

OWINGS TOWN CENTER

MASTER PLAN AND ZONING ORDINANCE



Calvert County, Maryland
2000

Adopted: June 27, 2000
Amended: December 4, 2001
Amended: October 28, 2003
Amended: December 2, 2003
Amended: May 1, 2006
Amended: March 25, 2008
Amended: May 4, 2012
Amended: January 31, 2018
Amended: January 3, 2019
Amended: February 19, 2025

BK00012PG714

Resolution No. 22 - 00

PERTAINING TO THE ADOPTION OF THE MASTER PLAN AND ZONING ORDINANCE FOR THE OWINGS TOWN CENTER

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

WHEREAS, on March 14, 2000, the Calvert County Planning Commission held a public hearing and considered the proposed Master Plan and the Zoning Ordinance; and

WHEREAS, on March 29, 2000 the Calvert County Planning Commission approved the Master Plan and Zoning Ordinance and recommended adoption of both to the Board of County Commissions; and

WHEREAS, on April 25, 2000 the Board of County Commissioners unanimously adopted both the Master Plan and Zoning Ordinance with no substantive changes.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Calvert County that the Owings Town Center Master Plan and Zoning Ordinance, which are attached hereto and made a part hereof, be and hereby are approved as the official Master Plan and Zoning Ordinance for the Owings Town Center.

Done, this 27th day of June, 2000 by the Board of County Commissioners of Calvert County, Maryland, sitting in regular session.

ATTEST:

BOARD OF COUNTY COMMISSIONERS OF C VERT COUNTY, MARYLAND

Mary S. Watson
Mary S. Watson, Clerk

Linda L. Kelley
Linda L. Kelley, President

Barbara A. Stinnett
Barbara A. Stinnett, Vice-President

Approved for legal sufficiency on 6/27/00
by Emanuel Demedis

David F. Hale
David F. Hale

Emanuel Demedis
County Attorney

John Douglas Parran
John Douglas Parran

Received for Record. 28 June 28 2000
at 10:30 o'clock A. M. Same day
recorded in Liber KPS No. 12
Folio. 714 COUNTY COMMISSIONERS
ORDINANCES AND RESOLUTION.

Robert L. Swann
Robert L. Swann

Garry P. Smith

Board of County Commissioners

Linda L. Kelley, President
Patrick M. Buehler
David F. Hale
John Douglas Parran
Barbara A. Stinnett, Vice President

Planning Commission

John R. Ward, Chairman
Deborah Adair
Grace Mary Brady
Ronald Hill
Maurice T. Lusby, Vice Chairman
Michael Phipps
Ruth Wolf
Alton Kersey (former member)

Project Management

Christopher N. Jakubiak, AICP, Principal Planner

Town Planning Consulting

Torti-Gallas and Partners * CHK

Calvert County Department of Planning and Zoning

Frank A. Jaklitsch, AICP, Director
Christopher N. Jakubiak, AICP, Principal Planner
Miriam A. Gholl, Planner I
Tamara Blake-Wallace, Office Specialist I

Special thanks are due the residents of the Owings area for their active participation in and commitment to the production of this master plan and zoning ordinance. Special thanks are due also to Grace Brethren Church in Owings, Maryland for generously making its facilities available for public meetings, workshops, and presentations.

RESOLUTION OF THE CALVERT COUNTY PLANNING COMMISSION
APPROVING THE OWINGS TOWN CENTER MASTER PLAN

WHEREAS, it is the duty of the Calvert County Planning Commission, pursuant to Article 66B of the Annotated Code of Maryland, to make and approve a plan to guide the physical development of the County; and

WHEREAS, a master plan for the Owings Town Center would serve to refine and detail the adopted County Comprehensive Plan for Calvert County; and

WHEREAS, a master plan for the Owings Town Center has been prepared which has included:

1. The collection, compilation, processing and analyses of relevant demographic, economic, land use, transportation, and travel data pertaining to the Town Center;
2. The forecast of growth and change;
3. The formulation of development objectives and desired characteristics for future development;
4. The design of recommendations to guide future land development and the provision of public facilities and services throughout the Town Center; and
5. The design of recommendations, guidelines and standards to guide implementation of the plan; and

WHEREAS; the Calvert County Planning Commission has considered the plan and its supporting findings and recommendations and held of public hearing on the same; and

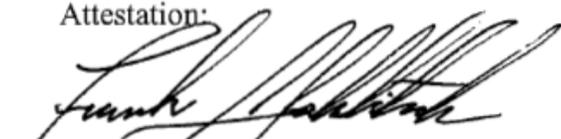
WHEREAS, the plan and its supporting findings and recommendations are set forth in the form of text, maps, charts and figures in a report entitled, A Master Plan for the Owings Town Center; and

WHEREAS, the Planning Commission considers the plan to be a necessary guide to the future development of the Owings Town Center;

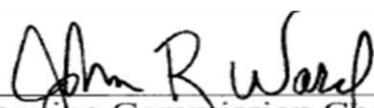
NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Calvert County Planning Commission hereby approves the Master Plan for the Owings Town Center and recommends the plan to the Calvert County Board of Commissioners for adoption;

BE IT FURTHER RESOLVED, that the Chairman of the Planning Commission transmit a certified copy of this resolution to the Calvert County Board of Commissioners.

Attestation:



Planning Commission Secretary



Planning Commission Chairman

RESOLUTION OF THE CALVERT COUNTY PLANNING COMMISSION
RECOMMENDING APPROVAL OF THE
OWINGS TOWN CENTER ZONING ORDINANCE

WHEREAS, it is the duty of the Calvert County Planning Commission, pursuant to Article 66B of the Annotated Code of Maryland, to make recommendations concerning the amendment of the Calvert County Zoning Ordinance; and

WHEREAS, the Owings Town Center Zoning Ordinance would amend the Calvert County Zoning Ordinance; and

WHEREAS, the Owings Town Center Zoning Ordinance has been based upon and designed to help implement the Owings Town Center Master Plan; and

WHEREAS; the Calvert County Planning Commission has considered the zoning ordinance and held a public hearing on the same; and

WHEREAS, the zoning ordinance is set forth in the form of text, maps, charts and figures in a report entitled, Owings Town Center Zoning Ordinance;

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the Calvert County Planning Commission hereby recommends the Owings Town Center Zoning Ordinance to the Board of County Commissioners for approval;

BE IT FURTHER RESOLVED, that the Chairman of the Planning Commission transmit a certified copy of this resolution to the Calvert County Board of Commissioners.



Planning Commission Chairman

Attestation:


Planning Commission Secretary

Zoning

Owings Town Center Zoning Ordinance

TABLE OF CONTENTS

<u>ARTICLE NO.</u>	<u>PAGE NO.</u>
ARTICLE 1- SCOPE OF REGULATIONS	1
1-1 Purpose of this Ordinance.....	1
1-2 Effective Date and Territorial Limits.....	1
1-3 Applicability	1
1-4 Separability	1
1-5 Interpretations	1
1-6 Permits	1
ARTICLE 2 - DISTRICT BOUNDARIES.....	2
2-1 District Boundaries Established.....	2
2-2 Interpretation of District Boundaries	2
Zoning Map	
ARTICLE 3 — ZONING DISTRICTS	3
3-1 Purpose of Establishing Zoning Districts	3
3-2 Purpose and Intent of Districts	3
3-3 Permitted Land Uses By Districts	3
3-4 Non-Conforming Uses.....	4
3-5 Conditional Uses	4
ARTICLE 4 — TRANSFER ZONE DISTRICT.....	10
4-1 Designated Transfer Zones.....	10
ARTICLE 5 — DEVELOPMENT REQUIREMENTS.....	11
5-1 Purpose	11
5-2 Development Requirements for All Districts	11
5-3 Development Requirements for the Core District	13
5-4 Development Requirements for the Village District	15
5-5 Development Requirements for the Edge District.....	17
ARTICLE 6 - ARCHITECTURAL REQUIREMENTS AND GUIDELINES	19
6-1 Purpose	19
6-2 Town Center Architectural Requirements.....	19
6-3 Building Design Standards.....	22
6-4 Signage	23
6-5 Procedures for Architectural Review	27

(02/19/25)

ARTICLE 1

SCOPE OF REGULATIONS

- 1-0 Scope of Regulations
- 1-1 Purpose of This Ordinance
- 1-2 Effective Date and Territorial Limits
- 1-3 Applicability
- 1-4 Separability
- 1-5 Interpretations
- 1-6 Permits

1-1 PURPOSE OF THIS ORDINANCE

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

1-2 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 Owings Town Center as shown on officially adopted Calvert County Zoning Maps.

1-3 APPLICABILITY

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

1-4 SEPARABILITY

If any section, subsection, sentence, 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.

1-5 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. The Owings Town Center Master Plan should be used as a guide when interpreting or clarifying the intent of this Ordinance.

1-6 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

DISTRICT BOUNDARIES

- 2-0 District Boundaries
- 2-1 District Boundaries Established
- 2-2 Interpretation of District Boundaries

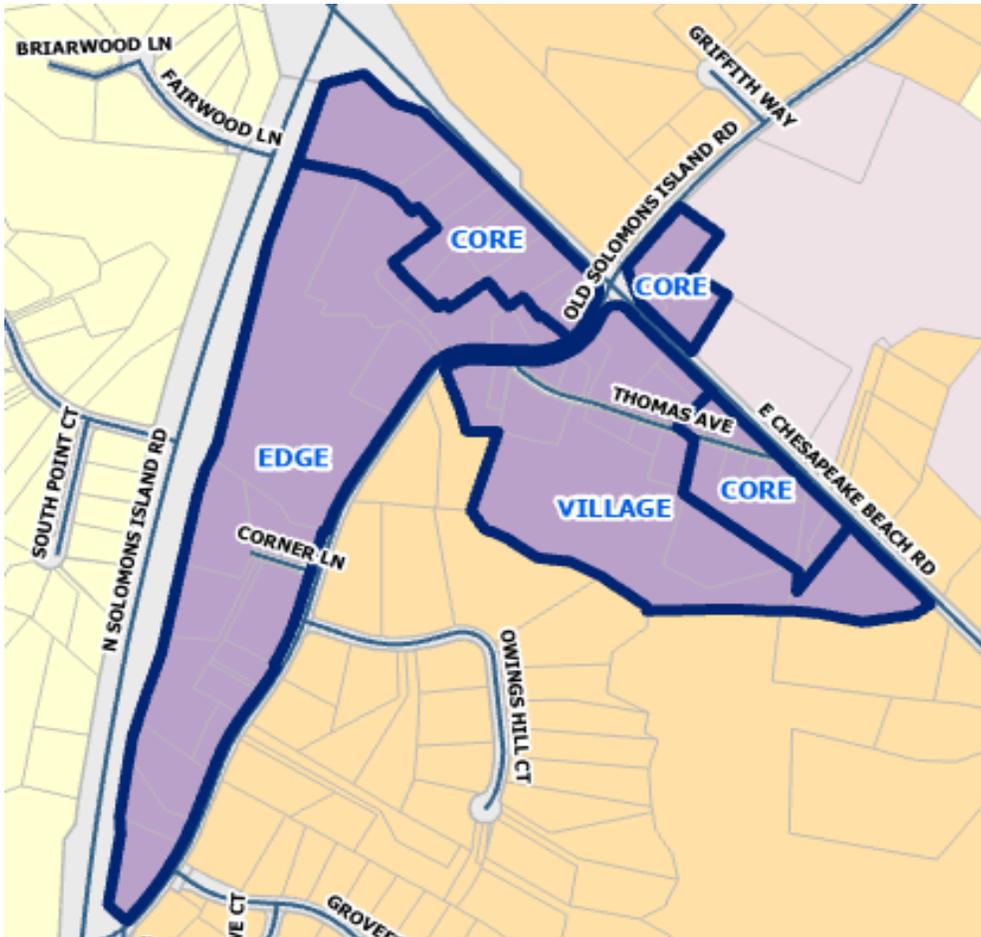
2-1 DISTRICT BOUNDARIES ESTABLISHED

The locations and boundaries of the districts are established as shown on the 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 Department of Planning and Zoning.

2-2 INTERPRETATION OF DISTRICT BOUNDARIES

- 2-2.01 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 Map.
 - B. 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.
 - 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 unsubdivided 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 district adjoining the side of such 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).

Owings Town Center Zoning Map



ZONING	
	EC
	FFD
	I-1
	I-2
	I-MU
	MC
	N/A
	RC
	RCD
	RD
	RND
	ROW
	TC
	WCD

ARTICLE 3

ZONING DISTRICTS

- 3-0 Zoning Districts
- 3-1 Purpose of Establishing District Boundaries
- 3-2 Purpose and Intent of Districts
- (02/19/25) 3-3 Permitted Land Uses by District

3-1 PURPOSE OF ESTABLISHING ZONING DISTRICTS

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

3-2 PURPOSE AND INTENT OF DISTRICTS

3-2.01 Core District

The intent within this district is 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.

3-2.02 Village District

The intent within this district is to allow for a wide variety of complimentary uses appropriate to small town setting and to promote and sustain neighborhood scale non-residential uses.

3-2.03 Edge District

The purpose of this district is 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.

(02/19/25) 3-3 PERMITTED LAND USES BY DISTRICT

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

ARTICLE 4

TRANSFER ZONE DISTRICT

- 4-0 Transfer Zone District
- 4-1 Designated Transfer Zone

(12/02/03) 4-1 DESIGNATED TRANSFER ZONES
(05/01/06)

The Village and Edge Districts are designated transfer zones per the requirements of the Calvert County Zoning Ordinance. Five 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^s.

In lieu of purchasing Transferable Development Rights (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.

This page intentionally left blank.

ARTICLE 5

DEVELOPMENT REQUIREMENTS

- 5-0 Development Requirements
- 5-1 Purpose
- 5-2 Development Requirements for All Districts
- 5-3 Development Requirements for the Core District
- 5-4 Development Requirements for the Village District
- 5-5 Development Requirements for the Edge District

5 - 1 PURPOSE

The following development standards are designed to help promote an attractive image for the town center and to maintain a high level of environmental quality.

5-2 DEVELOPMENT REQUIREMENTS FOR ALL DISTRICTS

All development projects in the Town Center are subject to the requirements of this section. The use of private streets shall in no way relieve an applicant of any of the articles of this section. Under no circumstances shall the back of residential structures on a private right-of-way face to a public road.

5-2.01 Conservation Areas

(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 Grading and Clearing

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:

Clearing is part of a state forestry management plan unrelated to preparation of the site for sale or development or

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

The area to be graded and/or cleared is less than 5,000 sq. ft. and will not disturb historical or archeological sites or

The County or State has determined that there is a need to grade or clear within the right-of-way for road safety purposes.

5-2.03 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 uses that are visually incompatible with neighboring land uses and are 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
 - 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.

5-2.04 Parking And Loading Requirements

(02/19/25)

A. The number of required spaces, by land use and type of structure, set forth in Section 27-4 and Table 27-1 of the Calvert County Zoning Ordinance, may not be exceeded on-site.

B. Other Parking Requirements

On-street parking is permitted as parallel parking only.

On-site parking shall be located to the rear of all new or redeveloped buildings. The County Zoning Officer may permit side yard parking lots, on a case by case basis, only where unique attributes of the particular lot, including such attributes as terrain, lot shape, and presence of wetlands, prevent rear yard parking. On-site parking shall not be located between the right-of-way and the front of a building.

C. Loading requirements contained in the Calvert County Zoning Ordinance shall apply in the Owings Town Center.

5-3 DEVELOPMENT REQUIRMENTS FOR THE CORE DISTRICT

5-3.01 Purpose of District

The intent within this district is 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.

5-3.02 Lot Requirements

- A. There is no minimum lot size in this district.
- B. Lot Requirements Table for the Core District

5-3.02B LOT REQUIREMENTS FOR THE CORE DISTRICT

LOT TYPE*	WIDTH	DEPTH (minimum)	ONSITE PARKING	SIDE YARD SETBACK (minimum)	REAR YARD SETBACK	WIDTH OF PRIMARY BUILDING FACADE (maximum)
Commercial	n/a	130'	Parking behind building	10'	20'	50'
Multi-Family	n/a	150'	Parking behind building	10'	20'	50'
Plex	n/a	75'	Access from alley. Parking behind building	n/a	20'	n/a
Live/Work	16-24**	90-110'	No garages. Access from alley. Parking behind building	n/a	20'	n/a
Townhouse	16-24**	70-110'	Access from alley. Garages may be attached or detached.	n/a	20'	n/a

*Lot types are illustrated in Section 4 of the Owings Town Center Master Plan. No lot types other than those listed in this table are permitted within the Core District.

**Add 8' to all side street lots. The maximum width of all side street lots may be exceeded by 8 feet.

5-3.03 Maximum Building Footprint

The maximum footprint for any building in this district is 15,000 sq. feet. 5-

5-3.04 Setbacks

Building setbacks from all public and private roads shall be as follows:

- A. Setback along Chesapeake Beach Road (MD 260) throughout the Town Center shall be 35-feet from edge of pavement.
- B. Setback from all other roads: 12-feet from edge of pavement

5-3.05 Required Frontage Types

- A. Building frontage types described in Section 4 of the Owings Town Center Master Plan are hereby made part of this Ordinance.
- B. All new buildings in this district shall conform to one of the following frontage types: Shop Frontage, Arcade Frontage, or Stoop Frontage.
- C. No other frontage type is permitted within the Core District.

5-4 DEVELOPMENT REQUIREMENTS FOR THE VILLAGE DISTRICT

5-4.01 Purpose of District

The intent within this district is to allow for a wide variety of complimentary uses appropriate to small town setting and to promote and sustain neighborhood scale commercial retail, service, and office development.

5-4.02 Lot Requirements

- A. There are no minimum lot size requirements.
- B. Lot Requirement Table for the Village District.

5-4.02B LOT REQUIREMENTS FOR THE VILLAGE DISTRICT

LOT TYPE	WIDTH	DEPTH	OUTSIDE PARKING	SIDE YARD SETBACK (minimum)	REAR YARD SETBACK (minimum)	WIDTH OF PRIMARY BUILDING FACADE***
Plex Lots	N/A	150' (min)	Parking behind building	n/a	20'	n/a
Live/Work	16-24'***	90-110'	No garages. Access from alley parking behind building	n/a	20'	n/a
Townhouse	16-24'***	70-110'	Access from alley, garages (attached / detached)	n/a	20'	n/a
Duplex	25-40"	90-110'	Access from alley, garages (attached / detached)	0' on one side 5' on other side	20'	32'
Cottage	40-50'***	100-120'	Access from alley, garages (attached / detached)	0' on one side 5' on other side	20' from principal building and 7' from ancillary structures	32'
Village	50-70'	>110'	Access from alley or front. If front, then garages must be recessed minimum 20' from primary building facade	5' for buildings less than 2 stories and 10' for buildings 2 stories or higher	20' from principal building and 7' from ancillary structures	36'

* Lot types are illustrated in Section 4 of the Owings Town Center Master Plan. No lot types other than those listed in this table are permitted within the Village District.

**Add 8 feet to all side street lots. The maximum lot width of side street lots may be exceeded by 8 feet.

***Side wings must be set back from primary building facade at a distance equal to the length of the side wing.

5-4.03 Maximum Building Footprint

The maximum footprint for any building in this district is 5,000 square feet. Attached structures may not cause the total building footprint to exceed 6,000 square feet. Maximum footprint of an ancillary structures is 650 square feet per lot.

5-4.04 Setback

Building setbacks from all public and private rights-of-way shall be as follows:

- A. Minimum 10-feet from edge of pavement. Maximum 35-feet from edge of pavement.
- B. Buildings setback from edge of pavement at a distance of 27-feet or greater shall have a Porch and Fence Frontage. (See Porch and Fence Frontage in Section 4 of the Owings Town Center Master Plan.)

5-4.05 Required Frontage Types

- A. The building frontage types described in Section 4 of the Owings Town Center Master Plan are hereby made part of this Ordinance.
- B. All buildings in this district shall conform to one of the following frontage types: Shop Frontage, Arcade Frontage, Stoop Frontage, Dooryard Frontage / Uphill Side, Dooryard Frontage / Downhill Side, and Porch and Fence Frontage.
- C. No other frontage type is permitted within the Village District.

5-5 DEVELOPMENT REQUIRMENTS FOR THE EDGE DISTRICT

5-5.01 Purpose of District

The purpose of this district is 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.

5-5.02 Lot Requirements

- A. The minimum lot size is 14,200 square feet and is subject to Health Department approval. The minimum lot size is 5,000 square feet if public water and sanitary sewer service systems are provided.
- B. Lot Requirement Table for Edge District

5-5.02B LOT REQUIREMENTS FOR EDGE DISTRICT

LOT TYPE*	WIDTH	DEPTH (minimum)	ONSITE PARKING	SIDE YARD SETBACK (minimum)	REAR YARD SETBACK (minimum)	WIDTH OF PRIMARY BUILDING FACADE* (maximum)
Village	50-70'	>110'	Access from alley on front. If front access, garage must be recessed 20' (min) from primary building facade.	5' for buildings less than 2 stories and 10' for buildings 2 stories or higher	20' from principal building and 7' from ancillary structures	36'
Estate	70-90'	>110	same as above	same as above	same as above	40'

* Lot types are illustrated in Section 4 of the Owings Town Center Master Plan. No lot types other than these listed in this table are permitted in the edge district.

**Side wings must be setback from primary building facade at a distance equal to the length of the side wing.

5-5.03 Maximum Building Footprint

The maximum footprint for any building in this district is 2,000 square feet. Maximum footprint of ancillary structures is 650 square feet per lot.

5-5.04 Setbacks

Building setbacks from all public and private rights-of-way shall be as follows: Minimum Setback is 25-feet from edge of pavement. Maximum setback is 50 feet from edge of pavement. Front porches of 8-foot minimum depth may encroach within the minimum setback.

5-5.05 Required Frontage Types

- A. The building frontage types described in Section 4 of the Owings Town Center Master Plan are hereby made part of this Ordinance.
- B. All buildings in this district shall conform to one of the following frontage types: Porch and Fence Frontage and Common Lawn Frontage.
- C. No other frontage type is permitted within the Edge District.

ARTICLE 6

ARCHITECTURAL REQUIREMENTS AND GUIDELINES

- 6-0 Architectural Requirements and Guidelines
- 6-1 Purpose
- 6-2 Town Center Standard Requirements
- 6-3 Building Design Standards
- 6-4 Signage
- 6-5 Procedures for Architectural Review

6-1 PURPOSE

Building 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 Owings Town Center.

6-2 TOWN CENTER ARCHITECTURAL STANDARDS

6-2.01 Proportion/Rhythm/Scale

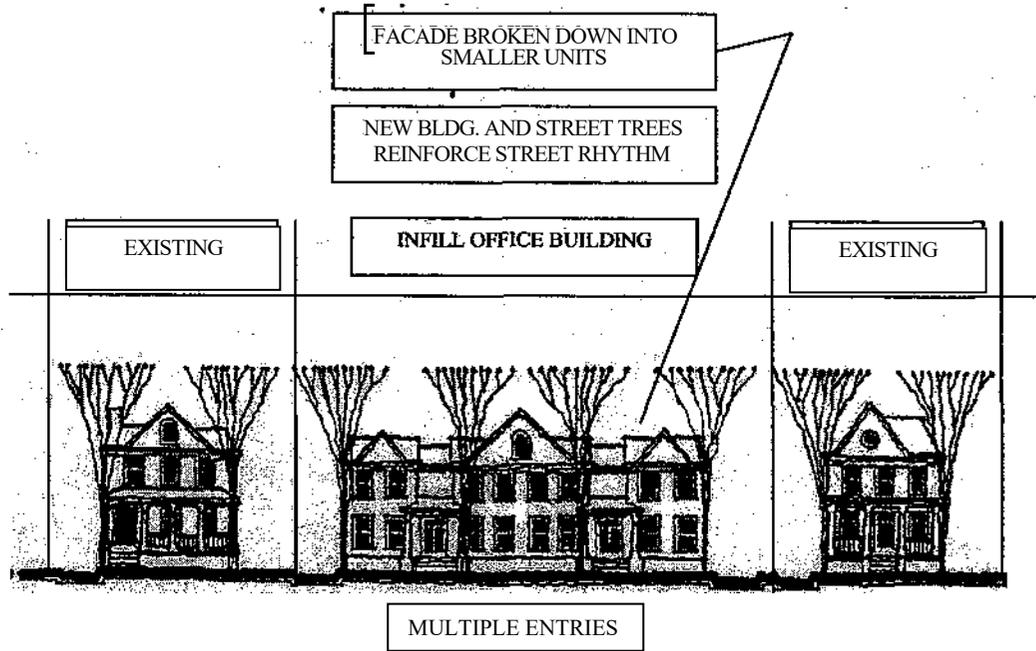
Proportion - refers to the relationship between width and height of buildings facades and their components.

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.

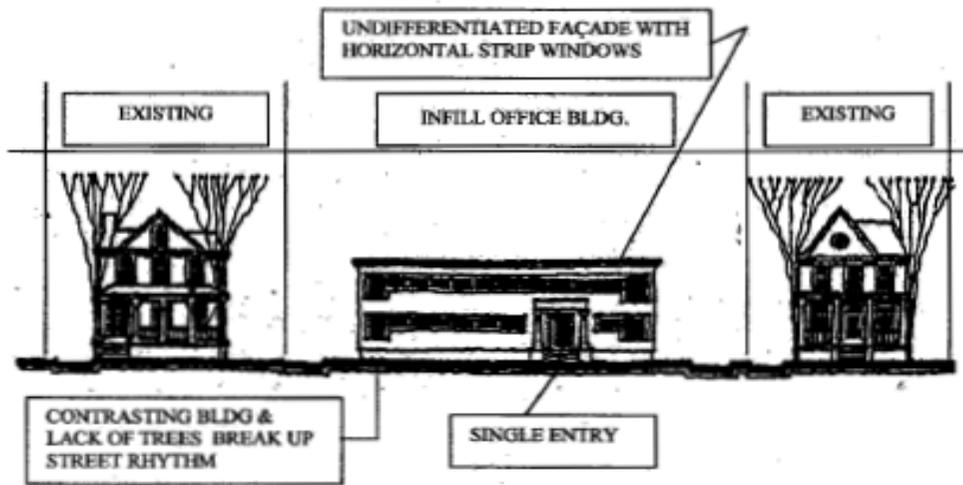
Scale - refers to the size (height/width) relationship between adjacent structures. Human scale refers to the comfortable size relationship between buildings and people.

- A. The proportional relationship of individual commercial and residential facades in the town center shall emphasize the vertical rather than the horizontal. Single story strip shopping centers running parallel to public roads are expressly not permitted.
- 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 shall 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. Within the Village District, along Thomas Avenue, buildings shall be designed to promote a pattern of closely spaced buildings with multiple entrances. See illustration below.



APPROPRIATE



INAPPROPRIATE

6-2.02 Building Frontage Types

Appropriate building frontages, by district, are shown in Section 4 of the Owings Town Center Master Plan.

6-2.03 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.

6-2.04 Garages

Garages shall be located as provided for in the discussion of lot types in Section 4 of the Owings Town Center Master Plan.

6-2.05 Fences

Chainlink fences are not permitted along the front property line.

6-3 BUILDING DESIGN STANDARDS

6-3.01 Core District: Scale, Materials and Techniques

- A. Building Height: Maximum three stories, plus a habitable roof, to a maximum of 40 feet to the bottom of the eave. At least two stories are required along Chesapeake Beach Road.
- B. Roof: Flat roofs are permitted provided a cornice caps them. If roof is to be pitched, minimum pitch: $\frac{6}{12}$. Colors and tones shall be muted.
- C. Windows shall be longer than they are wide. A recommended proportion of 1.6:1 to 2.5:1 (height:width); Retail uses along the proposed Service Road, or along the proposal Traffic Circle 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.
- D. Materials shall be brick - unpainted (red tones only); whitewashed or painted brick; stucco; synthetic stucco (muted colors); split face block or natural stone.

6-3.02 Village District: Scale, Materials and Techniques

- A. Building Height: Maximum two stories, plus a habitable roof, to a maximum of 28 feet to the bottom of the eave.
- B. Roof: Flat roofs are permitted provided a cornice caps them. If roof is to be pitched, minimum pitch: $\frac{6}{12}$. Colors and tones shall be muted.
- C. Windows shall be longer than they are wide. A recommended proportion of 1.6:1 to 2.5:1 (height:width); Cafes and Restaurants are encouraged to have windows that open fully to allow outdoor dining along the street.

- D. Materials shall be brick-unpainted (red tones only); whitewashed or painted brick; stucco; synthetic stucco (muted colors); natural stone; wood or wood appearance siding with wide corner boards and window trim. As aluminum siding products vary widely, samples shall be submitted for approval.

6-3.03 Edge District: Scale, Materials and Techniques

- A. Building Height: Two stories, plus a habitable roof, to a maximum of 28-feet to the bottom of the eave.
- B. Roof: Minimum pitch: $\frac{6}{12}$. Colors and tones shall be muted.
 - C. Windows shall be longer than they are wide. A recommended proportion of 1.6:1 to 2.5:1 (height:width).
 - D. Materials shall be brick- unpainted (red tones only); whitewashed or painted brick; synthetic stucco (muted colors); 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.

(12/4/01) 6-3.04 Exceptions:

- A. Cupolas or tower elements connected to residential structures (maximum of 150-square feet in plan) may extend to four stories in height.
- (02/19/25) B. Tall structures and/or tower elements are permitted at the end of commercial blocks unless used for the purpose of camouflaging or concealing wireless communications facilities such as towers or antennas. Such structures shall be subject to the requirements of Section 18-12.C of the Calvert County Zoning Ordinance.

6-4 SIGNAGE

(01/31/18) The provisions of Article 29 of the Calvert County Zoning Ordinance apply in the Owings Town Center.
(02/19/25)

Pages 24-26 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 projects subject to architectural review shall meet the minimum requirements outlined in Section 25-9 of the Calvert County Zoning Ordinance.

- A. 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.
- B. Additions to existing commercial, office, industrial and institutional buildings;
- (02/19/25) C. All new accessory or ancillary buildings or structures having a footprint of 200 square feet or more visible from existing or proposed public roads;
- D. New fences and changes to existing fences visible from existing or proposed public roads;
- E. Additions to existing residential buildings, visible from existing or proposed public roads, which would increase total square footage by over 50%.; and
- F. New signs and changes to existing signs.

(02/19/25) 6-5.02 Exceptions

Additions to existing structure 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.