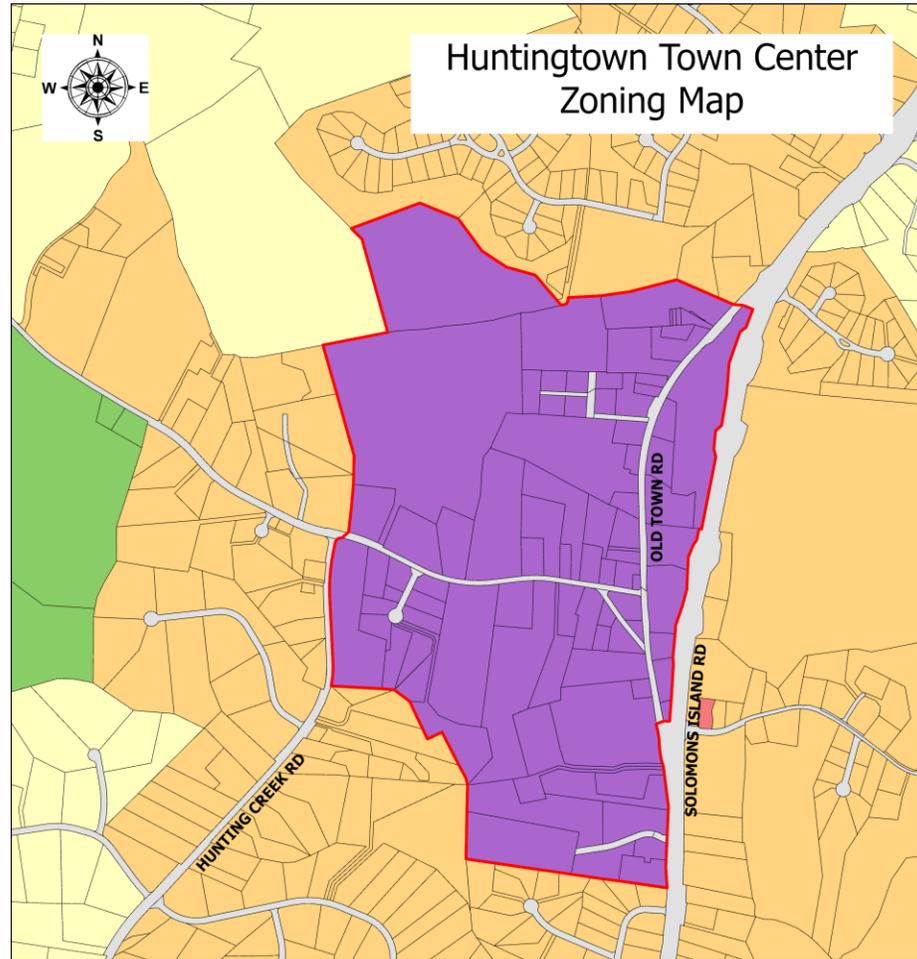


Zoning and Districts Maps

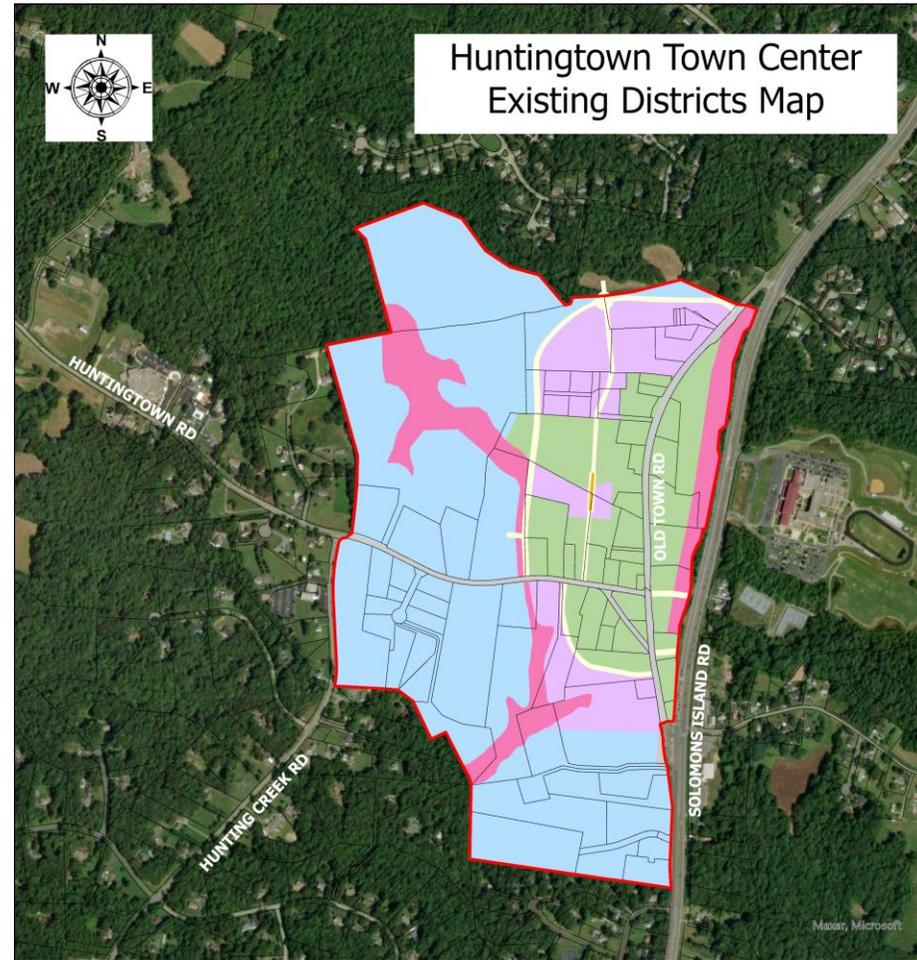


0 0.25 0.5 Miles

Legend

- Town Center Boundary
- Parcels
- Farm and Forest
- Rural Commercial
- Rural Community
- Rural Neighborhood
- Right-of-Way
- Town Center

Prepared by Department of Planning & Zoning
7/22/2025



0 0.25 0.5 Miles

Legend

- Town Center Boundary
- Parcels
- EXISTING ROAD
- MIXED USE CORE
- NEIGHBORHOOD DISTRICT
- OPEN SPACE
- RESIDENTIAL DISTRICT
- PROPOSED ROAD
- VILLAGE GREEN

Prepared by Department of Planning & Zoning
8/19/2025

Exploring Options



Depending on the feedback, the Department of Planning & Zoning may also explore other options, such as:

- Retaining the Town Center designation.
- Retaining the Town Center designation while distinguishing between minor and major town centers.
- Converting the Town Center to a Rural Commercial District and residential district, or
- Creating a new “small town center” style district, such as a Community Mixed-Use District or Village District.

Distinguishing Between Major and Minor Town Centers



Major Town Center

- Single and multi-level non-residential uses
- Single-family, town homes, multi-family
- Water
- Wastewater systems
- Roads
- Public transportation
- Trails
- Sidewalks
- Bikeways
- Parks or town squares
- Indoor recreational facilities
- Cultural facilities

Minor Town Center

- Mostly single-story non-residential uses
- Single-family or town homes
- Water and/or well
- Wastewater systems and/or septic
- Roads
- Public transportation
- Trails
- Sidewalks
- Bikeways
- Parks or town squares
- Neighborhood community center
- Neighborhood cultural facilities

Intent of Town Centers and the Rural Commercial District



Town Center

- commercial, office, residential, public and quasi-public development to promote economic development
- reduce traffic congestion
- prevent strip commercial development
- provide a range of housing opportunities with convenient access to goods and services

Rural Commercial District

- businesses are located outside of the Town Centers, usually along country roads.
- small stores, local shops, or services that have operated for decades—such as roadside markets, repair shops, or local diners
- goods and services provided to residents in rural areas without requiring long drives into town
- regulations are designed to keep businesses small-scale, low-key, and consistent with the rural character—ensuring they do not develop into large shopping centers that could compete with the Town Centers

Examples: Permitted Uses in the Huntingtown Town Center and the Rural Commercial District

- **Agriculture** (farms, nurseries, greenhouses, Garden Center or Farm Supply Store)
- **Residential** (single-family and townhouse housing, B&Bs, group homes, manufactured homes)
- **Retail** (markets, shops, general retail)
- **Business and services** (offices, clinics, restaurants, taverns, vet clinics)
- **Recreation** (country and sportsman clubs, golf range, drive-in theater, target ranges)
- **Motor vehicle services** (auto repair, parking lots, commuter parking, vehicle accessory)
- **Light industrial** (heliport and onsite wind energy)
- **Institutional** (cemetery, communications tower, daycare, government, church)
- **Temporary and accessory uses** (food trucks, fairs, sheds, EV chargers, solar)

Permitted Uses Specific to the Huntingtown Town Center and the Rural Commercial District



Town Center Only

- **Agriculture** (farm stands)
- **Residential** (single-family units, townhouses, apartments, group homes)
- **Commercial services** (home improvement, hotels/motels, boat service repair, gas station)
- **Recreation** (golf course, convention center, bowling/skating/arcade)
- **Wholesale** (mini storage, wholesale lumber)
- **Institutional** (hospitals, nursing homes)

Rural Commercial District Only

- **Specialized agriculture** (stables, livestock auctions, farm alcohol)
- **Residential** (attached to non-residential use)
- **Animal services** (kennels, shelters)
- **Industrial/wholesale** (grain elevators, sand/gravel extraction, sawmills, outdoor storage)
- **Vehicle** (vehicle storage, impound/tow lots, inoperable vehicles-2 per lot)
- **Waterfront** (docks/piers)

Status and Public Input

Access to the Status of the Master Plan Update:

Master Plan of Town Centers Webpage

<https://www.calvertcountymd.gov/2567/Master-Plan-of-Town-Centers-and-Zoning-O>

Notify Me

<https://www.calvertcountymd.gov/list.aspx>

Quarterly Newsletter: Planning Perspective

<https://www.calvertcountymd.gov/3893/Planning-Perspective>

Download the Calvert County Mobile App

<https://calvert-county-md.civilspace.io/en/projects/calvert-county-mobile-app>

Opportunities for Public Input:

Submit Comments by Email

TownCenterUpdate@calvertcountymd.gov