

# Zoning Map

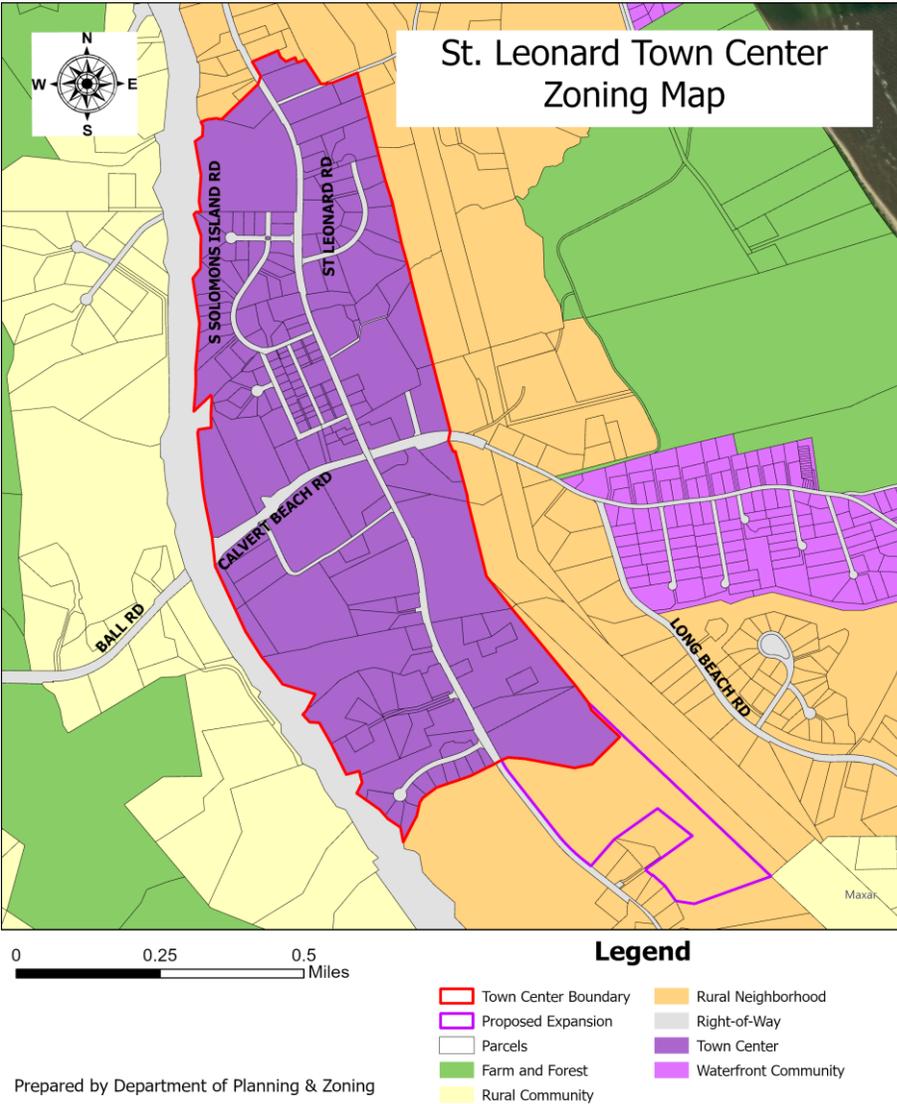
**Town Center** – Intended to be a mix of stores, offices, homes, public buildings and community spaces that aims to provide adequate roads, public transportation, water and sewer systems, and places for people to enjoy, like parks, town squares, trails, sidewalks, bike paths and recreation and cultural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

**Rural Commercial** - Intended to support existing commercial enterprises located outside Town Centers. Numerous commercial uses exist in scattered locations along roadways, in many cases in locations that have been commercial for decades.

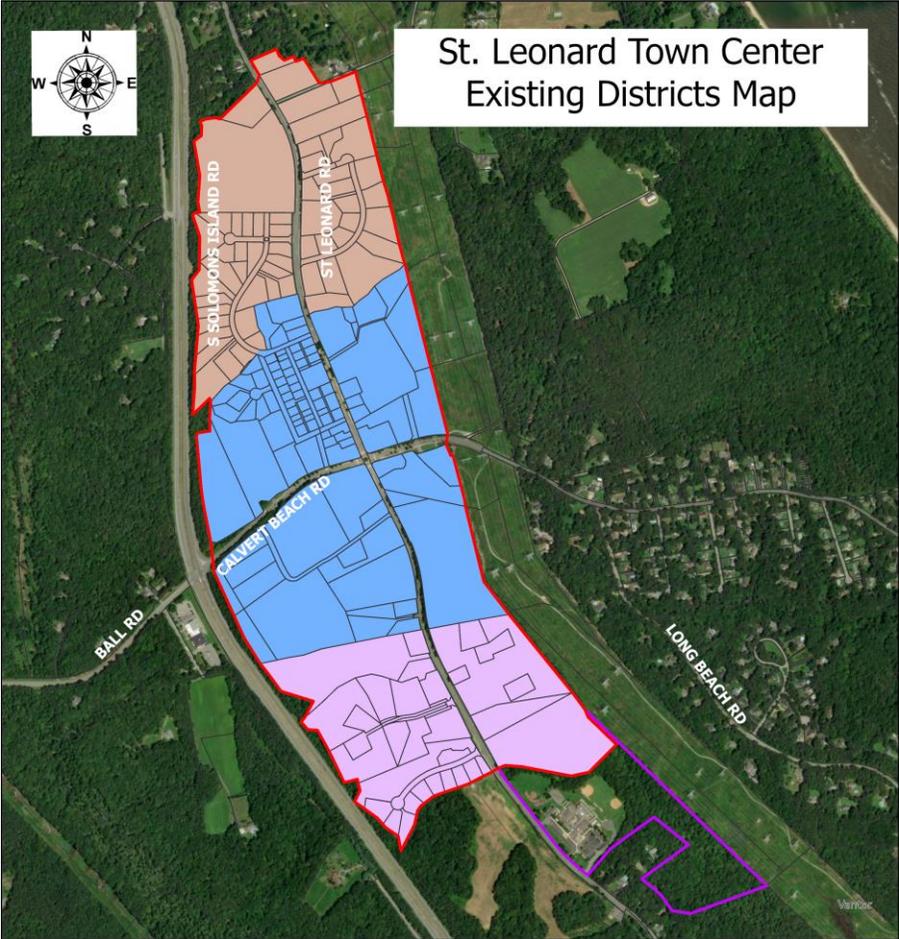
**Rural Community** – Intended to be a mix of farms, forests, and low-density residential uses that aims to retain historic and scenic areas and protect watersheds, fish and wildlife.

**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.

**Waterfront Community** – Intended to recognize existing, long-established residential waterfront communities along the Patuxent River, the Chesapeake Bay, and their tributaries. The predominantly small-lot residential development and water-dependent uses characteristic of these communities is recognized as distinct within Calvert County’s rural landscape. The long-established nature of these communities limits future development within this district.



# Districts Map



St. Leonard Town Center  
Existing Districts Map

**Residential District** – Intended to maintain a scenic rural landscape, protect sensitive areas, and protect the existing rural residential character of the area while allowing the full number of lots permitted under the zoning ordinance.

**Village District (A&B)** - Intended is to allow for a wide variety of uses within an attractive small-town setting. While the same number and types of uses are permitted throughout this district, the district is divided into two subareas (Subarea A and Subarea B) to establish two distinct land use patterns.

**Employment Overlay (B)** – Intended to provide space for employment related uses other than retail sales.

# 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 St. Leonard Town Center and the Rural Commercial District

- **Agriculture** (animal husbandry, greenhouse, farm, tree farm, garden center or farm supply store, nursery)
- **Residential** (B&B)
- **Retail** (agricultural machinery, service and supplies, antique sales, art gallery, auction building, general retail, markets-flea, artisan, waterman's)
- **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, medical office, non-farm alcohol production, office, personal services, pet grooming, veterinarian)
- **Recreation** (meeting hall, country or sportsman club, driving range, 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 vehicle)
- **Industrial** (agricultural/seafood/livestock processing, heliport, wind energy system-onsite service only)
- **Institutional** (cemetery, communications tower/antenna, library, museum, daycare, fire or rescue, church, government facility, public recreation, solid waste facility, water facility, wastewater facility)
- **Temporary and accessory uses** (contractor's office/yard, emergency manufactured home/vehicle, carnival, garage/yard/estate sale, bus shelter, carport, chicken coup, drive-through facility, public EV charging station, fence, livestock enclosure, mechanical equipment, outdoor sales, portable saw, satellite dish antenna, accessory to a solar energy generating system)

# Permitted Uses Specific to the St. Leonard Town Center and the Rural Commercial District

## Town Center Only

- **Agriculture** (commercial raising of dangerous or wild animals, farm stand)
- **Residential** (assisted living, accessory unit, single-family unit, duplex, triplex, quadraplex, multifamily-five units or more, group home, manufactured home, tenant home)
- **Personal Retail** (boat dealership, home improvement)
- **Commercial Services** (boat storage/repair, trade/business school, hotels/motels)
- **Recreation** (amphitheater, campground or RV, convention or retreat center, golf course, arcade, pool hall, bingo hall, skating rink, bowling alley, theater, movie theater, fitness center, performing arts, swimming pool, athletic court)
- **Commercial Wholesale** (mini-storage, indoor warehouse/wholesale, lumber wholesale)
- **Vehicle** (filling station, auto parts disassembling/storage, bus lot/garage, car wash, impound/tow lot, dealership, park and sell lot, vehicle storage, operations service)
- **Industrial** (commercial fuel storage, alcohol distillation as fuel, light assembly manufacturing, R&D, machinery/equipment for excavating or contracting)
- **Institutional** (college, elementary/secondary school, communication tower, hospital, nursing home)
- **Temporary** (relocatable classroom, pets/livestock)

## Rural Commercial District Only

- **Agriculture** (horse-back riding club, fur bearing animals, farm alcohol production, tree farm, livestock auction)
- **Residential** (dwelling, attached to a non-residential building)
- **Personal Services/Commercial** (animal shelter, commercial kennel, laundromat)
- **Recreation** (drive-in theater, indoor recreational facility)
- **Vehicle** (inoperable vehicles-2 per lot)
- **Industrial** (grain elevator, sand/gravel/mineral extraction)
- **Temporary/Accessory** (food truck, livestock auction, seasonal outdoor sales, private piers/docks, non-farm pets/livestock)

# 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](mailto:TownCenterUpdate@calvertcountymd.gov)