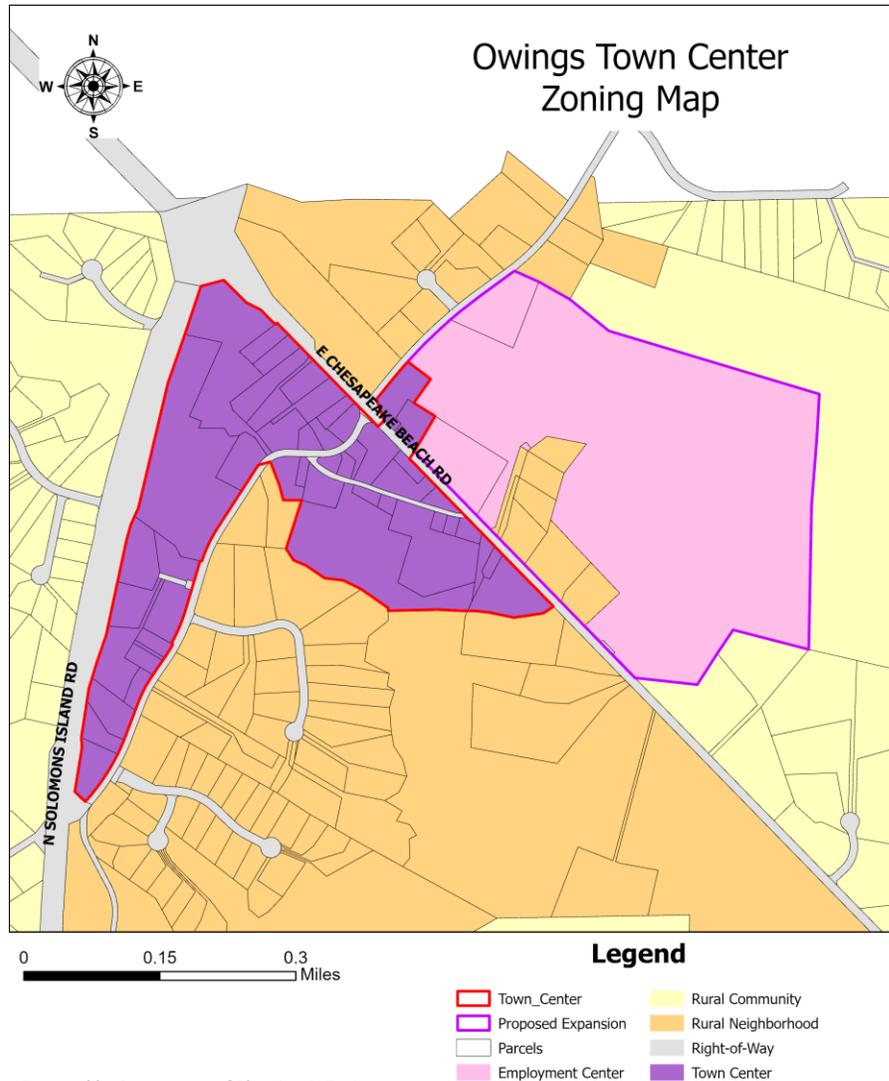


Zoning Map



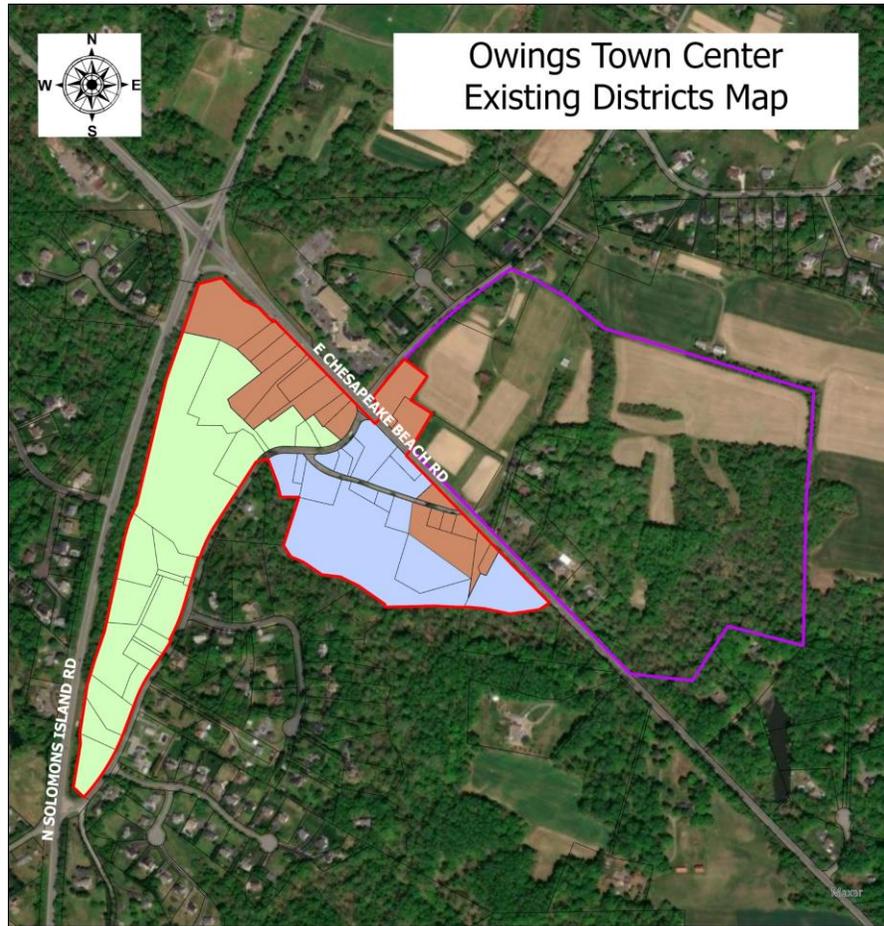
Town Center – Intended to be a mix of stores, offices, homes, public buildings and community spaces that aims to provide adequate roads, public transportation, water and sewer systems, and places for people to enjoy, like parks, town squares, trails, sidewalks, bike paths and recreation and cultural centers.

Employment Center – Areas adjacent to the Town Centers where office parks, light manufacturing, educational facilities, research and development (R&D) companies and some commercial enterprises would develop. All EC Districts are planned to be phased out following updates to the Town Center Master Plans and Zoning Ordinances, as recommended in the County’s Comprehensive Plan.

Rural Community – Intended to be a mix of farms, forests, and low-density residential uses that aims to retain historic and scenic areas and protect watersheds, fish and wildlife.

Rural Neighborhood – Intended to accommodate residential development as well as agricultural uses in proximity to the Town Centers, allowing for higher residential densities where uses are limited to avoid drawing traffic onto rural roads.

Districts Map



Prepared by Department of Planning & Zoning
10/20/2025

Core District – Intended to allow for a variety of complementary uses appropriate to the scale and traffic volume of a regional thoroughfare but adjusted to the village scale of the Owings area, and to promote and sustain commercial development.

Village District – Intended to allow for a wide variety of complimentary uses appropriate to small town setting and to promote and sustain neighborhood scale nonresidential uses.

Edge District – Intended to support and promote a healthful and beautiful residential area, allow for a variety of low intensity uses that complement the residential character, and protect environmentally sensitive areas.

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 systems
- 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 systems 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 Owings Town Center and the Rural Commercial District

- **Agriculture** (animal husbandry, greenhouse, farm, nursery, garden center or farm supply store)
- **Residential** (B&B, dwelling attached to a non-residential building)
- **Commercial Retail** (agricultural machinery, service and supplies, antique sales, art gallery, auction building, general retail, markets-flea, artisan, waterman's)
- **Business and Personal Services** (commercial kitchen, crematorium, eating establishment, bar/tavern, funeral home, home occupation, laundromat, medical office or clinic, office, personal services, pet grooming, veterinarian)
- **Recreation** (community hall, country or sportsman club, miniature golf, outdoor recreational facility, target range)
- **Motor Vehicle Services** (parking lot/garage, commuter parking, auto repair, vehicle accessory shop, inoperable vehicle-1 per lot, parking of commercial vehicles)
- **Industrial** (wind energy system-onsite service only)
- **Institutional** (cemetery, communications tower/antenna, library, museum, daycare, churches, government facility, public recreation, solid waste facility, water facility, wastewater facility, fire or rescue)
- **Temporary and accessory uses** (contractor's office/yard, emergency manufactured home/vehicle, food truck, carnival, garage/yard/estate sale, seasonal outdoor sales, bus shelter, carport, chicken coup, fence, livestock enclosure, public EV charging station, drive-through facility, mechanical equipment, outdoor sales/storage, satellite dish antenna, shed, shipping container storage, accessory to a solar energy generating system)

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

Town Center Only

- **Agriculture** (farm stand)
- **Residential** (single-family unit, duplex, townhouse, multifamily, group home, manufactured home, tenant house)
- **Commercial Services** (boat dealership, home improvement)
- **Business and Personal Services** (boat storage, trade/business school, hotel/motel)
- **Recreation** (convention or retreat center, golf course, arcade, pool hall, bingo hall, bowling alley, skating rink, theater, movie theater, fitness center, performing arts, swimming pool, athletic court)
- **Commercial Wholesale** (mini-storage, indoor/outdoor warehouse)
- **Vehicle** (filling station, bus lot/garage, car wash, dealership, vehicle operations service)
- **Industrial** (alcohol distillation as fuel, light manufacturing, power generating facility, R&D, storage of machinery/equipment for excavating or contracting)
- **Institutional** (college/elementary, communication tower, nursing home)
- **Temporary** (relocatable classroom, model home, pets/livestock)

Rural Commercial District Only

- **Agriculture** (horse-back riding club, fur bearing animals, farm alcohol production, tree farm, livestock auction)
- **Personal Services/Commercial** (animal shelter, commercial kennel)
- **Recreation** (drive-in theater, golf range, indoor recreational facility)
- **Vehicle** (inoperable vehicles-2 per lot)
- **Industrial** (ag/seafood/livestock processing, grain elevator, heliport, sand/gravel/mineral extraction)
- **Temporary/Accessory** (livestock, auction, private pier/dock, non-farm pet/livestock, portable sawmill)

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