

**Permitted Uses in the Owings Town Center v. the Rural Commercial District**

**Land Uses Exclusive to the Rural Commercial District Bolded (Blue)**

**Nonconforming uses if the Owings Town Center is designated Rural Commercial District (Red)<sup>1</sup>**

<b>Permitted Land Uses:</b>	<b>Owings</b>	<b>Rural Commercial</b>
Agricultural		
Animal Husbandry	X	X
Commercial Greenhouse, Retail	X	X
Commercial Greenhouse, Wholesale	X	X
<b>Commercial or Non-Profit Stable or Horseback-Riding Club</b>		<b>X</b>
<b>Commercial Raising of Fur-Bearing Animals</b>		<b>X</b>
Commercial Raising of Dangerous or Wild Animals		
Farm	X	X
<b>Farm Alcohol Production Facility</b>		<b>X</b>
<b>Farm Stand</b>	<b>X</b>	
<b>Farm, Tree/Forestry</b>		<b>X</b>
Garden Center or Farm Supply Store	X	X
<b>Livestock Auction or Sales Barn, Commercial</b>		<b>X</b>
Nursey, Retail	X	X
Nursey, Wholesale	X	X
Residential		
Assisted Living Facility		
Bed and Breakfast Facility with up to 2 Bedrooms in Use	X	X
Bed and Breakfast Facility with 3 to 5 Bedrooms in Use	X	X
<b>Dwelling, Accessory to a Residence</b>	<b>X</b>	
<b>Dwelling, Attached: Duplex</b>	<b>X</b>	
<b>Dwelling, Attached: Multi-Family (5 Dwelling Units or More)</b>	<b>X</b>	
Dwelling, Attached to a Non-Residential Building	X	X
<b>Dwelling, Attached: Townhouse</b>	<b>X</b>	
Dwelling, Attached: Triplex or Quadraplex		
<b>Dwelling, Detached: Single-Family</b>	<b>X</b>	
<b>Group Home</b>	<b>X</b>	
<b>Manufactured Home on Individual Lot or Parcel</b>	<b>X</b>	
<b>Tenant House</b>	<b>X</b>	
<b>Permitted Land Uses:</b>	<b>Owings</b>	<b>Rural Commercial</b>
Commercial Retail		

Agricultural Machinery, Service or Supplies	X	X
Antiques Sales	X	X
Art Gallery	X	X
Auction Building	X	X
<b>Boat Dealership</b>	<b>X</b>	
<b>Home Improvement Center</b>	<b>X</b>	
Market, Artisans' and Crafters'	X	X
Market, Farmers'	X	X
Market, Flea	X	X
Market, Watermen's	X	X
Retail, General	X	X
<u>Business and Personal Service</u>		
<b>Animal Shelter, Municipal or Non-Profit</b>		<b>X</b>
Boat Service or Repair		
<b>Boat Storage, Commercial</b>	<b>X</b>	
<b>Commercial Kennel</b>		<b>X</b>
Commercial Kitchen	X	X
<b>Commercial Trade or Business School</b>	<b>X</b>	
Crematorium	X	X
Eating Establishment with No Outdoor Patron Area	X	X
Eating Establishment with Outdoor Patron Area	X	X
Funeral Home	X	X
Home Occupation – Class A	X	X
Home Occupation – Class B	X	X
Laundry/Laundromat	X	X
Medical Office or Clinic	X	X
<b>Motel or Hotel</b>	<b>X</b>	
Non-Farm Alcohol Production Facility	X	X
Office	X	X
Personal Services	X	X
Pet Grooming Establishment	X	X

<b><u>Permitted Land Uses:</u></b>	<b><u>Owings</u></b>	<b><u>Rural Commercial</u></b>
Tavern, Bar, or Nightclub	X	X
Veterinary Hospital or Clinic, Livestock	X	X
Veterinary Hospital or Clinic, Smalls Animals and Household Pets	X	X
<b><u>Recreation</u></b>		
Amphitheater		
Campground or Recreational Vehicle Camp, Non-Farm		
Commercial or Non-Profit Meeting Hall or Banquet Hall	X	X
<b>Convention Center</b>	<b>X</b>	
Country Club/Sportsman Club	X	X
<b>Drive-In Theater</b>		<b>X</b>
Golf Course		
<b>Golf – Driving Range</b>		<b>X</b>
Golf, Miniature	X	X
<b>Recreation Facility, Indoor Commercial</b>		<b>X</b>
<b>Recreation Facility, Indoor Commercial: Arcade/Pool Hall/Bingo Hall</b>	<b>X</b>	
<b>Recreation Facility, Indoor Commercial: Bowling Alley</b>	<b>X</b>	
<b>Recreation Facility, Indoor Commercial: Skating Rink/Theater/ Movie Theater</b>	<b>X</b>	
<b>Recreation Facility, Indoor Commercial: Fitness Center</b>	<b>X</b>	
<b>Recreation Facility, Indoor Commercial: Studio/Performing Arts Studio</b>	<b>X</b>	
<b>Recreation Facility, Indoor Commercial: Swimming Pools/Athletic Courts</b>	<b>X</b>	
Recreation Facility, Outdoor Commercial	X	X
<b>Retreat, Day</b>	<b>X</b>	
Target Range, Indoor	X	X
Target Range, Institutional	X	X
<b><u>Commercial Wholesale</u></b>		
<b>Mini-Storage</b>	<b>X</b>	
<b>Warehouse, Indoor</b>	<b>X</b>	
<b>Warehouse, Outdoor</b>	<b>X</b>	

<b><u>Permitted Land Uses:</u></b>	<b><u>Owings</u></b>	<b><u>Rural Commercial</u></b>
Wholesale Lumber or Other Building Materials w/ a max. gross floor area of 25,000 sf.		
Wholesaling, Indoor only		
<b><u>Motor Vehicle &amp; Related Service</u></b>		
<b>Automobile Filling Station</b>	<b>X</b>	
Automobile Parking Lot/Garage (Principal Use)	X	X
Automobile Parts Dismantling or Storage		
Automobile Repair/Service Shop	X	X
<b>Bus Lot or Garage</b>	<b>X</b>	
<b>Car Wash</b>	<b>X</b>	
Commuter Parking Lot	X	X
Impound Lot or Tow Lot		
Inoperable Motor Vehicle – 1 per lot	X	X
<b>Inoperable Motor Vehicle – 2 per lot</b>		<b>X</b>
Motor Vehicle Accessory Shop	X	X
<b>Motor Vehicle Dealership – New or Used</b>	<b>X</b>	
<b>Park-And-Sell Lot</b>	<b>X</b>	
Parking of Commercial Motor Vehicles	X	X
Storage of Motor Vehicles		
<b>Vehicle Operations Service</b>	<b>X</b>	
<b><u>Industrial</u></b>		
<b>Agricultural/Seafood/Livestock Processing</b>		<b>X</b>
Commercial Fuel Storage Business		
<b>Distillation of Alcohol as a Fuel</b>	<b>X</b>	
<b>Grain Elevator</b>		<b>X</b>
<b>Heliport</b>		<b>X</b>
<b>Manufacturing or Assembly, Light – Less than 7,500 sf of gross floor area</b>	<b>X</b>	
<b>Manufacturing or Assembly, Light – 7,500 sf or more of gross floor area</b>	<b>X</b>	
Manufacturing or Assembly, Marine-Related		
<b>Power Generating Facility, Commercial</b>	<b>X</b>	

<u>Permitted Land Uses:</u>	<u>Owings</u>	<u>Rural Commercial</u>
<b>Research and Development Facility</b>	<b>X</b>	
<b>Sand, Gravel or Mineral Extraction – No Processing</b>		<b>X</b>
<b>Storage of Machinery &amp; Equipment in Connection with Excavating or Contracting Business</b>	<b>X</b>	
Wind Energy System, On-Site Service Only	X	X
<b>Institutional</b>		
Cemetery or Memorial Garden	X	X
<b>College or University</b>	<b>X</b>	
Communications Tower, Commercial/Governmental on Government Property	X	X
<b>Communications Tower, Commercial on Private Property (no height restriction)</b>	<b>X</b>	
Communications Tower, Commercial on Private Property, less than 75 feet	X	X
Communications Tower, Private/Not-for-Profit, less than 100 feet	X	X
Communications Tower, Private/Not-for-Profit, greater than 100 feet	X	X
Communications Antenna, Commercial/Governmental on Government Property	X	X
Communications Antenna, Commercial on Private Property	X	X
Communications Antenna, Private/Not-for-Profit	X	X
Cultural Facility/Library/Museum – Public or Private	X	X
Day Care Center, 12 Clients or Less	X	X
Day Care Center, 13 to 19 Clients	X	X
Day Care Center, 20 to 40 Clients	X	X
Day Care Center, 41 or More Clients	X	X
<b>Elementary or Secondary School</b>	<b>X</b>	
Fire or Rescue Service	X	X
Hospital		
<b>Nursing or Convalescent Home</b>	<b>X</b>	
Place of Worship, with seating capacity of all sanctuaries combined less than or equal to 1,500	X	X

<b><u>Permitted Land Uses:</u></b>	<b><u>Owings</u></b>	<b><u>Rural Commercial</u></b>
Place of Worship, with seating capacity of all sanctuaries combined greater than 1,500	X	X
Public or Governmental Building	X	X
Public Recreation Area	X	X
Solid Waste Collection Site	X	X
Treatment Facility, Wastewater	X	X
Treatment Facility, Water	X	X
Temporary		
<b>Classroom Relocatable</b>	<b>X</b>	
<i>Construction Related Temporary Uses</i>		
<b>Model Home/Model Unit</b>	<b>X</b>	
Temporary Contractor's Office and Contractor's Yard	X	X
Emergency Manufactured Home or Recreational Vehicle	X	X
Food Truck	X	X
<b>Livestock Auction by a Non-Profit Organization or Farm Owner</b>		<b>X</b>
<i>Temporary Entertainment Uses</i>		
Carnival, Fair, or Circus; on Less than 5 Acres	X	X
Carnival, Fair, or Circus; on More than 5 Acres	X	X
<i>Temporary Outdoor Sales Uses</i>		
Garage Sale, Yard Sale, or Estate Sale	X	X
Temporary or Seasonal Outdoor Sales	X	X
Accessory		
Accessory Structures (General)	X	X
Bus Shelter	X	X
Carport	X	X
Chicken/Poultry and Coups	X	X
<b>Dock, Pier, Private</b>		<b>X</b>
Drive-Through Facility	X	X
Electric Vehicle Charging Station (Public)	X	X
Fences	X	X
Garage, Detached	X	X
Livestock Enclosures	X	X

<b><u>Permitted Land Uses:</u></b>	<b><u>Owings</u></b>	<b><u>Rural Commercial</u></b>
Mechanical Equipment	X	X
Outdoor Sales and Display (Accessory)	X	X
Outdoor Storage (Accessory)	X	X
Pets, Household	X	X
<b>Pets, Livestock</b>	<b>X</b>	
<b>Pets, Livestock (Kept on Non-Farm Properties)</b>		<b>X</b>
<b>Sawmill, Portable</b>		<b>X</b>
Satellite Dish Antennas – Less Than Three Feet in Diameter	X	X
Satellite Dish Antennas – Ground Mounted, Greater Than Three in Diameter	X	X
Satellite Dish Antennas – Roof Mounted, Greater Than Three Feet in Diameter	X	X
Shed	X	X
Shipping Container Storage	X	X
Solar Energy Generating System (Accessory)	X	X

Source: Table 18-1: Outside Town Center Uses and Table 18-2: Town Center Uses of the Calvert County Zoning Ordinance (accessed 10/1/25)

<sup>1</sup> A nonconforming use is the use of a structure or land that existed prior to zoning, or at one time lawfully conformed to applicable zoning regulations, but because of the adoption of the Zoning Ordinance or subsequent amendments to the Ordinance no longer conforms to applicable regulations. If a change to the Zoning Ordinance results in an existing nonconforming use being permitted as a special exception use, the use shall be considered a conforming use. The owner shall be deemed to have obtained special exception approval for the scope of use in effect at time of adoption of this Ordinance.

**Authority to Continue:** Nonconforming uses, structures, site elements, or signs may continue even if ownership of the property changes. A use, structure, site element, or sign that was illegal as of the effective date of this Ordinance, remains illegal.

**Change of Use:** A nonconforming use can only be changed to a use allowed within the zoning district where it is located. When a nonconforming use has been changed, in whole or in part, to an allowed use, the whole or part that conforms cannot be changed back to a use that is not allowed in the district. A change of use occurs when an existing nonconforming use has been terminated and another conforming use has commenced. Any change in use in violation of this Ordinance is deemed an abandonment of the previously existing nonconforming use.

**Discontinuance or Abandonment:** If a nonconforming use or seasonal nonconforming use is discontinued or abandoned for 12 consecutive months, the nonconforming use is terminated. This time period may be extended by the Zoning Officer for an additional

six months. The request for an extension shall be submitted in writing to the Department of Planning & Zoning prior to the termination of the nonconforming use.

Source: Article 32 of the Calvert County Zoning Ordinance (Nonconformities) (accessed 10/15/25)