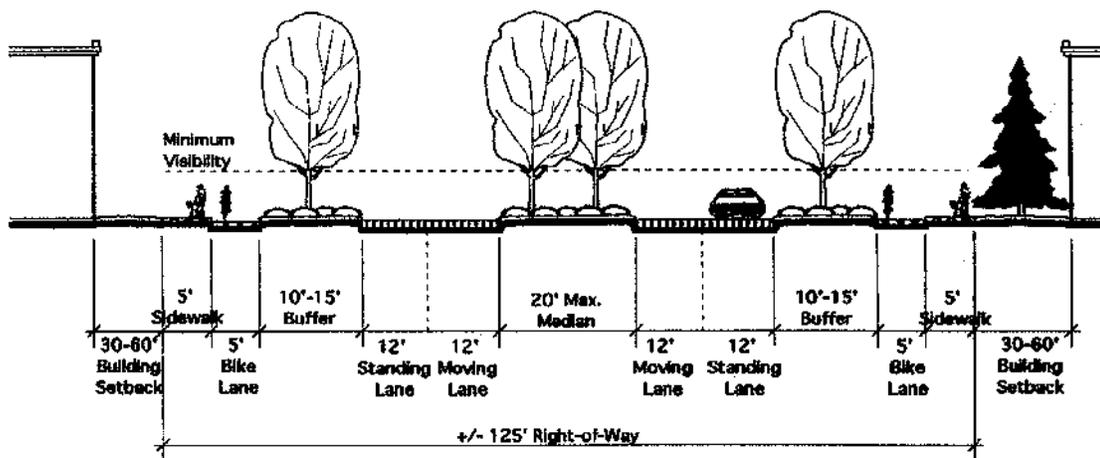


LUSBY TOWN CENTER

MASTER PLAN AND ZONING ORDINANCE



Calvert County, Maryland

Adopted: January 8, 2002

Amended: October 28, 2003
Amended: December 2, 2003
Amended: August 10, 2004
Amended: May 1, 2006
Amended: March 25, 2008
Amended: May 4, 2012
Amended: November 30, 2015
Amended: April 27, 2017
Amended: July 26, 2017
Amended: January 31, 2018
Amended: January 3, 2019
Amended: May 9, 2022
Amended: February 19, 2025

ARTICLE I: SCOPE OF REGULATIONS

I-0 PURPOSE OF THIS ORDINANCE

The Lusby Town Center Zoning Ordinance is a legal document, which is adopted to accomplish the aims of the Lusby Town Center Master Plan by regulating land uses in a manner that promotes the health, safety and general welfare of Calvert County residents.

I-1 EFFECTIVE DATE AND TERRITORIAL LIMITS

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

I-2 APPLICABILITY

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

I-3 SEPARABILITY

If any section, subsection, sentence, clause or phrase of this 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.

I-4 INTERPRETATIONS

The Zoning Officer shall be responsible for clarifying the intent of this Ordinance. Should there be a question on the meaning of a section of this Ordinance, an “official interpretation” shall be approved and signed by the Zoning Officer. The Lusby Town Center Master Plan should be used as a guide when interpreting or clarifying this Ordinance.

I-5 PERMITS

(2/19/25)

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

ARTICLE 2: DISTRICT BOUNDARIES

2-0 DISTRICT BOUNDARIES ESTABLISHED

The locations and boundaries of the districts are established as shown on the Lusby Town Center Zoning Map. The map and all notations, dimensions, references and other data shown as well as properly attested amendments are incorporated as part of this Ordinance. Maps reflecting the current status of zoning are located in the offices of the Department of Planning and Zoning.

2-1 INTERPRETATION OF DISTRICT BOUNDARIES

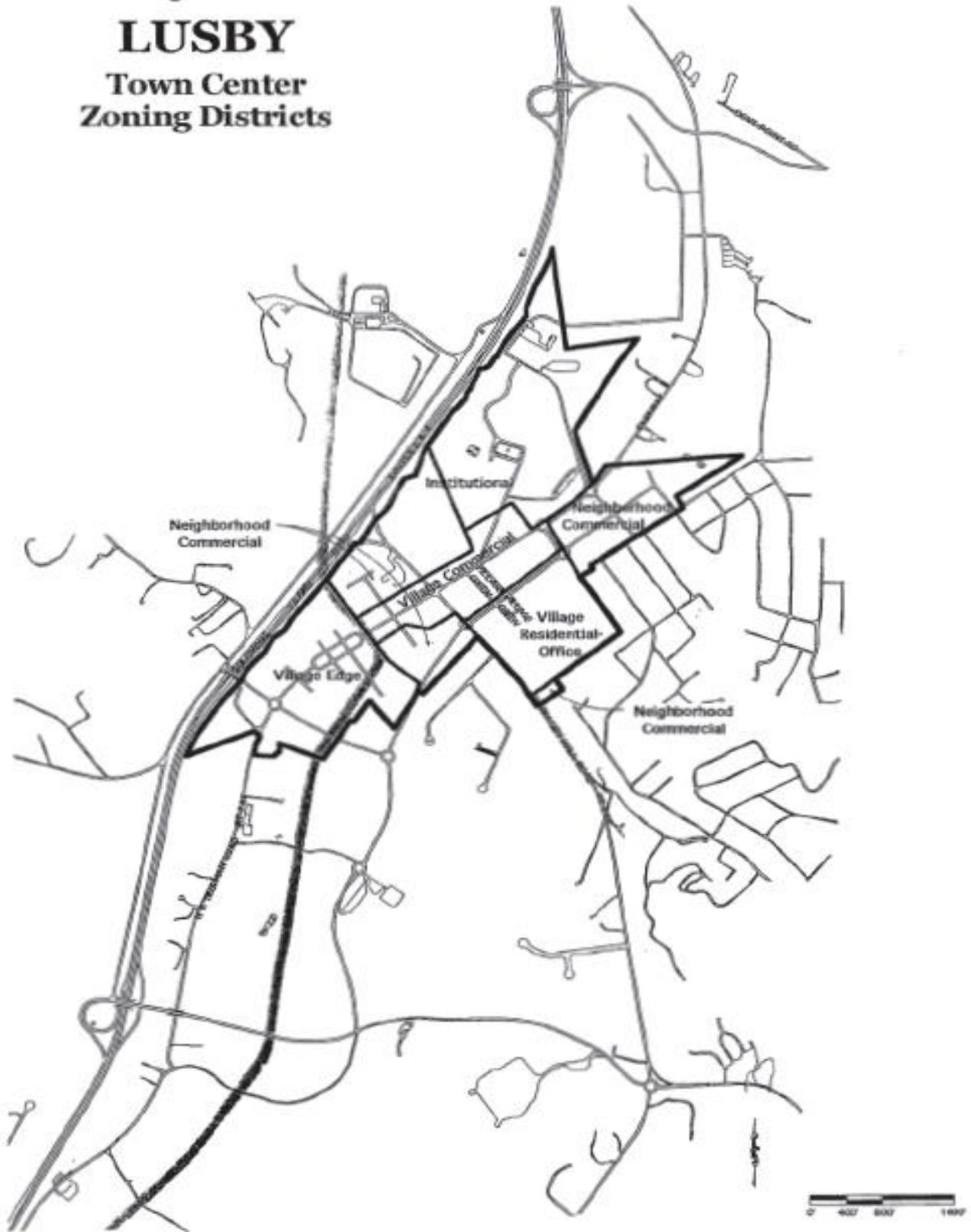
Where uncertainty exists with respect to boundaries of the districts as shown in the Zoning Map the following conditions shall apply:

1. 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 Map.
2. Where a boundary line is shown within a street, alley, or stream it shall be intended to follow the centerline of such street, alley, or stream. Should the actual location of such street, alley, or stream vary from the locations as shown on the Zoning Map, then the actual natural location shall control.
3. 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,
4. 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.
5. Wherever any roads, alley, or the public way is abandoned by official action as provided by law, the zoning district adjoining the side of the public way shall be automatically extended, depending on the side or sides to which such lands revert, 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).

Figure 4-7

LUSBY

Town Center Zoning Districts



ARTICLE 3: ZONING DISTRICTS

3-0 PURPOSE OF ESTABLISHING DISTRICTS

Zoning districts are established to provide for appropriate land uses, densities, and development criteria throughout the Lusby Town Center in its entirety. Determination of the districts is based on environmental suitability; the location of roads, public facilities, and public services; existing land uses on adjacent properties; and is guided by the Lusby Town Center Master Plan and the Calvert County Comprehensive Plan.

3-1 PURPOSE AND INTENT OF DISTRICTS

3-1.01 Institutional District

The intent within this district is to protect and sustain the existing quiet institutional setting and to promote land uses that complement this setting.

3-1.02 Neighborhood Commercial

The intent within this district is to promote the development of convenient commercial uses that serve nearby population centers and highway traffic.

3-1.03 Village Commercial

The intent within this district is to promote the intense use of land for commercial development in traditional patterns of development and to create an attractive destination for commerce and civic activities.

3-1.04 Village Residential-Office

The intent within this district is to promote the development of a village scale mix of compatible office, retail, and housing in traditional patterns of development.

3.1.05 Village Edge

The intent within this district is to provide a transition from the core of the Town Center to adjacent rural lands and promote development of targeted industries and compatible residential development in an attractive and quiet setting.

(02/19/25) **3-2 PERMITTED LAND USES**

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

ARTICLE 4: TRANSFER ZONE DISTRICT

- (12/02/03) 4-0 DESIGNATED TRANSFER ZONES
- (05/01/06)
- (11/30/15)
- (05/09/22)
- (02/19/25)

The Village Edge District and the Village Residential Office District are designated transfer zones per the Calvert County Zoning Ordinance. Purchase of five Calvert County Transferable Development Rights is required for each dwelling unit, over one (1.0) dwelling unit per acre.¹ A maximum of four (4) dwelling units per acre is permitted.

Affordable housing projects sponsored by a bona fide affordable housing agency may apply to the Board of County Commissioners for a waiver of the requirement to purchase Transferable Development Rights. 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, the proposed development is consistent with the provision related to residential development listed in the Lusby Master Plan and the proposed development meets all other requirements in this Ordinance.

ARTICLE 5: DEVELOPMENT REQUIREMENTS

- 5-1 PURPOSE

The following development requirements are intended to promote attractive aesthetics for the Town Center, protect adjoining properties from the visual effects of incompatible uses, maintain a high level of environmental quality, promote the safety and convenience of pedestrians and motorists, allow for the efficient provision of infrastructure, and otherwise achieve the stated purposes of each zoning district and implement the goals of the Lusby Town Center Master Plan.

- 5-2 DEVELOPMENT REQUIREMENTS FOR ALL DISTRICTS

- 5-2.01 Conservation Areas

- (10/28/03)
- (02/19/25)

Conservation areas and buffers are required in accordance with the conditions listed in the Calvert County Zoning Ordinance Article 21.

- 5-2.02 Forested Edge

A no cut, no clear natural vegetative buffer shall be provided along both sides of the Parkway shown and described in the Lusby Master Plan and along the east side of MD 2/4 throughout the Town Center. In cases where clearing cannot be avoided, the applicant shall replant in accordance with adopted reforestation procedures upon approval of the Planning Commission.

- A. Forested Edge Along the Parkway
 - i. The width of the no cut, no clear natural vegetative buffer shall be 60' and shall be measured from the edge of the right-of-way.
 - ii. Selective thinning is permitted in the Forested Edge along the Parkway to provide filtered views of buildings and/or structures.
 - iii. Cutting and clearing in the Forested Edge along the Parkway is permitted to make way for pedestrian ways and/or bikeways.
 - iv. No buildings or structures are permitted within the 60 ft Forested Edge, that is, within 60 ft of the edge of right-of-way along the Parkway.
 - v. Parking and associated driveways are permitted within the Forested Edge but shall be no closer than 30 ft from the edge of the right-of-way of the Parkway. Parking and associated driveways shall be screened completely from view of the Parkway.

- B. Forested Edge Along MD 2/4
 - i. The width of the no cut, no clear natural vegetative buffer shall be 100 ft and shall be measured from the edge of the right-of-way along MD 2/4.
 - ii. The width may be reduced to 50 ft, as measured from the edge of the right-of-way along MD 2/4 upon approval of the Calvert County Planning Commission.
 - iii. The purpose of the Forested Edge along MD 2/4 is to completely screen any development from MD 2/4.
 - iv. No buildings, structures, parking, roads or any other disturbance are permitted within the Forested Edge along MD2/4.

5-2.03 Grading and Clearing

- A. Grading and clearing shall be kept to a minimum. Grading and clearing permits may not be issued prior to site plan or major subdivision approval. Exceptions may be granted provided that:
 - i. Clearing is part of a state forestry management plan unrelated to preparation of the site for sale or development, or
 - ii. The issues related to the protection of natural features are deemed by the Planning Commission to have been satisfactorily addressed in a pending subdivision plat or site plan, or
 - iii. The area to be graded and/or cleared is less than 5,000 sq. ft. and will not disturb historical or archeological sites, or
 - iv. The County or State has determined that there is a need to grade or clear within the right-of-way for road safety purposes.

5-2.04 Screening

- A. High screening (minimum 6 ft.) is to be used where the objective is to completely screen a use from general view. High screening is required to conceal loading areas, outdoor storage areas, trash disposal sites, and any other use that is visually incompatible with neighboring land uses and is in view from roadways. Materials:
 - i. Evergreens (where the minimum height is 5 ft. at time of installation and where the plantings are capable of creating a continuous screen within 5 years. Evergreens may be planted in a close single row, staggered or offset rows or in clumps or groups of plantings.
 - ii. Solid/opaque wooden or masonry fencing. Where masonry or wooden fencing is utilized, a minimum two-foot strip outside the fencing shall be landscaped with clusters of trees and shrubs with a maximum spacing between clusters of 25 ft.
 - iii. Natural slopes and existing features which effectively conceal the use from general view.
 - iv. A combination of the above.
 - v. Chain link fences, with or without slats, shall not be used for screening. Berms may be utilized with any of the above.

- B. Low screening (3' minimum feet) is required along the perimeter of parking lots in cases where the parking lots are visible from roads or adjacent (off-site) properties and to conceal accessory uses that are 4 ft. or less in height. Low screening shall not restrict sight distance needed for vehicular safety. Materials:
 - i. Evergreens (where the minimum height at time of planting is 12 inches and has the potential of reaching a height of at least three feet within five years and where the plantings are capable of creating a continuous screen within three years).
 - ii. Solid/opaque fencing with a minimum height of 3 ft. in material approved by the Department of Planning and Zoning.
 - iii. Natural slopes and existing features where they effectively conceal the use from view.
 - iv. A combination of the above.
 - v. Chain link fences, with or without slats, shall not be used for screening. Berms may only be used to screen parking lots from adjacent properties. They are not permitted to be used as screening along public roads.

5-2.05 Buildings

- A. Where build-to-lines are required, buildings shall have their primary building facades on the build-to-line along at least 60 percent of the building length.
- B. For any building, the length of the primary building façade shall not exceed 50 feet.
- C. A side wing or side wings if any shall be set back from the primary building façade at a distance of at least 60 percent of the length of the side wing(s).

D. The Planning Commission may approve a primary building façade up to but no greater than 150 feet in length provided that:

(02/19/25)

- i. The Planning Commission receives and considers a recommendation regarding the extension;
- ii. The ground floor of the building shall have some combination of the following features along no less than 70 percent of the horizontal length: awnings, arcades, display windows, and/or entry areas;
- iii. Sidewalks, no less than 8 feet in width shall be provided along the full length of the buildings along any façade featuring a customer entrance and along any façade abutting a parking area. Such sidewalks shall be located at least 6 feet from the edge of the building to provide planting beds for foundation landscaping which shall include trees, shrubs, flower beds, and ground cover, except where features such as awnings, arcades or entry areas are part of the façade; and
- iv. Continuous internal pedestrian walkways, no less than 8 feet in width, shall be provided from all public or private rights-of-way, that adjoin the lot, to the principal building entrance. All such internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface material such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort as well as the attractiveness of the walkways.

5-2.06 Parking and Loading Requirements

(10/28/03)

(02/19/25)

A. Except as noted in this Ordinance, the parking requirements set forth in Article 27 of the Calvert County Zoning Ordinance, shall govern the provision of parking for all new construction, for all additions to existing buildings and structures, and for all buildings for which the primary use is being changed.

(10/28/03)

(02/19/25)

B. The number of required spaces, by land use and type of structure, set forth in Section 27-4 of the Calvert County Zoning Ordinance, shall not be exceeded on-site.

C. The number of spaces for residential uses in the Town Center shall be as follows:

Single-family detached: 2 spaces per unit (at least one space on site),
Single-family attached including townhouse projects: 1.5 spaces per unit,
Multi-family housing projects: 1.5 units per unit, and
Elderly housing projects: 1 space per unit.

D. On-street parking spaces shall be parallel to the edge of pavement.

E. Adjacent parking lots shall have vehicular connections internally.

F. Loading requirements contained in the Calvert County Zoning Ordinance shall apply in the Town Center except where noted herein.

5-2.07 Streets and Sidewalks

- A. Except as noted in Section 5-2.05D, a sidewalk with a minimum width of 5 ft and an adjoining planting strip with a minimum width of 5 ft shall be installed along all public and private street frontages by the developer at the time of development, unless already installed.
- B. The planting strip shall be located parallel to the right-of-way, be located between the edge of the right-of-way and the sidewalk, and shall be coterminous with the right-of-way.
- C. An easement covering the sidewalk and planting strip with a combined minimum width of 10 ft area shall be conveyed to Calvert County upon site plan approval for the purpose of ensuring continual, safe, and comfortable pedestrian access and movement for the public within and through this area.
- D. Deciduous trees, of a species approved by the Planning Commission, with a minimum caliper when plated of 2.5 inches shall be planted in the planting strip, at a distance of 30 ft on center by the developer at the time of development, unless installed already.

5-2.08 Towers

(02/19/25)

- A. Fire towers, hose towers, cooling towers, steeples, flag poles, smokestacks, masts, transmission line poles and towers, water tanks, monuments, and similar structures may exceed the height restrictions of the districts in which they are located provided they are all approved by the Calvert County Planning Commission. If the purpose is to camouflage or conceal wireless communications facilities such as towers or antennas, they shall be subject to the requirements of Article 18-12.C of the Calvert County Zoning Ordinance.

5-3 DEVELOPMENT REQUIREMENTS FOR THE INSTITUTIONAL DISTRICT

The following development requirements for the Institutional District are in addition to those in Section 5-2.

5-3.01 Building and Lots

- A. The minimum front-yard building setback shall be 35 ft from the edge of right-of way of all existing and planned streets.
 - i. Parking shall be set back 35 ft from the edge of the right-of-way of all existing and planned streets.
 - ii. Grading and clearing of vegetation in the first 35 ft of the front setback area from the edge of the right-of-way shall be permitted only to provide access to the site. Selective thinning of vegetation is permitted to provide filtered views of buildings and for motorist and pedestrian safety reasons.
 - iii. If the first 35 ft of the front setback area is cleared of natural vegetation, it shall be shall replanted at time of development in accordance with

adopted reforestation procedures upon approval of the Planning Commission.

- B. The minimum side-yard setback shall be 20 ft
- C. The minimum rear-yard setback shall be 20 ft.
- D. Building height: maximum three stories, plus a habitable roof, to a maximum height of 40 feet to the bottom of the eave.
- E. Lot size is subject to Health Department approval; otherwise the minimum lot shall be 20,000 sf.

5-4 DEVELOPMENT REQUIREMENTS FOR THE NEIGHBORHOOD COMMERCIAL DISTRICT

The following development requirements for the Neighborhood Commercial District are in addition to those in Section 5-2.

5-4.01 Building and Lots

- A. Except as stated on Section 5-2.02, the minimum front-yard building setback shall be 15 ft from the right-of-way of all existing and planned streets. Parking shall be set back at least 15 ft from the edge of right-of-way.
- B. The minimum side-yard setback shall be 20 ft.
- C. The minimum rear-yard setback shall be 20 ft.
- D. Building height: maximum three stories, plus a habitable roof, to a maximum height of 40 feet to the bottom of the eave.
- E. Lot size is subject to Health Department approval; otherwise there is no minimum lot size.

5-5 DEVELOPMENT REQUIREMENTS FOR THE VILLAGE COMMERCIAL DISTRICT

The following development requirements for the Village Commercial District are in addition to those in Section 5-2.

5-5.01 Building and Lots

- A. Except as noted in Section 5-2.02, a front yard build-to-line shall be established 15 ft from the right-of way of all existing and planned streets.
- B. An easement covering the area from the build-to-line to the right-of-way shall be conveyed to Calvert County upon site approval for the purpose of ensuring continual, safe, and comfortable pedestrian access and movement within and through this area.

- C. All buildings shall have a zero side yard setback on at least one side lot line. The minimum setback from the other side shall be 10 ft.
- D. All buildings shall have their main entrance onto a right-of-way or square.
- E. Building height: maximum four stories, plus a habitable roof, to a maximum height of 52 feet to the bottom of the eave.

5-5.02 Parking and Loading

- A. No parking is required to be provided in the Village Commercial District for any new construction, for any additions to existing buildings and structures, or for any buildings for which the primary use is being changed.
- B. If on-site parking is provided, no less than 75 percent of on-site parking shall be provided to the rear of the building.
- C. Access to on-site parking may be provided through the front, side, or rear lot line.
- D. Parking lots shall not abut street intersections or the village green.

(10/28/03)
(02/19/25)

- E. Upon approval of the Planning Commission, on street loading and unloading of goods or people is permitted in the Village Commercial District, provided a designated loading lane/zone or a no-parking lane is provided along the side of the street closest to the building so as to minimize obstructions to vehicular and pedestrian traffic. If off-street loading is provided instead, it must meet the requirements set forth in Article 27-7 of the County Zoning Ordinance. No on street loading or unloading is permitted along the parkway.

5-6 DEVELOPMENT REQUIREMENTS FOR THE VILLAGE RESIDENTIAL-OFFICE DISTRICT

The following development requirements for the Village Residential-Office District are in addition to those in Section 5-2.

5-6.01 Building and Lots

- A. Except as stated on Section 5-2.02, a front yard build-to-line shall be established 15 ft from the right-of-way of all existing and planned streets.
- B. An easement covering the area from the build-to-line to the edge of the right-of-way shall be conveyed to Calvert County upon site approval for the purpose of ensuring continual, safe, and comfortable pedestrian access and movement for the public within and through this area.
- C. All buildings shall have a zero side yard setback on at least one side lot line. The minimum setback from the other side shall be 10 ft, except for in the case of mid-block attached housing and townhouses where the other side yard set back may also be 0 ft.

- D. The minimum rear-yard setback shall be 20 ft for principal structures and 7 feet for ancillary structures.
- E. All buildings shall have their main entrance onto a street or square.
- F. Building height: maximum three stories, plus a habitable roof, to a maximum height of 40 feet to the bottom of the eave.
- G. Lot size is subject to Health Department approval; otherwise the minimum lot size shall be 2,000 square ft.
- (02/19/25) H. The maximum residential density shall be 4 units per acre.

5-6.02 Parking and Loading

- A. For non-residential uses, if on-site parking is provided, no less than 75 percent of on-site parking shall be provided to the rear of the building.
- B. Access to on-site parking may be provided through the front, side, or rear lot line.
- C. Parking lots shall not abut street intersections or the village green.
- (10/28/03)
(02/19/25) D. Upon approval of the Planning Commission, on street loading and unloading of goods or people is permitted in the Village Commercial District, provided a designated loading lane/zone or a no-parking lane is provided along the side of the street to minimize obstruction to vehicular and pedestrian traffic. If off-street loading is provided instead, it must meet the requirements set forth in Section 27-7 of the County Zoning Ordinance. No on street loading or unloading is permitted along the parkway.

5-7 DEVELOPMENT REQUIREMENTS FOR THE VILLAGE EDGE DISTRICT

The following development requirements for the Village Edge District are in addition to those in Section 5-2.

5-4.01 Building and Lots

- A. Except as stated on Section 5-2.02, the minimum front yard building setback shall be as follows:
 - i. 35 ft from the right-of-way of Trueman Road,
 - ii. 35 ft from the right-of-way of Coster Road and the planned extension of Coster Road, and
 - iii. 15 ft from the right-of-way of all other existing and planned streets.
- B. Parking shall be set back at least 20 ft from the right-of-way along Trueman Road, Coster Road, and the planned extension of Coster Road. Parking shall be set back at least 15 ft from the edge of right-of-way along all other existing and planned streets.

- C. The minimum side-yard setback shall be 20 ft.
- D. The minimum rear-yard setback shall be 20 ft.
- E. Building height: maximum three stories, plus a habitable roof, to a maximum height of 40 feet to the bottom of the eave.
- F. Lot size is subject to Health Department approval; otherwise the minimum lot size shall be 5,000 square ft.
- (02/19/25) G. The maximum residential density shall be 4 units per acre.

ARTICLE 6: ARCHITECTURAL REQUIREMENTS AND GUIDELINES

6-1 PURPOSE

Building and sign design standards are based upon the premise that the overall appearance of a community bears a direct relationship to the social well being of its residents and to property values. These standards are intended to promote and protect a cohesive architectural character within the Lusby Town Center.

6-2 TOWN CENTER ARCHITECTURAL STANDARDS

6-2.01 Proportion/Rhythm/Scale

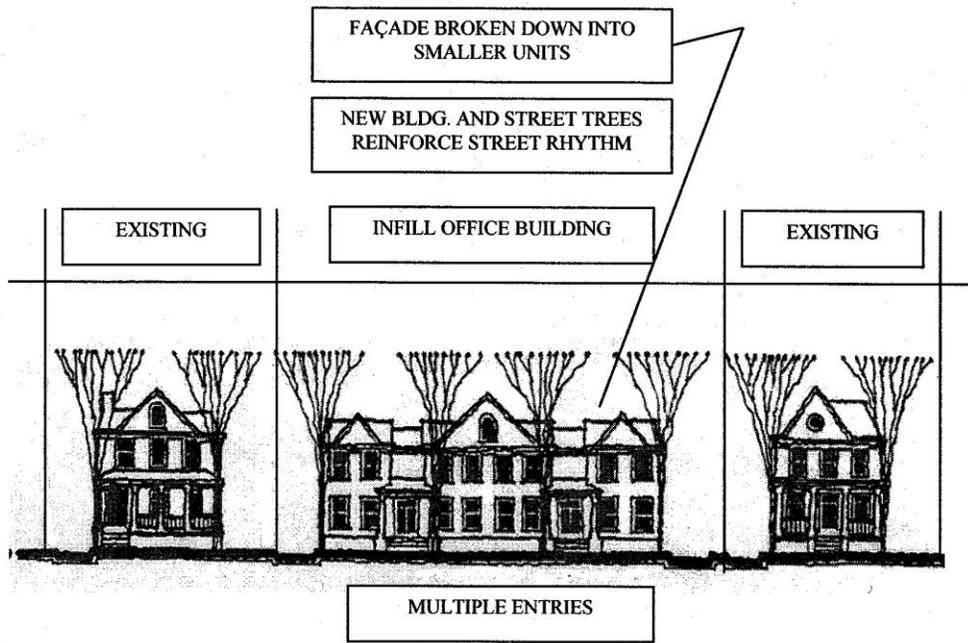
Proportion - refers to the relationship between width and height of buildings facades and their components.

Rhythm - refers to the repetition and spacing of openings (windows and doors) on individual buildings as compared with adjacent structures. Rhythm also refers to the spacing of repetitive building masses along a street.

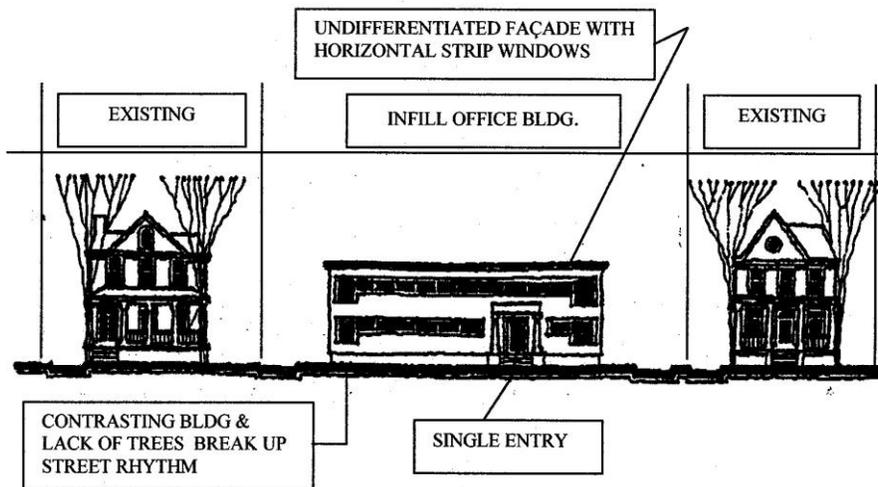
Scale - refers to the size (height/width) relationship between adjacent structures. Human scale refers to the comfortable size relationship between buildings and people.

- A. The proportional relationship of individual commercial and residential facades in the Town Center shall emphasize the vertical rather than the horizontal.
- B. Large disparities between the height, width and length of a building shall be avoided. Building mass shall be broken up into smaller components.
- C. Large blank walls shall be avoided. Commercial and residential buildings shall be designed to support a human-scaled environment. Each floor level shall be emphasized with appropriately scaled windows.
- D. Buildings and accessory structures should be compatible with neighboring buildings and structures in terms of height, proportion, rhythm and scale.

- E. All of the design elements on a building shall maintain the same architectural style, in terms of proportion, rhythm and scale as the overall style of the building.
- F. New buildings shall be designed to promote a pattern of closely spaced buildings with multiple entrances. See illustrations below.



APPROPRIATE



INAPPROPRIATE

6-2.02 Rooftop and Exposed Mechanical and Electrical Equipment

Rooftop or other exposed mechanical and electrical equipment shall be screened from view; screening shall be architecturally integrated with buildings.

6-2.03 Fences

Chain link fences are not permitted along the front property line.

6-3 BUILDING DESIGN STANDARDS

6-3.01 Scale, Materials and Techniques

- A. Roof: Flat roofs are permitted, except in the Village Commercial District, provided a cornice caps them. If a roof is to be pitched, minimum pitch: 6/12. Colors and tones shall be muted.
- B. Windows shall be longer than they are wide. A recommended proportion of 1.6:1 to 2.5:1 (height: width);
- C. Retail uses in the Village Commercial District shall be fronted, primarily (at least 60%) of glass at ground level. Glazed storefronts are for the display of merchandise and to allow visual access to the store. Glazing may not be opaque or blocked off from by signage except as noted in 6-4.03, or by other devices intended to prevent pedestrians from seeing inside. Cafes and restaurants should have windows that open fully to allow outdoor dining along the street or village green.
- D. Materials shall be brick- unpainted (red tones only); whitewashed or painted brick; synthetic stucco (muted colors); split face block; natural stone; or wood or wood appearance siding with wide corner boards and window trim. As aluminum siding products vary widely samples shall be submitted for approval.

6-3.02 Exceptions

- A. Cupolas, steeples, or tower elements on institutional buildings may extend beyond established height limitations upon approval of the Planning Commission.
- B. Tall structures and/or tower elements extending beyond the height limitations are permitted at the end of commercial blocks upon approval of the Planning Commission.

6-4 SIGNAGE

(1/31/18)

(2/19/25)

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

Page 16 intentionally left blank.

6-5 PROCEDURES FOR ARCHITECTURAL REVIEW

(02/19/25) **6-5.01 PROJECTS REQUIRING ARCHITECTURAL REVIEW**

Provisions for the Authorization and Process for the projects subject to architectural review shall meet the minimum requirements outlined in Section 25-9 of the Calvert County Zoning Ordinance.

The following projects require Architectural Review:

All new commercial, office, industrial, institutional and residential buildings and components of commercial, office, industrial, and institutional buildings such as windows, doors, decorative elements and canopies.

Additions to existing commercial, office, industrial and institutional buildings.

All new accessory or ancillary buildings or structures having a footprint of 150 square feet or more visible from existing or proposed private or public roads;

New fences and changes to existing fences visible from existing or proposed public or private roads;

New signs and changes to existing signs; and

Additions to existing residential buildings, visible from existing or proposed private or public roads, which would increase total square footage by over 50%.

6-5.02 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.

ARTICLE 7 – DEFINITIONS

7-0 Definitions

Except for terms specifically defined in the Lusby Town Center Zoning Ordinance, the Calvert County Zoning Ordinance applies.

7-0.01 Primary Building Façade

A primary building façade is any side of a building, which fronts directly onto a public or private right-of-way. If a building fronts directly onto one or more public or private rights-of-ways, each side with such frontage shall be considered a primary building façade.

7-0.02 Alley

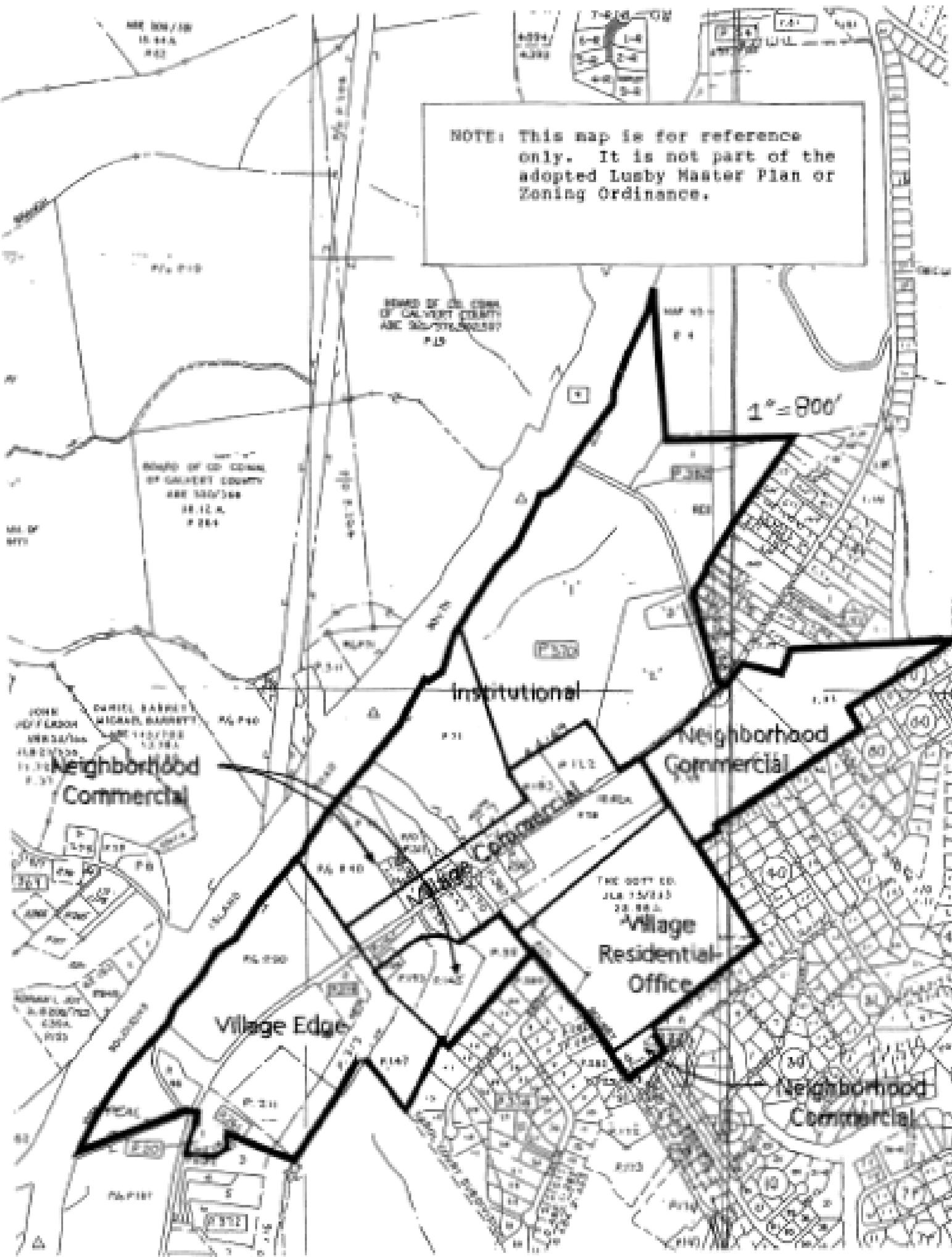
An alley is a public or private right-of-way that connects two or more streets and is intended to provide access to the rear or side of a building or lot.

7-0.02 Square

A square is an area designated for public use, including parking, which is bordered on all sides by public or private rights-of-way.

* * *

NOTE: This map is for reference only. It is not part of the adopted Lusby Master Plan or Zoning Ordinance.



NOTE: This map is for reference only. It is not part of the adopted Lusby Master Plan or Zoning Ordinance.

1" = 800'

Institutional

Neighborhood Commercial

Village Residential-Office

Village Edge

Neighborhood Commercial

Neighborhood Commercial

PLAT 1007100 10 2004

PLAT 1107100 12 2004

BOARD OF CO. COMM. OF CALVERT COUNTY AND 10/20/04 P. 12

BOARD OF CO. COMM. OF CALVERT COUNTY AND 10/20/04 P. 204

DARREL BARRETT MICHAEL BARRETT

PLAT 1107100 12 2004

THE 60TH ED. JUL 15/2013 20 0004

PLAT 1107100 12 2004

LUSBY TOWN CENTER MASTER PLAN AND ZONING ORDINANCE

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Calvert County Planning Commission

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