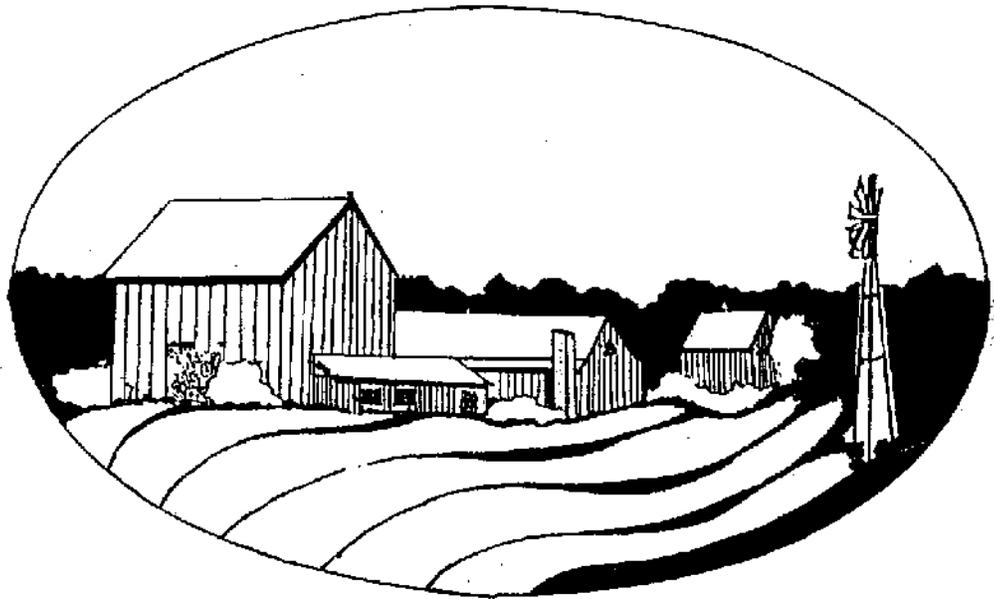


# HUNTINGTOWN MASTER PLAN AND ZONING ORDINANCE



**ADOPTED OCTOBER 5, 1993  
CALVERT COUNTY, MARYLAND**

Revised: September 30, 1994  
Revised: May 23, 1995  
Revised: July 11, 1995  
Revised: March 12, 1996  
Revised: April 2, 1996  
Revised: August 4, 1998  
Revised: December 2, 2003  
Revised: August 10, 2004  
Revised: May 1, 2006  
Revised: March 25, 2008  
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Revised: May 4, 2012  
Revised: September 4, 2015  
Revised: January 31, 2018  
Revised: January 3, 2019  
Revised: November 21, 2019  
Revised: September 15, 2020  
Revised: June 8, 2021  
Revised: February 19, 2025

**RESOLUTION NO. 41-93**

(Pertaining to the adoption of the Huntingtown Master Plan & Zoning Ordinance)

**WHEREAS**, pursuant to the authority contained in Article 66B of the Annotated Code of Maryland, the Board of County Commissioners of Calvert County, Maryland has general powers to promulgate and amend comprehensive plans, zoning maps and ordinances; and

**WHEREAS**, after due notice was published, the Planning Commission and the Board of County Commissioners held a joint public hearing on April 13, 1993, at which time the proposed Huntingtown Master Plan and Zoning Ordinance were discussed and public comment was solicited; and

**WHEREAS**, after holding the public hearing, the Planning Commission made final recommendations to the Board of County Commissioners concerning the proposed Master Plan and Zoning Ordinance on July 21, 1993, which recommendations and other discussion and comments were considered by the Board of County Commissioners; and

**WHEREAS**, on October 5, 1993 the Board of County Commissioners adopted the Huntingtown Master Plan and Zoning Ordinance with the condition that current site plan applications shall not be grandfathered under the Plan and Ordinance.

**NOW, THEREFORE, BE IT RESOLVED AND ORDAINED**, by the Board of County Commissioners of Calvert County, Maryland, that the adoption of the Huntingtown Master Plan and Zoning Ordinance, which is attached hereto and made a part hereof, **BE**, and hereby **IS** approved as the official Master Plan and Zoning Ordinance for the Huntingtown Town Center.

**AND BE IT FURTHER RESOLVED**, that this Resolution shall be in force and effect from and after October 5, 1993.

DONE, this 14<sup>th</sup> day of December, 1993, by the Board of  
County Commissioners of Calvert County, Maryland, sitting in regular session.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF CALVERT COUNTY, MARYLAND

Mary S. Watson  
Mary S. Watson, Clerk

Hagner R. Myster  
Hagner R. Myster, President

Patrick M. Buehler  
Patrick M. Buehler, Vice President

Approved for legal  
sufficiency on 12.14.93  
by

Mary H. Krug  
Mary H. Krug

William R. Bailey  
William R. Bailey  
County Attorney

Michael J. Moore  
Michael J. Moore

Joyce Lyons Terles  
Joyce Lyons Terles

# **HUNTINGTOWN ZONING ORDINANCE**

## HUNTINGTOWN ZONING ORDINANCE

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## **ARTICLE 1: SCOPE OF REGULATIONS**

### **1-0 Purpose**

The Huntingtown Zoning Ordinance regulates land use within the Huntingtown Town Center in order to promote the health, safety, and welfare of Calvert County residents. The intent of these regulations is to achieve the goals and implement the policies described in the Huntingtown Master Plan.

### **1-1 Effective Date and Territorial Limits**

This Ordinance shall take effect immediately after adoption and shall apply to all the lands, uses and improvements within the territorial limits of the Huntingtown Town Center as shown on officially adopted Calvert County Zoning Maps.

All site plans which have received preliminary approval as of the above date shall be allowed to be constructed even if they do not conform to this Zoning Ordinance. However, if substantial construction is not completed within two years, approval is withdrawn and new plans which meet the requirements of this Zoning Ordinance must be submitted and approved before work on the project can continue.

### **1-2 Applicability**

The Huntingtown Zoning Ordinance is a supplement to the Calvert County Zoning Ordinance and applies to the Huntingtown Town Center. Except in cases specifically addressed in this ordinance, the Calvert County Zoning Ordinance applies.

### **1-3 Separability**

If any section, subsection, clause or phrase of this Zoning Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such provision shall be deemed separate and such invalidity or unconstitutionality shall not affect the validity of the Zoning Ordinance in its entirety or of the remaining sections or parts thereof.

### **1-4 Interpretations**

The Zoning Officer shall be responsible for clarifying the intent of this Zoning Ordinance. Should there be a question on the meaning of a section of the Zoning Ordinance, an "official interpretation" shall be approved and signed by the Zoning Officer.

**1-5 Permits**

(02/19/25)

Building permits must be obtained before constructing, demolishing or erecting buildings or structures covering more than 200 square feet; signs; moving, adding to, or extending buildings or structures; or excavating for any construction.

**ARTICLE 2: ZONING DISTRICTS AND MAPS****2-0 Development District Boundaries Established**

The locations and boundaries of the districts are established as shown on the maps entitled "Zoning Maps". The maps and all notations, dimensions, references and other data shown, as well as properly attested amendments, are incorporated as a part of this Ordinance. Maps reflecting the current status of zoning are located in the Department of Planning and Zoning.

**2-1 Interpretation of District Boundaries**

Where uncertainty exists with respect to the boundaries of the various districts as shown on the Zoning Map, the following conditions shall apply:

- a. District boundaries are meant to and shall be considered to follow street, alley or lot lines, or lines parallel or perpendicular thereto, unless such boundaries are otherwise shown on the Zoning Maps.
- b. Where a boundary line is shown within a street, alley or navigable or non-navigable stream, it shall be intended to follow the center line of such street, alley or stream. Should the actual location of such street, alley or stream vary from the location as shown on the Zoning Map, then the actual natural location shall control.
- c. Where a boundary line is shown as being located a specific distance from a street line or other physical feature, then this distance shall control.
- d. In un-subdivided property, unless otherwise indicated, a district boundary line on the Zoning Map shall be determined by the use of the scale on the Zoning map
- e. Wherever any road, alley or the public way is abandoned by official action as provided by law, the zoning districts adjoining the side of such public way.

shall be automatically extended, depending on the side or sides to which such land reverts, to include the right-of-way of the public way thus vacated, which shall thenceforth be subject to all regulations of the extended district(s).

**ARTICLE 3: ZONING DISTRICTS**

**3-0 Purpose of Establishing Zoning Districts**

Zoning districts are established to provide appropriate locations for different types of land uses. The appropriate location for a particular land use is determined by environmental suitability, the location of public facilities and services, land productivity, existing land uses in the vicinity and recommended guidelines in the Calvert County Comprehensive Plan and Huntingtown Master Plan.

**3-1 Purpose and Intent of Districts**

**3-1.1 Mixed Use Districts**

The purpose of this district is to encourage a compatible mixture of retail, office, and residential uses consistent with the intent of designated town centers. This district should satisfy the shopping and service needs of this area in a pedestrian-friendly environment with high quality architecture, landscaping, signage, and lighting.

**3.1.2 Neighborhood District**

The purpose of this district is to provide for housing and other compatible uses in a compact traditional neighborhood design within easy walking distance of the Mixed Use District. An intimately scaled streetscape is encouraged with small front yard setbacks, sidewalks, street trees, and relatively narrow roads in a grid pattern.

**3.1.3 Residential District**

The purpose of this district is primarily to provide single family detached housing at moderate densities (1 to 2 units/acre) in an environmentally sensitive manner.

(02/19/25) **3-2 Land Uses by District**

Refer to the Calvert County Zoning Ordinance for Permitted Land Uses.

(12/02/03) **ARTICLE 4: TRANSFER ZONE DISTRICTS**  
 (05/01/06)  
 (02/19/25)

**4-0 Designation**

The entire Town Center District is designated as a Transfer Zone per the requirements of the Calvert County Zoning Ordinance. Five Calvert County Transferable Development Rights shall be used by the developer for each lot or dwelling unit which is created in excess of one dwelling unit per acre<sup>1</sup>.

In lieu of purchasing TDRs, applicants with bona fide affordable housing projects may apply to the Board of County Commissioners for a waiver of the requirement to purchase TDRs. The Board may approve the application in whole or in part provided that no more than 30% of the existing housing stock within the Town Center meets the State definition of affordable housing.

**ARTICLE 5: DEVELOPMENT REQUIREMENTS**

**5-0 Zoning Requirements for Principal Structures**

Zoning requirements for principal structures are listed below. Where district boundaries meet, the more restrictive front, side and rear setbacks of the two districts apply.

<b>REQUIREMENTS</b>	<b>MIXED USE DISTRICT</b>	<b>NEIGHBORHOOD DISTRICT</b>	<b>RESIDENTIAL DISTRICT</b>
Minimum Lot Size	N/A	15,000 square feet (s.f.) <sup>2</sup>	40,000 s.f. 15,000 s.f. with Transfer Zone or cluster with public water
Minimum Lot Width	16 feet	100 feet	100 feet
Maximum Building Coverage	70%	30%	25% - Transfer Zones within Residential Dist. should meet criteria of Neighborhood Dist.
Front Yard Setback	10 feet	10 feet	25 feet
Side Yard Setback	0 feet	15 feet*	20 feet
Rear Yard Setback	10 feet	25 feet*	35 feet

<sup>1</sup> Where communal septic systems are provided within the Neighborhood District, the minimum lot size and setback requirements may be modified with the approval of the Planning Commission. However, the overall density may not exceed 1 unit/15,000 square feet.

**5-1 Zoning Requirements for Accessory Structures**

REQUIREMENT	MIXED USE	NEIGHBORHOOD	RESIDENTIAL
Front Yard Setback	0'	Not permitted	Not permitted
Side Yard Setback	0'	5'	5'
Rear Yard Setback	5'	5'	5'

**5-2 Parking**

The parking and loading requirements contained in the Calvert County Zoning Ordinance apply in the Mixed Use District with the exception that where parallel parking spaces are permitted in the public right-of-way in accordance with the Huntingtown Master Plan they may be credited toward satisfying minimum parking requirements for the use at 1 parking space per 20 linear feet of street frontage. Other than this on-street parking and parking for residential use, no parking is allowed in a front yard within the Mixed Use District with the exception east of Rt. 524 where parking is recommended to be in the rear but not required.

**5-3 Setbacks from Roads**

(09/04/15)

A 100 foot wooded buffer setback from MD 2/4 applies from the northern intersection with Old Town Road to the northern boundary of Parcel 9 on Tax Map 18, approximately 744 feet north of the southern intersection of Old Town Road with MD 2/4 (as measured from the southeast corner of Parcel 135 on Tax Map 18).

(02/19/25) **ARTICLE 6: ARCHITECTURAL REQUIREMENTS AND GUIDELINES**

**6-1 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.

## **6-2 Building Facade Requirements and Guidelines**

Buildings shall be designed to be compatible with the existing traditional style of architecture that characterizes Huntingtown.

### **6-2.1 Requirements**

1. Wood clapboard, wood shakes/shingles, German siding or board and batten.
2. Metal or synthetic siding resembling #1.
3. Brick, stone, stucco or synthetic stucco.

### **6-2.2 Guidelines**

1. When two or more wall materials are combined on one facade, a horizontal base and horizontal upper surface should be defined and maintained.
2. Building water table/bases are recommended to be stucco, pargetting, stone or brick faced. Residential crawl spaces should be enclosed. Wood lattice work is an acceptable crawl space enclosure.
3. Clapboard should be 3.5"-6" to the weather. German siding should not exceed 8" to the weather. Board and batten should not exceed 10" and 2" nominal running alternately. Vinyl or aluminum siding should be 3.5"-6" to the weather.
4. Board trim at corners and around opening is recommended not to exceed 6" to the weather except at the front door surround, which may be any size or configuration.

### **6-3 Ornamentation Requirements and Guidelines**

#### **6-3.1 Requirements**

Ornamentation, including porch structure, columns, posts, balconies, and porches shall be consistent with the building in terms of materials and style.2 4

#### **6-3.2 Guidelines:**

1. Porch and loggia openings should be square or vertical in proportion.
2. Brick, stone or stucco piers should be no less than 12" x 12". Brick, stone and stucco arches should be no less than 8" in depth of wall thickness.
3. Decorative posts should be no less than 6" x 6".
4. Round wood columns are recommended to have a diameter of 1" to every 1' of height. The diameter should be measured at a datum at one-third of the overall height of the column from the base. Columns at entrance ways may be smaller and in proportion with entrance.

### **6-4 Roof Requirements and Guidelines**

#### **6-4.1 Requirements**

1. Roofs: wood, slate, fiberglass or asphalt shingles, or standing seam metal
2. Pitched roofs shall be symmetrical gables or hips, pitched between 4/12 and 12/12. Flat roofs must be enclosed with a parapet no less than 42" high. Exception: Shed (monopitch) roofs attached to the principal structure may be no less than a 3/12 pitch.
3. Commercial Building may have flat roofs provided they have traditional federist style eave treatment.

#### **6-4.2 Guidelines**

1. Eaves and moldings should to be finished with soffits, fascias and moldings.
2. Dormers should be roofed with symmetrical gable or hip.

## **6-5 Miscellaneous Requirements and Guidelines**

### **6-5.1 Requirements**

1. Out buildings, including garages and farm buildings, shall follow the required guidelines for other building types.

### **(02/19/25) 6-6.1 Guidelines**

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.

(09/30/94)

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'.

## **ARTICLE 7: LANDSCAPE**

### **7-0 General Requirements**

Plantings shall be in accordance with the site plan requirements of the Calvert County Zoning Ordinance. Plant selection shall incorporate a mix of deciduous and evergreen flora native to Calvert County, provide adequate year round appearance and require minimal maintenance.

Basic planting design shall:

- beautify
- provide buffer areas
- highlight main entrances and intersections
- provide consistent visual image and add interest
- soften dominant building mass at pedestrian scale
- provide definition of public walks and open areas
- screen unsightly areas
- provide protection from wind and sun
- stabilize steep areas

7-1 **Street Trees**

Street trees having a minimum of 1½" - 2" caliper are required along both sides of all roadways. Spacing shall be provided as follows:

- Mixed Use District - 30 feet on center
- Neighborhood District - 40 feet on center
- Residential District - 50 feet on center

Recommended street trees include medium sized trees for mixed-use district:

- Washington Hawthorn - *Crataegus phaenopyrum*
- European Hornbeam - *Carpinus betula*
- Sargent Cherry - *Prunus sargentii*
- Regent Japanese Pagoda - *Sophora japonica*

and larger sized trees for neighborhood and residential districts:

- Japanese Zelkova - *Zelkova serrata*
- Willow Oak - *Quercus phellos*
- Amur Corktree - *Phellodendron amurense*
- Southern Red Oak - *Quercus falcate*
- London Planetree - *Platanus acerifolia*

Other trees may be used with the approval of the Planning Commission.

(01/31/18) **ARTICLE 8: SIGN REGULATIONS**  
(02/19/25)

The provisions of Article 29 of the Calvert County Zoning Ordinance apply in the Huntingtown Town Center.

Pages 27 through 30 intentionally removed.

## **ARTICLE 9: LIGHTING STANDARDS**

### **9-0 General**

Outdoor lighting shall be provided along all public streets in the Mixed Use District, and along pedestrian walkways within the Mixed Use and Neighborhood Districts. Exterior building lighting is allowed within guidelines. (Sec. 9-3)

### **9-1 Public Streets**

The design of outdoor lighting fixtures is subject to architectural review. Below is the pre-approved lighting standard for use along pedestrian walkways within the Mixed Use District. Applicants may propose alternative designs.

### **9-2 Pedestrian Walkways**

Outdoor lighting is required in all parking lots, along pedestrian walkways and between parking lots and residences. No pole type security lighting will be permitted in residential developments except at the entrance to a development if it intersects an existing public arterial or collector road.

### **9-3 Exterior Building Lighting**

Night use of lighting on the exterior of a building or for display is encouraged for both safety (of person and property), and as a spot advertisement for specific goods within the window. These lights must be simple creating a pleasant illumination of the evening street scene. Flood lighting concealed above a storefront roofing may be used to light the facades of buildings. Fully recessed downlights or wall washers in projecting metal boxes which run the full length of the sign area are permitted, as they are shielded fluorescent lamps with diffuses. Gooseneck incandescent, porcelain enamel reflectors on bent metal tube arms are also appropriate.

Exterior lighting must be limited to lighting fixtures designed to be in harmony with the character of the buildings. These fixtures should be hidden from view either architecturally or through landscaping.

Electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches, and panel boxes must be concealed from view.

Lighting shall not project onto adjacent residential property.

**ARTICLE 10: SIDEWALK CRITERIA****10-0 General Requirements**

Sidewalks must be provided within the Mixed Use and Neighborhood districts and shall provide safe convenient circulation to nearby facilities. Sidewalks needed to serve a given site shall be constructed by the developer.

**10-1 Sidewalk Maintenance**

Sidewalk maintenance shall be the responsibility of property owners, business associations, or homeowners' associations having frontage adjacent to sidewalks.

**10-2 Sidewalk Construction Standards**

Sidewalks shall be constructed in accordance with Department of Engineering specifications.

**10-3 Sidewalk Design Guidelines**

- Handicap access must be provided at all road and sidewalk intersections.
- Identify crosswalks with changes in paving, signs or built elements.
- Location from edge of road:
  - 3 feet from curb
  - 6 feet from open section roadway
- Asphalt sidewalks are not permitted.
- Sidewalk coverings (i.e., awnings, overhangs, canopies) that provide positive visual effect and do not encroach upon public spaces are permitted.

**10-4 Mixed Use District**

- 6 foot wide for public sidewalks, built in compliance with ADA requirements.
- protect pedestrians with landscaping, curb, bollards or comparable
- provide attached paved areas for locations of benches, bike racks, trash receptacles
- red brick or brick appearance pavers shall be used for all public sidewalks in accordance with typical road sections in Section V.

**10-5 Neighborhood District**

- 3-4 foot wide
- alignment may meander, within reason, to avoid impact to existing trees -
- brick or interlocking pavers are preferred, but concrete is acceptable

revised 4/26/93-Niland/Vogt C.C. P & Z  
revised 5/25/93-Jaklitsch/Niland  
revised 6/30/93-Planning Commission/P & Z work session  
revised 7/21/93-Planning Commission Hearing

**The Huntingtown Master Plan and Zoning Ordinance** was drafted by the firm of John E. Harms, Jr. & Associates, Inc. and submitted the Department of Planning & Zoning on January 22, 1993. This Plan and Ordinance was the result of three public meetings held over a period of two years. On April 13, 1993 the Board of County Commissioners and the Planning Commission held a joint public hearing on the adoption of the proposed plan. The record was held open for public comment for thirty days. Those comments and the recommendations of the Department of Planning & Zoning were then incorporated into the Plan and Zoning Ordinance. The Planning Commission reviewed all oral and written comments and approved the Plan and Zoning Ordinance on July 21, 1993. The Plan and Ordinance was adopted by the County Commissioners on October 5, 1993.

Recognition goes to the follow people for their contributions to the Huntingtown Master Plan and Zoning Ordinance:

**The Board of County Commissioners:**

**Hagner R. Mister  
Patrick M. Buehler  
Mary M. Krug  
Michael J. Moore  
Joyce Lyons Terhes**

**The Planning Commission:**

**MacArthur Jones  
Albert Zahniser, III  
Aileen Hughes  
Maurice Lusby  
Louis Purnell  
Susan Hance Wells  
John Ward**

**The Department of Planning & Zoning**

**Frank A. Jaklitsch  
Gregory A. Bowen  
Sally McGrath  
Randi Vogt  
Margaret L. Niland**

**John E. Harms, Jr. and Associates, Inc.**

**David W. Blaha**

**The Citizens of Huntingtown**