

**PRINCE FREDERICK
ZONING ORDINANCE**

RESOLUTION NO. 8-92

PERTAINING TO THE ADOPTION OF THE PRINCE FREDERICK 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 zoning ordinances; and

WHEREAS, after due notice was published, the Planning Commission and the Board of County Commissioners conducted a joint public hearing on October 8, 1991 at which time the proposed Prince Frederick Zoning Ordinance was discussed and public comment was heard; and

WHEREAS, on November 12, 1991 the Planning Commission approved the Zoning Ordinance and recommended adoption of the same to the Board of County Commissioners; and

WHEREAS, on January 7, 1992 the Board of County Commissioners unanimously adopted the Prince Frederick Zoning Ordinance without substantive changes.

NOW, THEREFORE, BE IT RESOLVED AND ORDAINED, by the Board of County Commissioners of Calvert County, Maryland, that the Prince Frederick. Zoning Ordinance which is attached hereto as Exhibit A and made a part hereof, BE and hereby IS, adopted as the official Zoning Ordinance for the Prince Frederick Town Center.

AND BE IT FURTHER RESOLVED, that this Resolution and Ordinance shall be in force and effect from and after its adoption on the date set forth below.

DONE, this 28th day of January, 1992, by the Board
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

Michael J. Moore
Michael J. Moore, President

Hagner R. Mister
Hagner R. Mister, Vice President

Patrick M. Buehler
Patrick M. Buehler

Mary M. Krug
Mary M. Krug

Approved for legal
sufficiency on 1-22-92
by

William R. Bailey
William R. Bailey
County Attorney

ff 1/21/92

Joyce Lyons Terhes

PRINCE FREDERICK ZONING ORDINANCE
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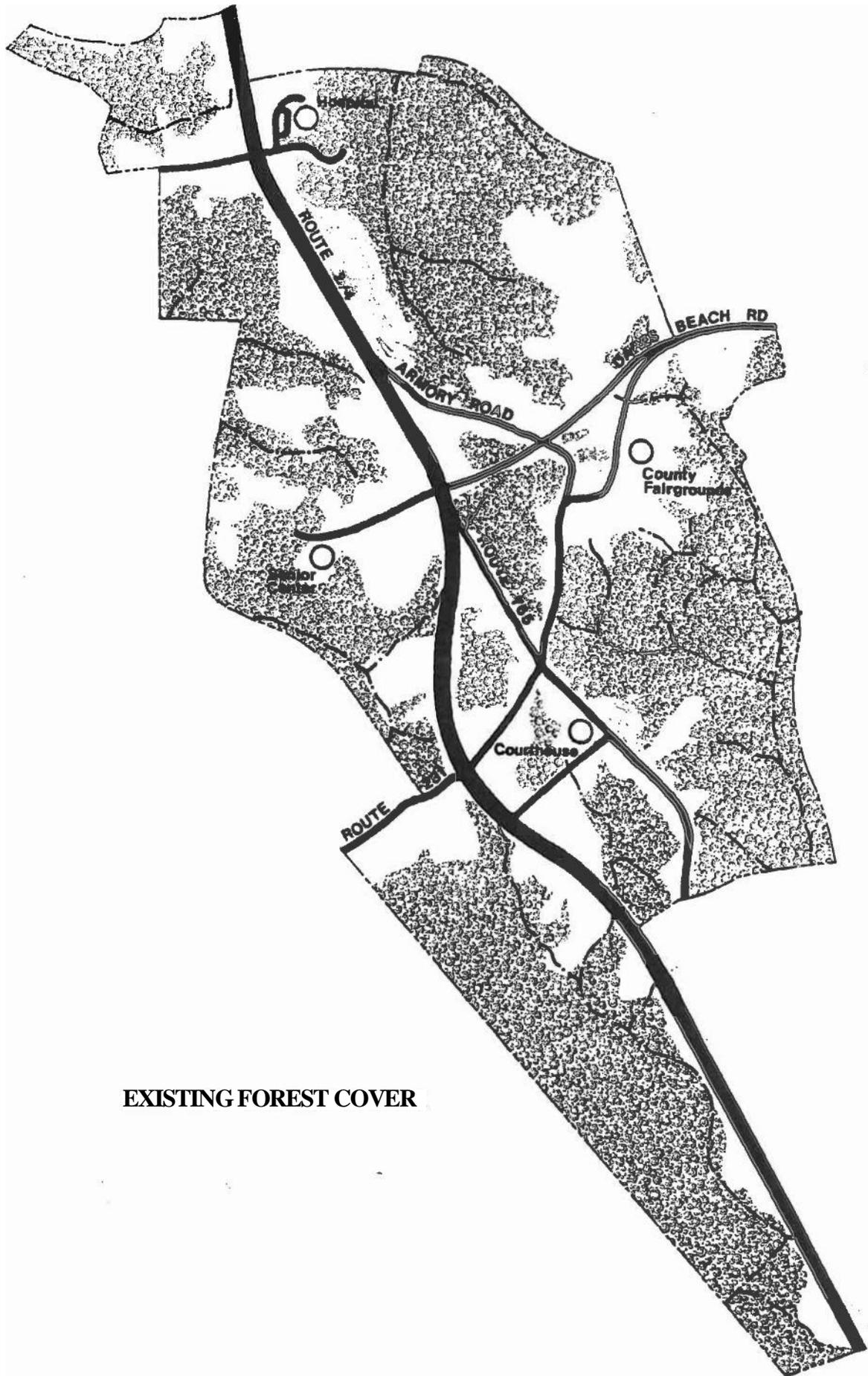
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PRINCE FREDERICK TOWN CENTER



EXISTING FOREST COVER

INTRODUCTION

PURPOSE

The Prince Frederick Zoning Ordinance is a legal document which is adopted to accomplish the aims of the Prince Frederick Master Plan by regulating land uses in a manner that promotes the health, safety and general welfare of Calvert County residents. The central aims of the Plan and the guidance for this Ordinance were identified and prioritized by the public as follows:

- A. ensure that public facilities (water, sewer and roads) are adequate to support growth,
- B. maintain high standards of road safety and minimize traffic congestion
- C. preserve the historic heritage of Prince Frederick,
- D. promote pleasant, stable residential communities,
- E. preserve existing natural features (forests, large trees, stream valleys and natural areas), and
- F. promote economic development.

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 Prince Frederick Town Center as shown on officially adopted Calvert County Zoning Maps.

All site plans and subdivision 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.

APPLICABILITY

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

SEPARABILITY

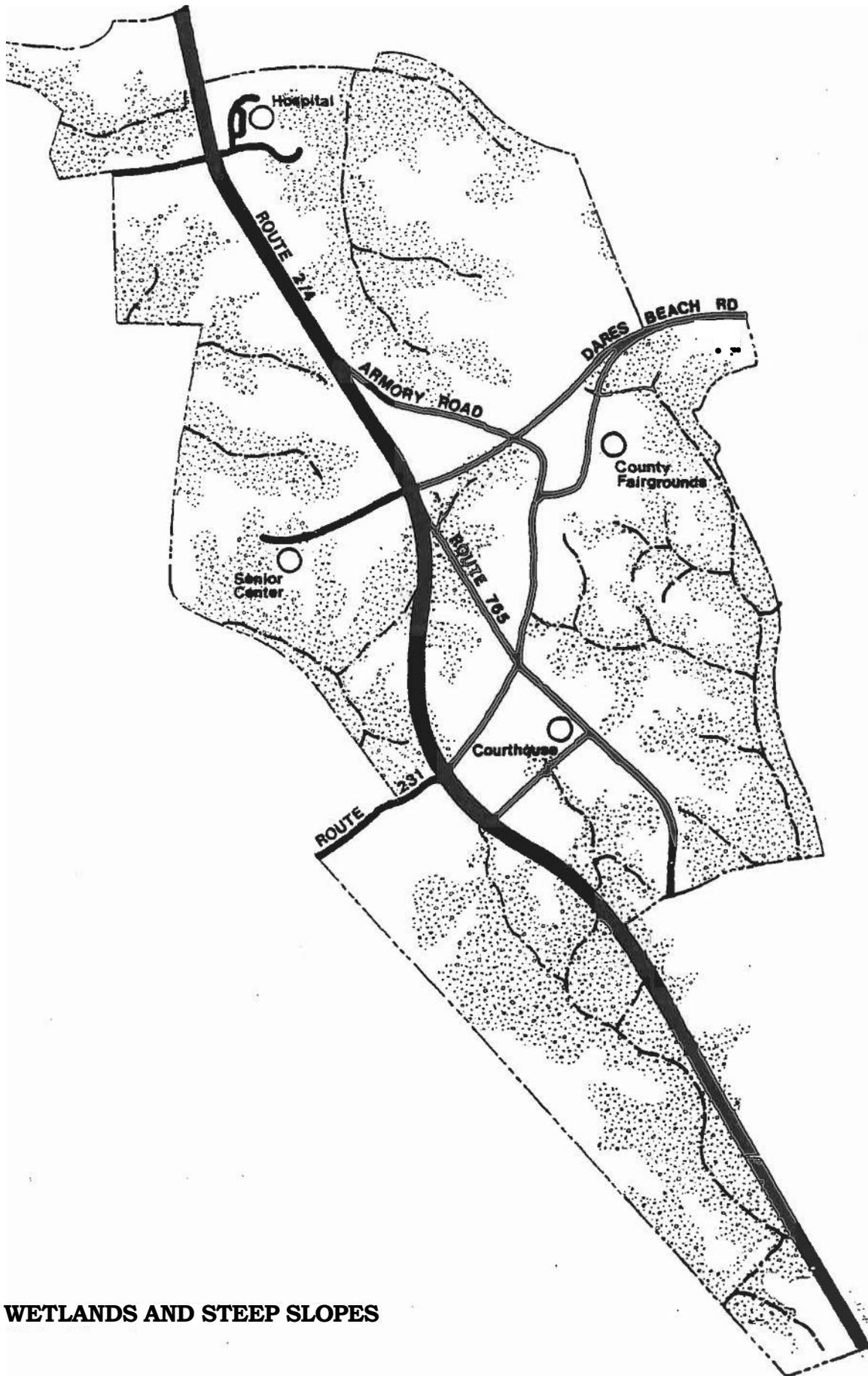
If any section, subsection, sentence, clause or phrase of this Zoning Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such provision shall be deemed separate and such invalidity or unconstitutionality shall not affect the validity of the Zoning Ordinance in its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

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.

PERMITS (2/19/25)

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 building or structures; or excavating for any construction.



WETLANDS AND STEEP SLOPES

I. NATURAL FEATURES
A. GRADING AND CLEARING

Grading and clearing permits may not be issued prior to site plan or subdivision approval.

Exceptions may be granted provided that:

1. Clearing is part of a state forestry management plan unrelated to preparation of the site for sale or development.
2. 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.
3. The area to be graded and/or cleared is less than 5,000 sq. ft. and will not disturb historical or archeological sites.
4. The County or State has determined that there is a need to grade or clear within the right of way (r.o.w.) for road safety purposes.

B. NATURAL VEGETATIVE AREAS (non-tidal Flood Plains, non-tidal Wetlands and USGS Blue Line Streams and their buffers)

(10/28/03)

(03/05/25) All of the provisions in Article 21 of the Calvert County Zoning Ordinance shall be met.

1. Filling Wetlands

a. ...for Roads

Wetlands may be filled for the purpose of constructing approved County and State roads.

b. ...for Commercial Uses

Wetlands that are not within Flood Plains (as determined by the presence of alluvial soils or hydrologic studies) or within required Blue Line stream buffers may be filled for the purpose of providing space for commercial uses provided that it can be demonstrated that

the proposed square footage of the commercial project can not be accommodated on the site without filling the wetlands.

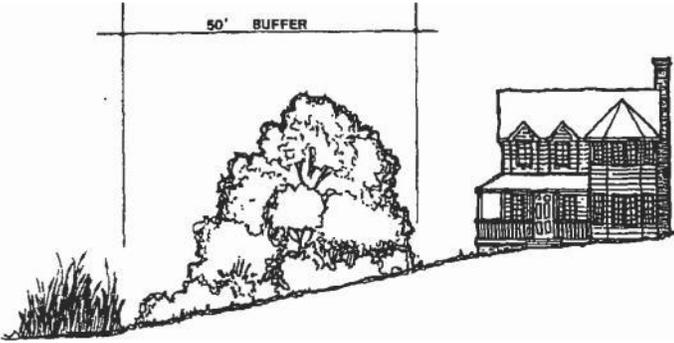
If wetlands are to be filled for the purpose of constructing a commercial use, a mitigation plan is required. Mitigation shall provide water quality benefits and plant and wildlife habitat equivalent to the wetland which is being destroyed or altered and shall be accomplished, to the extent possible, on-site or near the affected wetland and within the same sub-watershed.

c. ...for Residential Uses

Filling of wetlands for the purpose of constructing residential dwellings is not permitted.

b. ...for Residential Uses

Reductions in the required 50 foot buffer are not permitted for residential dwellings.



2b. The wetland buffer may not be reduced for residential uses.

3. Development on Steep Slopes

Outside required Natural Vegetative Areas and their buffers, development on steep slopes is permitted provided adequate methods are formulated by the developer and approved by the Zoning Officer, upon recommendation of, but not limited to, the County Engineer, the County Environmental Planner and the Soil Conservation Service, to minimize soil run-off problems.

C. FORESTS AND MONUMENT TREES

1. Identifying Forests and Monument Trees

Forests and monument trees as defined below shall be identified on the preliminary subdivision plan or site plan. Trees with diameters of 12 inches or more at 4.5 ft. above ground and ornamental trees and shrubs shall be individually identified.

Forest: area containing at least 100 trees per acre with at least 50% of trees having a 2 inch diameter measured at 4.5 ft. above ground.

Monument trees: national, state or local champion trees; trees having a diameter measured at 4.5 ft. above the ground of at least 24 inches or trees having a diameter that is at least 75% of the diameter, measured at 4.5 ft. above the ground, of the current state champion of that species.

2. Minimum Forest Cover

On sites with existing forest cover, a minimum of 10% of a commercial or mixed use site and 15% of a residential site, including natural vegetative areas, shall remain forested. Care should be taken to retain and incorporate large trees (12" and more in diameter) into the site design.

Exception: In cases where grading and/or clearing remove more than these amounts of existing forest, the site shall be replanted to meet the minimum requirement. (Required landscaping will count toward fulfilling this requirement.)

Replanting shall consist of transplanted stock, relocated from the site or surrounding areas, that is greater than 1.5 inches diameter measured at 4.5 ft. above the ground or seedling stock and shall be bonded for one year.

3. Protection of Monument Trees

Monument trees located within all natural vegetative buffers and required setbacks shall be retained. Monument trees located outside natural vegetative buffers and setbacks shall be retained and incorporated into the site design wherever feasible.

D. CHANGES TO EXISTING TOPOGRAPHY

As a general guideline, changes to existing topography should be kept to a minimum. Buildings, parking lots and roads should be designed to fit the existing landscape with as few modifications as possible. Where changes to existing topography are necessary, the area should be graded in such a manner as to blend in with the surrounding natural topography.

II. TRAVELWAYS

A. ROADS

1. Site Access

All of the provisions in Section 25-1-F of the Calvert County Zoning Ordinance governing site access shall be met.

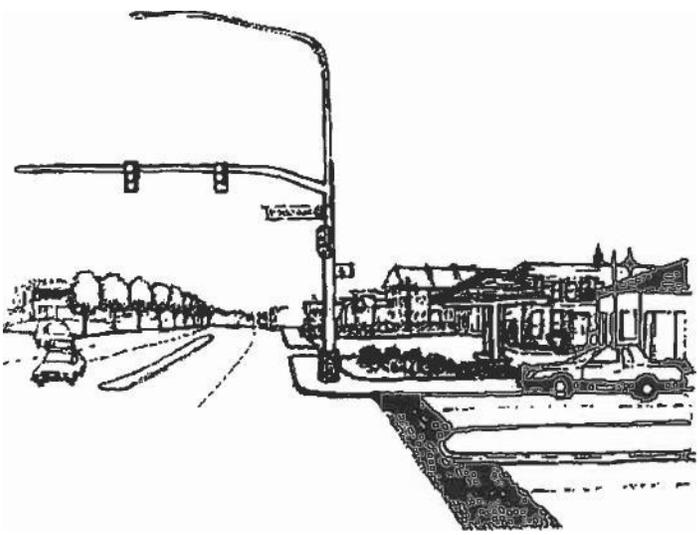
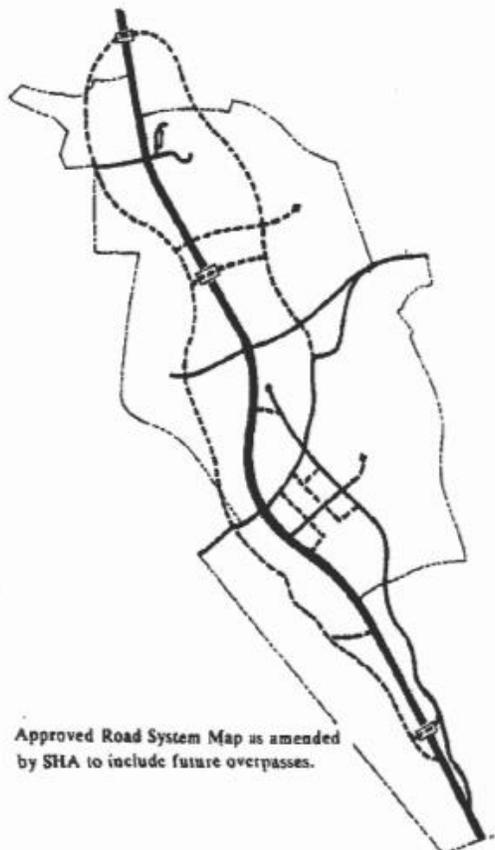
2. Road System Map and Road Improvement Plan

New developments shall be consistent with the Road System Map and the Road Improvement Plan adopted in the Prince Frederick Master Plan.

3. Right-of-Way Width, Curb Radius, Cul-de-Sac Radius and Landscaping Within Right-of-Way

Exceptions to the Calvert County Road Ordinance may be approved by the County Engineer for the purpose of maintaining and/or creating a traditional neighborhood design. Exceptions may include reductions of the required right-of-way width, curb radius, cul-de-sac radius and landscaping within the right-of-way.

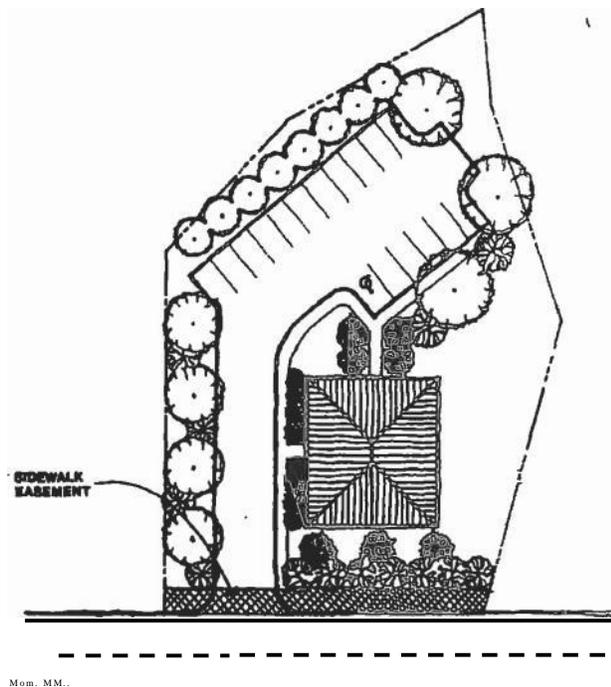
Approval will be based upon a) the number and type of uses to be served by the roadway b) adequate access for Fire and Rescue vehicles as determined by the Department of Public Safety and c) adequate provisions for maintenance of landscaping within right-of-way.



B. SIDEWALKS

1. General Requirement for Sidewalks

Sidewalks or sidewalks easements providing safe and convenient on-site circulation as well as access to adjacent sites and/or activity centers nearby are required. Sidewalks needed to serve a given site shall be constructed by the developer. Where possible, sidewalks shall be placed outside road rights-of-way.



2. Sidewalk Maintenance

Sidewalk maintenance shall be the responsibility of property owners, business associations, or homeowners' associations having frontage adjacent to sidewalks. A note shall be added to all new plats stating that the property owner will maintain sidewalks and plantings to curb line.

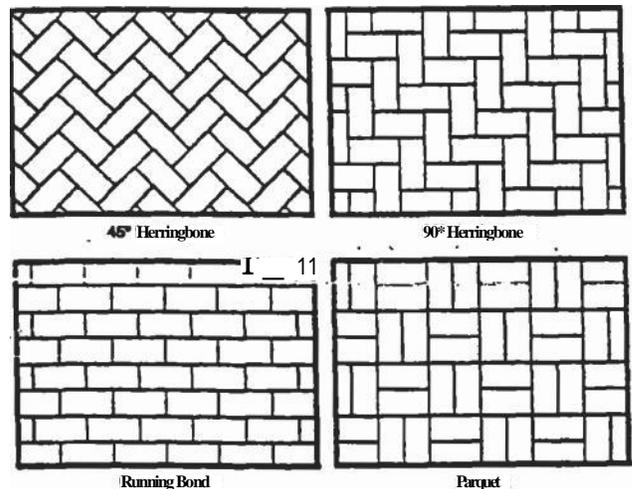
3. Sidewalk Construction Standards

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

4. Sidewalk Design Standards

a. Red brick or brick appearance pavers in the designs shown below are the preferred sidewalk material for use in all areas of the Town Center. Other types, colors and designs of sidewalk material will need to be reviewed as part of Architectural Review and will be evaluated in accordance with the provisions listed in Chapter IV, Building Design.

b. Brick or brick appearance pavers are required to be used for a minimum 30% of the sidewalk running along front elevations of commercial and office buildings within the entire Town Center and along all public sidewalks in the Old Town District. (See Chapter VI for description of Districts.)



C. BALTIMORE & DRUM POINT RAILROAD TRAIL

Portions of the former Baltimore & Drum Point railroad right-of-way shall be preserved for use as a future pedestrian/bicycle trail or trails. As parcels develop, trail easements shall be deeded to the County as part of a Public Works Agreement.

III. SITE DESIGN

A. PROMOTING A COHESIVE TOWN CENTER DESIGN

Prior to preliminary design of any project of more than 5,000 sq. ft of disturbed area (1000 sq. ft within the Old Town Residential District and Fairgrounds District*), the applicant shall offer to meet with adjacent property owners, County staff and representatives of business and community organizations to discuss building and site design alternatives.

The objective is to look for alternatives that will

1. help establish a cohesive, logical, and easily understandable pattern of development and a "sense of place" within the Town Center by coordinating the placement and design of buildings, signs and landscaping,
2. use available space efficiently,
3. identify opportunities to establish amenities such as "vest pocket" parks and courtyards, shared outdoor seating areas and landmarks at minimal cost,
4. maximize the impact of advertising signs while contributing to the goal of creating an attractive appearance along roadways,
5. reduce site design costs through use of shared entrances, parking lots, stormwater management systems and the like,
6. minimize dependence upon automobiles by providing pedestrian access to convenience stores, recreational facilities and/or public transportation, where feasible, and
7. meet or exceed minimal standards and guidelines.

The purpose of the meeting is to generate ideas and provide assistance. Decisions are non-binding and can not overrule the provisions in this Ordinance.

*See Chapter VI - Development Districts

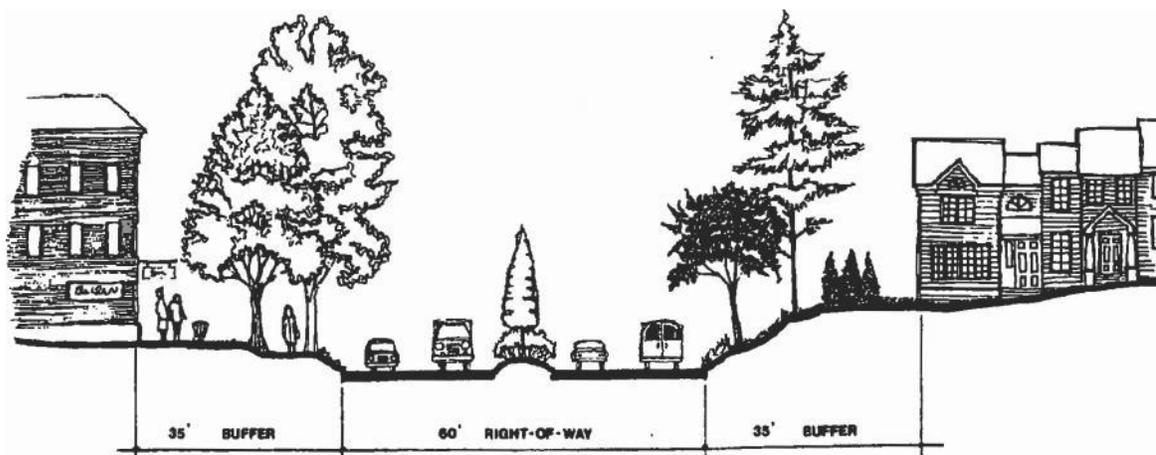
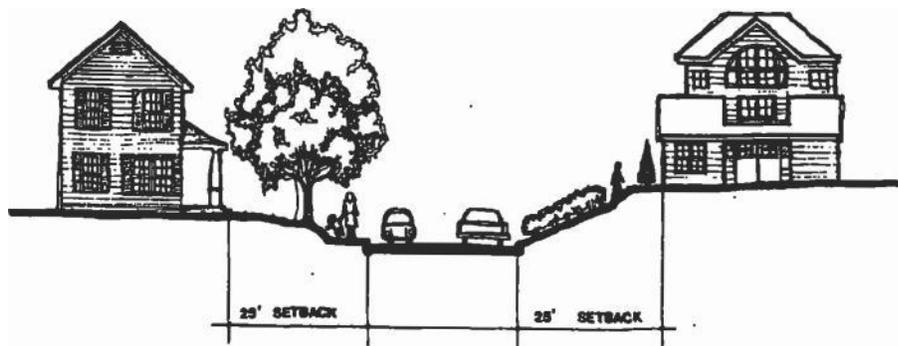
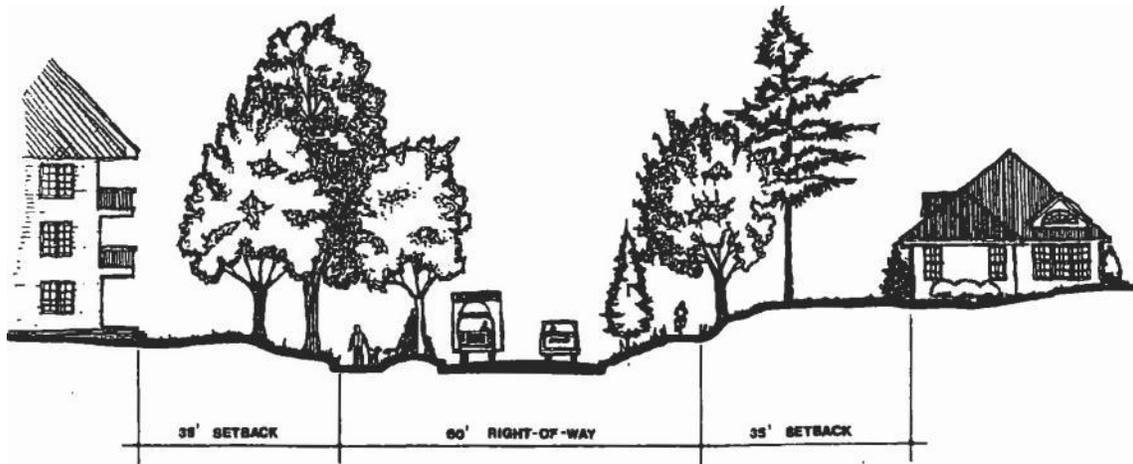
B. ARCHEOLOGICAL AND HISTORIC FEATURES

1. Archeological Features

An inventory of existing on-site archeological features may be required prior to preliminary approval of a site plan, subdivision plat or grading permit. To avoid any potential delays, the applicant may make a written request for an inventory review prior to submittal of a grading and clearing or site plan application. Applicants are strongly urged to complete the inventory process prior to site design so that the preservation of significant features can be incorporated into the layout.

To determine whether an inventory of archeological features is required, an application for review will be reviewed by the Department of Planning & Zoning and submitted to the Historic District Commission, the Maryland Historical Trust and other relevant agencies to determine within 30 days of submittal whether any known significant archeological features are located on the property or whether the characteristics of the site suggest the probability of significant archeological features.

For the purposes of this Ordinance, a significant archeological feature is defined as a feature that has been identified by applicable County, State or Federal agencies as having unique archeological significance. In the event either of the above is found to be relevant, the applicant may be asked to conduct an inventory according to criteria established by the Department of Planning & Zoning upon recommendations by the relevant agencies or to preserve the artifacts in place.



Setbacks

Z. 0. 6

2. Historic Features

In cases where a building which is listed on the Maryland Historical Trust Historic Sites Survey is located within the boundaries of a proposed development project, the applicant shall meet with the Historic District Commission prior to approval of a site plan or subdivision plat. The purpose of the meeting is to determine the feasibility of retaining the building and incorporating it into the site design. In the event it is not feasible to retain the building or make it available for removal to another site, the applicant will be required to document the structure prior to destruction in accordance with criteria established by the Department on Planning and Zoning.

Removal of an archeological or historic feature prior to approval of a site plan or subdivision plat may be grounds for denial of the application.

C. SETBACKS AND LANDSCAPING WITHIN SETBACKS

1. Setbacks and Landscaping along Roadways

a. Building, Parking Lot and Accessory Use Setbacks along Roadways

The minimum setback for buildings, parking lots and accessory uses along all roadway rights-of-way within the Town Center is 35 feet, except in the New Town District, where along all arterial roadway rights-of-way the minimum setback is the lesser of either 10 feet from the property line or 25' from the nearest travel-lane.

Exceptions

i. Reductions in setbacks

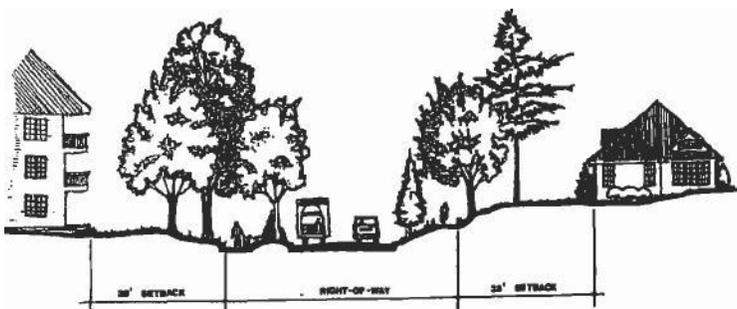
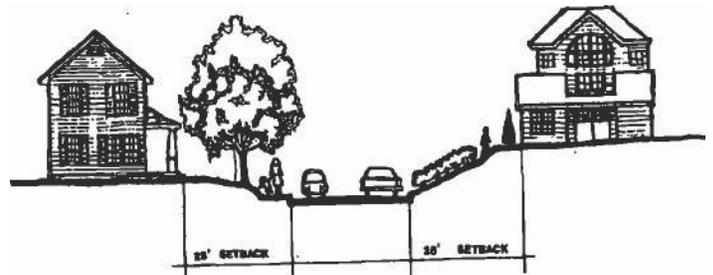
The following reductions in minimum setbacks may be approved by the Planning Commission to meet special design requirements of the Planning Commission or to address a non-self-imposed hardship.

(i). Setbacks may be reduced to a minimum of 25 feet from edge of right-of-way along proposed secondary "loop" roads.

(ii) Setbacks may be reduced to a minimum of 25 feet from edge of curb along all local connector roads (future roads that connect Rt 2/4 with secondary loop roads), Church Street, Armory Road, Fairgrounds Road, Dares Beach Road west, and Duke Street.

(iii) Except as otherwise provided in this section, setbacks may be reduced to a minimum of 15 feet from edge of curb along all local roads. (07/29/16)

(iv) If an applicant is required to provide a service road, the Planning Commission may grant a reduction in the parking lot setback from 35 feet to no less than 20 feet.



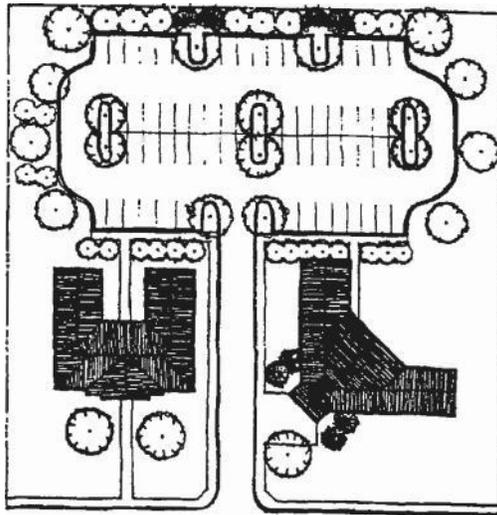
ii. Setbacks along Main Street.

Future buildings (including replacements of existing buildings) along Main Street shall maintain the existing as-built setbacks along the street, exclusive of public plazas and outdoor seating areas. Off-street parking lots shall be located to the rear of buildings.



iii. Setbacks along Proposed Loop Road west of Rt 2/4.

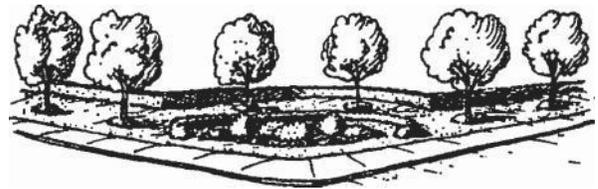
In lieu of parking lot setbacks, off street parking lots shall be located to the rear of buildings.



c. Landscaping within Setbacks along Roads

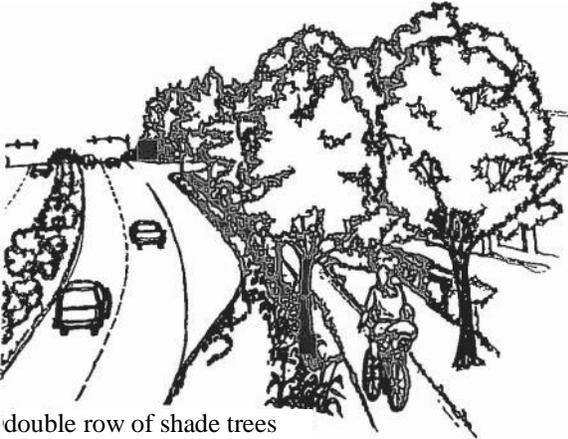
Landscaping within setbacks along roads shall include:

- i. a single row of shade trees planted 40 feet on center
- ii. a row of street lights posted every 60 feet or as specified by a lighting engineer, where needed for safety as determined by the Planning Commission.
- iii. a sidewalk with a minimum width of five feet
- iv. at road intersections and driveway entrances, a minimum 100 sq. feet of groundcover and seasonal plantings at each corner.



Exceptions

(i.) Along the west side of Rt 2/4, between the northern edge of the Town Center and the proposed new intersection across Rt 4 from Armory Road, a double row of shade trees planted 40 feet on center and an eight foot bikeway/sidewalk easement between tree rows is required.



double row of shade trees
and 8 foot bikeway/sidewalk

(ii.) Along the west side of Rt 2/4, from Rt 231 to the southern edge of the Town Center, a forested edge is required. (A forested edge is defined as a no cut/no clear natural vegetative buffer.) In cases where clearing can not be avoided, the applicant shall replant in accordance with adopted reforestation procedures upon approval of the Planning Commission. Selective thinning is permitted to provide filtered views.



forested edge

(iii.) Along the proposed loon road west of Rt 2/4, an eight foot sidewalk/bikeway easement is required in lieu of the five foot sidewalk on the west side of the roadway; in the section located between Dares Beach Road and Rt 231, a forested edge, as described in c (ii.) above is required in lieu of shade trees planted 40 feet on center.



8 foot bikeway/sidewalk

(iv) Along Armory Road south of Dares Beach Road, on both sides of the street, a forested edge is required in lieu of shade trees planted 40 feet on center.

(v) Landscaping plans utilizing existing trees and shrubs are encouraged and may be substituted for any of the plans listed above provided they meet the intent of these provisions.

2. Setbacks from Existing Adjacent Parcels and Landscaping within Setbacks

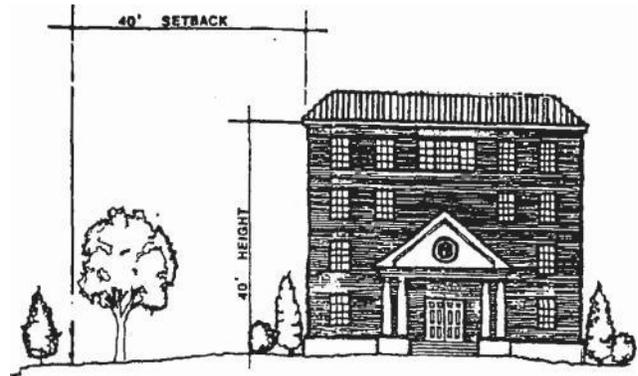
a. Setbacks from Existing Adjacent Parcels

Setbacks from adjacent parcels shall be 20 feet.

(11/30/15)

Exceptions:

If a property is adjacent to a parcel that has an existing non-residential use, or if the intent is to continue an established pattern of residential development (ex. a row of townhouses), the setback may be reduced to 0' if emergency access and maintenance are properly addressed. If the adjacent use is residential, approval for a reduced setback must be obtained from the adjacent property owner prior to preliminary approval.



3a. Side and rear yard setbacks shall equal the height of the building, exclusive of the roof...



...Or 30 feet, whichever is greater.

b. Landscaping within Setbacks

Landscaping within side and rear yard setbacks shall be capable of creating a forest canopy with deciduous trees spaced a minimum of 40 feet apart in staggered rows or clustered together with scattered groupings of evergreens.

3. On-Site Building to Building Setbacks and Landscaping adjacent to Buildings

a. Performance standards in lieu of Setbacks

There are no minimum on-site building to building setbacks. However, for residential and mixed-use developments all of the following conditions shall be met:

- i. Units that are at ground level shall be provided with private outdoor spaces which shall be visually screened from each other and from public travelways (vehicular and pedestrian) to a height of at least 6 feet. (To qualify, screening must be permanent, year-round and require little to no maintenance). Exception: This provision is not required for single-family detached units on lots that are greater than 5,000 sq. ft.
- ii. Windows of individual units shall not directly face each other unless a minimum of 25 feet is provided between windows.
- iii. At least one wall of each unit shall be provided with windows looking onto a space at least 50 feet square (50' x 50').
- iv. Each unit shall be designed to ensure adequate light and air.
- v. No distinction shall be made, in terms of exterior siding and trim, between fronts, sides and rears of buildings.
- vi. Spacing between buildings shall be adequate to provide for emergency vehicle access as determined by the Department of Public Safety.

b. Landscaping Adjacent to Buildings

Landscaping adjacent to buildings is required to help reduce building mass, promote safe pedestrian circulation, accent buildings and draw attention away from parking lots, utility lines and outdoor storage areas.

D. MINIMUM LOT SIZE AND LOT WIDTH REQUIREMENTS

No minimum lot size or lot width is required. However, the lot shall be sufficient in size to meet the setback requirements and required landscaping.

(11/30/15)

E. PERMITTED NUMBER OF DWELLING UNITS

(4/20/99)
(12/02/03)
(05/01/06)

1. Determining the Number of Dwelling Units

The number of residential dwelling units that can be placed on any given site within the Town Center will be determined on the basis of regulations governing protection of natural features (Chapter I), road requirements (Chapter II), site Design standards (Chapter II) height requirements by District (Chapter IV) and Permitted Uses (Chapter VII). In no case may the number of dwelling units per gross acre exceed four

(07/29/16)
(05/09/22)
(02/19/25)

2. Requirements for use of Development Rights

Prince Frederick is designated as a Transfer Zone. Purchase of five Calvert County Transferable Development Rights (TDRs) is required for dwelling unit over one (1.0) dwelling unit per acre.

(11/30/15)
(07/29/16)
(05/09/22)
(02/19/25)

Exceptions:

- a. In lieu of purchasing Transferable Development Rights, applicants with bona fide affordable housing projects may apply to the Board of County Commissioners for a waiver of the requirement to purchase

(11/30/15)

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.

F. PARKING LOT LAYOUT AND DESIGN

1. On-Site Vehicular Flow

- a. Parking Lots shall be designed to prevent awkward or dangerous vehicular flow.
- b. Driveways in parking lots must be a min. 25 feet wide for two-way traffic and 18 feet wide for one-way traffic.
- c. Room must be available to allow vehicles to back out of parking spaces.
- d. A driveway must be set back at least 6 feet from a building corner or other visual obstructions to reduce blind spots.
- e. Driveways shall be located and designed to avoid conflicts between pedestrians and vehicles.
- f. Loading and unloading spaces for delivery trucks shall not block major pedestrian ways or create blind spots when trucks are loading and unloading.
- g. Large outdoor trash receptacles, such as dumpster boxes, shall be adequately screened and located so as to provide easy truck access and not conflict with parking or through traffic. Trash receptacles may not be located in residential parking spaces and must be on concrete or asphalt pads large enough to accommodate trash pick-up trucks.

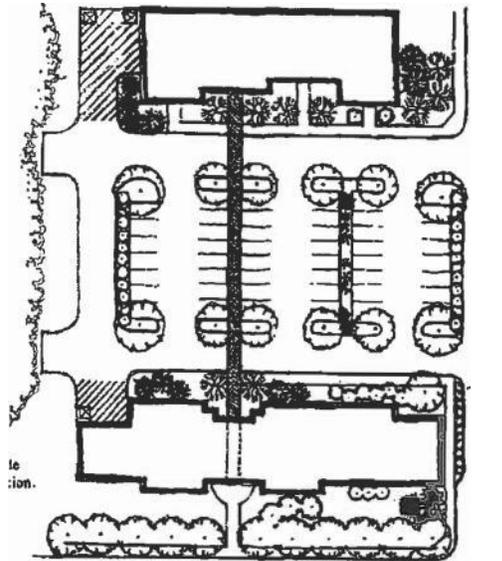
2. On-Site Pedestrian/Bicycle Flow

- a. At least one handicapped parking space shall be provided for every 25 spaces or part thereof and shall be located to provide safe and convenient access to buildings. All of the

provisions required under State standards (ANSI 117.7) shall be met.

- b. Pedestrian walkways within parking lots shall be provided. Techniques such as landscaping and variations in pavement shall be used to help ensure safe pedestrian access from cars to buildings.
- c. The parking lot shall be designed to discourage pedestrians and vehicles from sharing the same pathways and to provide bicycle access.
- d. Bike racks with space for a minimum of 10 bicycles are required for every 100,000 sq. ft. of retail space, every 50,000 sq. ft. of office space and every 50 units of multifamily.

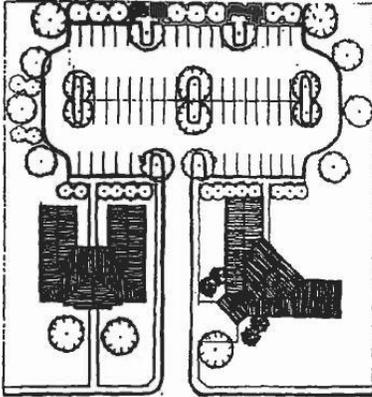
(10/28/03)



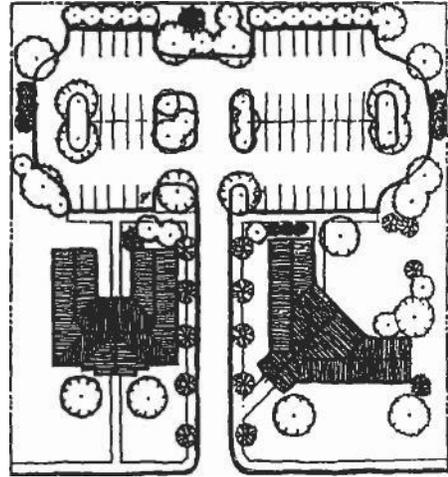
Parking lots can be designed to provide good vehicular and pedestrian circulation.

3. Large parking lot design

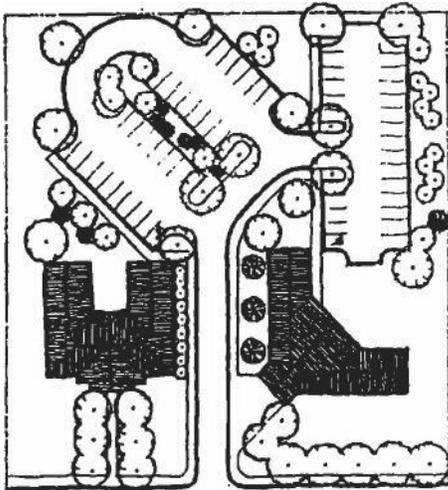
Large parking lots (more than 200 spaces) shall be designed to avoid creating the appearance of a large expanse of pavement adjacent to public roads and neighboring properties. The following techniques accomplish this goal:



a. Place parking lot to the rear of the building.



c. Use landscaping to visually break up the parking lot into several smaller lots



b. Break up the parking lot into several smaller lots

4. Parking Space and Loading Requirements

a. Non-Residential Parking Space and Loading Requirements

(10/28/03) The parking and loading requirements in Article 27
(02/19/25) of the Calvert County Zoning Ordinance shall be met.

b. Residential Parking Space and Vehicular Storage Requirements

- i. Each one-bedroom unit requires a minimum of one parking space. Two parking spaces are required for units with two or more bedrooms.

(07/03/01) Exception: for age-restricted multifamily
(05/18/14) housing the parking requirements in Section
(05/01/06) 27-4.F of the Calvert County Zoning
(02/19/25) Ordinance shall be met.

(06/06/18) ii. An additional 25% of the total number of
(02/19/25) spaces provided for residents within a building cluster shall be provided for guests and overflow parking. Individual garages will not be counted as parking spaces for single-family detached dwellings or for attached dwellings.

- iii. A storage area for boats, recreational vehicles, trailers of all kinds, unlicensed vehicles and inoperative vehicles shall be provided. The area shall be a minimum of 200 square feet for every 5 units and shall be screened from the road and adjoining properties in accordance with the provisions for high screening listed in Chapter III, Section G.

Exception. If covenants prohibit these types of vehicles, this requirement may be waived.

5. Landscaping within parking lots

Landscaping within parking lots is required for all parking lots having more than 25 spaces. The equivalent of one full sized parking space for every 12 spaces (or portion thereof) in excess of 25 spaces shall be landscaped with trees. Planting which is required for screening along the perimeter of a parking lot shall not be considered as part of the interior landscaping requirements.

Parking islands and ends of parking rows are to be landscaped with ground cover and at least one shade tree per island. A variety of shrubs and flowers are recommended in addition to the above.

G. SCREENING

1. High Screening for Loading Areas, Outdoor Storage Areas, Trash Disposal Areas and others
High screening (minimum 6 ft.) is to be used where the objective is to completely conceal a use from general view. High screening is required to conceal loading areas, outdoor storage areas, trash disposal sites, and any other uses which are visually incompatible with neighboring land uses.

Materials used for high screening may be:

a. 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 groupings or

b. 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.

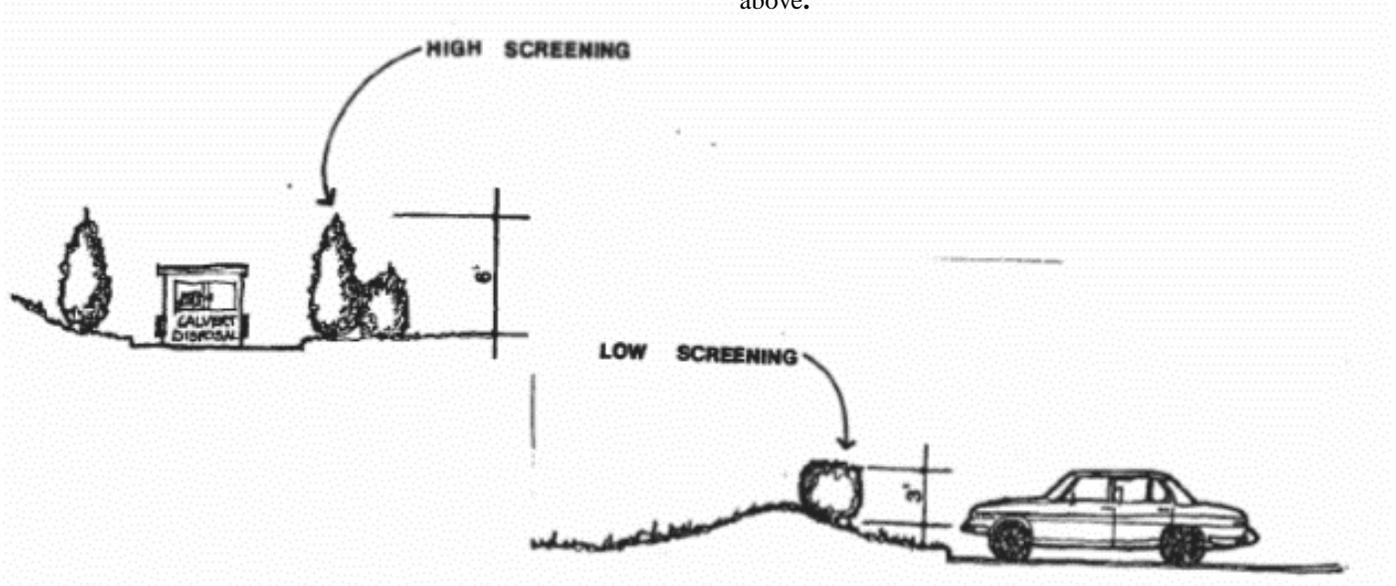
c. Natural slopes and existing features which effectively conceal the use from general view.

d. A combination of the above.

Chain link fences are unacceptable.
Berms may be utilized in conjunction with any of the above.

d. A combination of the above.

Chain link fences are unacceptable.
Berms may be used in conjunction with any of the above.



2. Low Screening for Parking Lot Perimeters, accessory uses and certain outdoor spaces

Low screening (minimum 3 ft.) is required along the perimeter of parking lots in cases where the parking lots are visible from roads or adjacent (off-site) properties, to conceal accessory uses that are 4 ft. or less in height and to "enclose" outdoor spaces (such as preschool play areas and playgrounds). Low screening shall not restrict sight distance needed for vehicular safety.

Materials used for low screening may be:

- a. Evergreens (where the minimum height at time of planting is 12 inches and has the potential of reaching a height of at least three ft. within five years and where the plantings are capable of creating a continuous screen within 3 years.
- b. Solid/opaque fencing with a minimum height of 3 ft. in materials approved by the Planning Commission.
- c. Natural slopes and existing features where they effectively conceal the use from view

H. INSTALLATION AND MAINTENANCE OF LANDSCAPING MATERIALS

- 1. All plant material installed shall be undamaged and of the best quality.
- 2. All plant material installed shall be balled and burlapped or container grown. Bare-root plant material is acceptable, provided it is installed by a licensed nurseryman and guaranteed.
- 3. All trees shall be a minimum 1 1/2 inch caliper at installation.
- 4. A maintenance agreement for the plant material shall be included in the property covenants.
- 5. Plant material shall be bonded for one year. A planting schedule shall be included in the bond and shall be based on seasonal considerations.
- 6. Where possible, trees shall be planted outside the right-of-way.

I. EXCEPTION TO LANDSCAPING REQUIREMENTS

- 1. Any of these landscaping requirements may be modified or waived by the Planning Commission in order to facilitate and promote the retention and use of existing vegetation.
- 2. Landscaping shall not be placed around structures in a manner so as to impair or impede accessibility for firefighting or rescue operations.
- 3. If proposed tree plantings conflict with preexisting underground utility lines or overhead wires, the applicant shall propose an alternative landscaping plan to be approved by the Planning Commission.

J. OUTDOOR LIGHTING

1. Within Commercial Parking Lots and Walkways

Outdoor lighting is required on any parking lot of a shopping center, on any parking lot of a business having regular evening hours and along walkways. The lighting plan shall be prepared by an engineer registered in the State of Maryland.

b. Within Residential Developments

Outdoor lighting is required on any parking lot, 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.

c. Along Roadways

See provisions for lighting along roadways in Chapter III Section C.1c.

d. Lighting Design

The design of outdoor lighting fixtures is subject to architectural review. Below is the preapproved lighting standard for use along pedestrian walkways within the Town Center. Applicants may propose alternative designs which will be evaluated on the basis of compatibility with the provisions in Chapter IV, Building Design.



Pre-approved lighting standard

K. OPEN SPACE & RECREATION REQUIREMENTS

(08/05/15) These requirements apply to all residential development projects with seven or more dwelling units. (Use the Recreation Area Worksheet to determine how the following requirements apply to a given site).

1. During construction of the base road, recreation areas shall be graded and stabilized.
2. Basic minimum requirements: .05 acres (2180 sq. ft) of useable common outdoor open space per unit is required. No more than 25% of the total outdoor open space may be non-tidal wetlands.

Exception: The requirement for common outdoor open space may be waived for single family detached units having a minimum lot size of 5,000 sq. ft. provided that all of the provisions for active recreation (below) are met.

Out of the total open space acreage required, a minimum of 200 square feet per unit shall be developed for active recreation and distributed as listed below.

- a. Playing fields/Village Greens – 150 square feet per unit (except as provided below).

Purpose: To provide a central focal point and outdoor gathering space for the community; to provide for informal play close to home for children ages 7-14. May also serve as net games area, “village greens”, community house lawns and general open space. If more than one field is required, the Planning Commission may approve a swimming pool, tennis court or other type of active recreation facility within the boundaries of one of the fields.

Minimum standards:

1-7 units; exempt (08/05/15)
6-25 units: 5,000 sq. ft.; 75’x75’
26+ units: 150 sq. ft. per unit but in no case less than 10,000 sq. ft.
Size per field: 10,000 sq. ft.
Dimensions: 100’x100’
Must be level, open ground, good drainage; must be visible from the residential units the playing field is to serve, and must be accessible to children without crossing arterials or collector roads; must not be adjacent to public roads unless physical barriers adequate to prevent children from running out into the street are provided. These playing fields shall be graded at the time of base road construction.
Exceptions: Variations in sizes and dimensions of playing fields may be approved provided they meet the purpose and minimum standards listed above. In cases where more than 2 fields are required, up to 30% of the required fields may be located on moderately hilly or wooded terrain (Heavily wooded, steep ravines will not qualify.)



RECREATION AREA WORKSHEET

I.	One to seven (1-7) dwelling units: N/A (08/05/15)
II.	Six to twenty-five (6-25) dwelling units: A. Open Space Required: Number of units _____ x .05 acres = _____ acres B. Minimum Active Recreation Required: 1. Playing field (75' x 75'): 5,000 sq. ft. 2. Mini-park: 400 sq. ft. 3. Paved Area: <u>N/A</u> 4. Total: 5,000 sq. ft.
III.	Twenty-six (26) dwelling units: A. Total Open Space Required: Number of units _____ x .05 = _____ acres B. Total Minimum Active Recreation Area Required: Number of units _____ x 200 sq. ft. = _____ sq. ft. Total Active Recreation Area to be distributed as follows: 1. Playing fields (10,000 sq. ft. per field) To calculate number of playing fields required: a. Number of units _____ x 150 sq. ft. = _____ sq. ft. b. Subtotal above _____ ÷ 10,000 sq. ft. = _____ (minimum one) c. Required number of fields: _____ (whole number in dividend) d. Total square footage in playing fields: _____ sq. ft. 2. Mini-parks To calculate: Number of units _____ x 15 sq. ft. = _____ sq. ft. 3. Paved Area (50' x 42' half court; 50' x 84' whole court) To calculate: a. Number of units _____ x 21 sq. ft. = _____ sq. ft. b. Subtotal above _____ ÷ 10,000 sq. ft. = _____ (If less than one, leave space blank) c. Required number of paved area: _____ (whole number in dividend) d. Total square footage in paved area: _____ sq. ft. 4. Remainder a. Total active recreation required (line III.B) _____ sq. ft. b. Total from line 1d = _____ sq. ft. Total from line 2 = _____ sq. ft. Total from line 3d = _____ sq. ft. TOTAL = _____ sq. ft. c. Total Remainder (subtract 4b from 4a = _____ sq. ft. Remainder may be used to provide a variety of recreational facilities including but not limited to: tennis courts, fitness trails, garden plots, playgrounds. Approval required.

- b. Miniparks (seating areas/preschool play areas) - Minimum 15 sq. ft. per unit.

Purpose: To provide informal outdoor seating areas close to home and at scattered locations throughout the community; to provide safe, enclosed outdoor spaces for preschoolers to play under adult supervision.

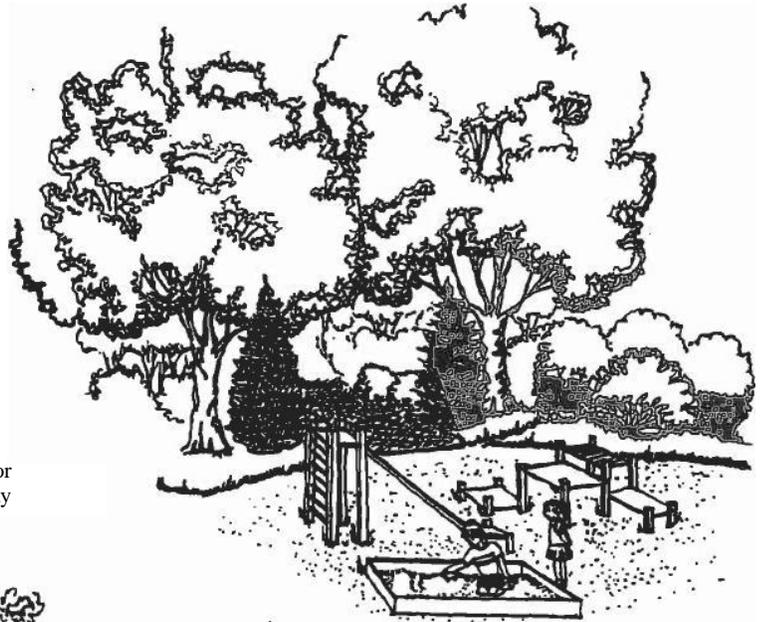
Minimum Standards:

(08/05/15)

1-7 units: exempt
15 sq. ft. per unit but in no case less than 400 sq. ft.

A wide variety of sizes and designs of miniparks may be approved provided they meet the purposes outlined above. The essential elements are: (a) permanent seating for 3 to 6 persons, (b) landscaping to provide shade and amenities and to define and enclose the boundaries of the space and (c) safe locations.

Miniparks may be as small as 10'x12' and should generally be no larger than 40'x40'. The majority of the minimum required square footage is to be provided directly adjacent to unit clusters. Building offsets may be used to create small miniparks (i.e., courtyards, squares). At least one minipark should be located adjacent to waterfront, tennis courts, community house or other centralized recreation areas in order to enable adults to "keep an eye on the children" while watching or participating in sports activities and/or to provide adults with opportunities for passive recreation in a social setting.



A mini-park can be an outdoor seating area or a small play ground.



c. Paved Area - 21 sq. ft. per unit

Purpose: To provide facilities and space for basketball practice, handball practice, shuffleboard, roller skating, outdoor dances, formal net games. All ages, primarily 10 years to adult.

Minimum Standards:

Half court 50' x 42'

Whole court 50' x 84'

Construction and materials specifications to be approved by the Division of Parks and Recreation.

Must be visible from residential units and/or public areas.

Must have good drainage.

Equipment: Half court - 1 basketball backboard and net

Post holes for net games

Whole court - 2 basketball backboards & nets

Post holes for net games

N/S orientation is strongly encouraged.

Seating: Half court - permanent seating for a minimum of 6 persons

Whole court - permanent seating for a minimum of 9 persons

When more than 3 paved areas are required, 1 shall be lighted. Paved areas shall be graded at the time of base road construction.

Exceptions: Variations in size and dimensions may be approved provided they meet the purpose and requirements listed in (a) and (b) above.

d. Other.

The remaining required acreage may be utilized to provide a variety of recreational facilities including but not limited to: outdoor theatre/concert areas, gazebos, racquet courts, tennis courts, fitness trails, garden plots, playgrounds, handball courts. Approval will be based on appropriateness to the age groups and population to be served, location, and construction and maintenance standards.

3. Fees-in-Lieu

a. If the requirement for 2,180 sq. ft of common open space per unit results in an open space dedication of more than 15% of the total site and

if all of the provisions for active recreation area and facilities listed in section K 2 have been met, the applicant may opt to pay fees-in-lieu of the additional open space acreage at an initial rate of \$1250.00 per unit. 1

This fee may be changed by the Board of County Commissioners to reflect changing land costs without amending this Ordinance.

L. INDOOR COMMUNITY SPACE

Residential developments having 100 or more units shall provide a minimum of 10 sq. ft of indoor community space per household.

1. The amount of recreation area required is based upon the standard of providing 10 acres of community recreational open space per 1000 population and 5 acres of neighborhood recreational open space per thousand population. In 1991, this translates into the following dollar amounts:

Community Open Space Standard: 10 acres ÷ 1000 pop. = .01 acre per person x 2.8 persons per household = .028 acres per household x \$4,500 per acre (outside Town Center) = \$126.00 (rounded to 130.00).

Neighborhood Open Space Standard: 5 acres ÷ 1000 pop. = .005 acres per person x 2.8 persons per household = .014 acres per household x 80,000 per acre (inside Town Center) = \$1120.00

\$130.00 + \$1120.00 = \$1250.00

M. COMMON AREA CONSTRUCTION AND MAINTENANCE REQUIREMENTS

1. In cases where common area and/or facilities are required, all required common area facilities must be completed by the time 70% of the total number of units have been issued use and occupancy permits. If a project is developed in sections, all open space requirements for the number of units in each section must be completed by the time 70% of the total number of units in each section have been issued use and occupancy permits. The number of units in a section may be no more than the number of units allocated for sewerage each year.
2. Prior to the transfer of title of any individual units or rental of any units, the applicant must submit verification that covenants are incorporated and/or a maintenance plan is in effect and that they contain the following provisions:
 - a. All common areas and facilities and all residential unit areas are defined in the legal description and are consistent with the approved site plan. Common areas are not to be deeded to an association until they are fully completed.
 - b. All owners within the development have a legal obligation to share the responsibilities for expenses associated with the management and maintenance of common areas and facilities.
 - c. All owners are granted perpetual easements or rights to the use of all common areas and facilities and all open space restrictions and reservations are permanent.
 - d. Owners are responsible for common areas and facilities as well as local taxes where applicable. The County will not be liable for common areas and facilities.
 - e. A system for assessing all units, including those still owned by the developer, and collecting dues sufficient to maintain the common facilities is provided, where applicable.

- f. A statement that the Calvert County government has the right, under extreme circumstances, where the owners are unable to perform their responsibilities to protect health and safety, to maintain and operate the common areas or require a court-appointed trustee to administer the affairs of the owners, to assess the homeowners for the cost of this service and to provide a vehicle by which the homeowners can reassume management.

In addition, a statement must be provided and signed by the developer stating that all purchasers of units are to be fully informed of the existence of covenants, the extent of the common areas and facilities and the responsibilities of each homeowner to participate in the costs and maintenance of the common areas and facilities.

N. APPLICATIONS FOR APPROVAL

1. If a residential development project will involve both site plan and subdivision approval, both applications must be submitted and reviewed at the same time.
2. In cases where residential uses are located within non - residential buildings, residential parking space, recreational open space requirements and setback requirements may be reduced by the Planning Commission.

IV. BUILDING DESIGN AND HEIGHT REQUIREMENTS

A. Buildings and accessory structures shall be designed to reflect Prince Frederick's 270 year history as the county seat by using traditional design elements that are typical of the Southern Maryland/Mid-Atlantic region. Within this basic design framework, buildings and accessory structures may vary from detailed copies of traditional architectural designs to contemporary interpretations of these designs.

Exception: Buildings within the immediate vicinity of the hospital should continue the established contemporary style.

- (04/15/16) B. Exterior siding for all sides of buildings and accessory structures shall be one or a combination of: brick, wood, wood appearance (vinyl, metal, or fiber cement) horizontal or vertical board, shingles, stucco, split face block and stone. Modular siding systems using flat metal panels and concealed fasteners in muted colors are permitted in the Entry, New Town, and Village Districts provided the building is architecturally compatible with neighboring buildings. Uncovered cinder block and metal corrugated or ribbed siding are not permitted.
- C. Colors and tones on walls and roofs shall be muted. Bright and/or shiny colors, if used at all, shall be used as accents only.
- D All mechanical equipment shall be screened from view.
- E. All of the design elements on the building shall be kept in scale with the building
- F. All of the design elements on the building shall be in the same architectural style as the overall style of the building.

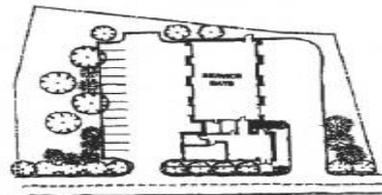


- G. All of the design elements that are associated with a building (fences, storage sheds, etc.) shall be in the same architectural style as the overall style of the building.
- H. Large disparities between the height, width and length of a building shall be avoided. Building mass shall be broken up into smaller components.
- I. Blank (windowless) walls at ground level adjacent to major pedestrian travelways are not permitted. Blank walls at ground level which are not adjacent to major pedestrian travelways must be screened.
- J. Pitched roofs shall be wood, metal or asphalt shingles in muted colors. The pitch of the main roof shall be a minimum 6/12 limited to gable, hipped, shed and true mansard. Gambrel roofs are permitted on accessory buildings that have a footprint of less than 200 square feet. False mansard roofs are not permitted. Dormer roofs and small roof areas under 100 square feet are not subject to these requirements. For buildings with a depth greater than 40 feet, a lower pitch is permitted provided the building is architecturally compatible with neighboring buildings. Flat roofs shall be enhanced through the use of pediments and other traditional design motifs.

(04/15/16)

Roof pitches of less than 6/12 (excluding flat roofs of less than 2/12) may be permitted on consideration of the Planning Commission or its designee.

- K. Buildings and accessory structures shall be compatible with neighboring buildings and structures in terms of height, proportion, rhythm and scale.
- L. Service bay openings shall not be visible from public rights -of-way.



CHAPTER IV – BUILDING DESIGN AND HEIGHT REQUIREMENTS

M. Building Height* Restriction By District (See Chapter VI for map of Districts)		
1	Old Town District Old Town Residential District Fairgrounds District	Two stories plus a habitable roof. Maximum height 36 ft.
2.	Old Town Transition District Entry District Village District Forest District	40 feet, plus habitable roof, except that areas where there is a water supply system which is capable of providing adequate supply for fire protection, is certified by the agency providing fire protection, and is in compliance with Chapter 44 of the Calvert County Code, as amended from time to time, a height of 50 feet, plus the roof, shall be allowed. See exceptions in Section 25-5 of the Calvert County Zoning Ordinance.
3.	New Town District	60 feet, plus a habitable roof, shall be permitted provided that there is a water supply system which is capable of providing adequate supply for fire protection, is certified by the agency providing fire protection, and is in compliance with Chapter 44 of the Calvert County Code, as amended from time to time.

(10/28/03)
(05/01/06)
(07/29/16)
(02/19/25)

(07/29/16)

* Height is measured at street level front entrance except as required by the Department of Public Safety

GUIDELINES RELATING TO HEIGHT,
PROPORTION, RHYTHM AND SCALE

<p>HEIGHT – New buildings within the Town Center should conform with the average height of the adjacent buildings. A uniform skyline will project a harmonious atmosphere and visual continuity. (See height requirements on preceding page).</p>	
<p>CONSIDER – Relating the overall height of new construction to that of adjacent structures. As a general rule, construct new buildings to a height roughly equal to the average height of existing buildings on a across the street.</p>	
<p>AVOID – New construction that greatly varies in height from older buildings in the vicinity.</p>	
<p>PROPORTION – The proportion, or the relationship between the width and the height of the front elevation of the building, should be similar to the adjacent buildings. Proportion can also apply to the relationship of the windows and doors to each other and their relationship to the building itself.</p>	
<p>CONSIDER – Relating the vertical, horizontal, or non-directional façade character of new buildings to the predominant directional expression of nearby buildings. Horizontal buildings can be made to relate to the more vertical adjacent structures by breaking the façade into smaller masses that conform to the primary expression of the streetscape.</p>	
<p>AVOID – Strongly horizontal or vertical façade expressions unless compatible with the character of the structures in the immediate area. The new building shown does not relate well to either its neighbors or the rhythm of the streetscape because of its unbroken façade.</p>	

RHYTHM – The rhythm of the buildings and their components is the spacing or repetition of architectural elements or details with like elements. The regularity and frequency of elements such as doors, windows, or porches, and their placement within a façade, is a type of rhythm. Rhythm between buildings can exist when building types are repeated along a street. Regular and constant rhythms between buildings and components can help unify the streetscape.

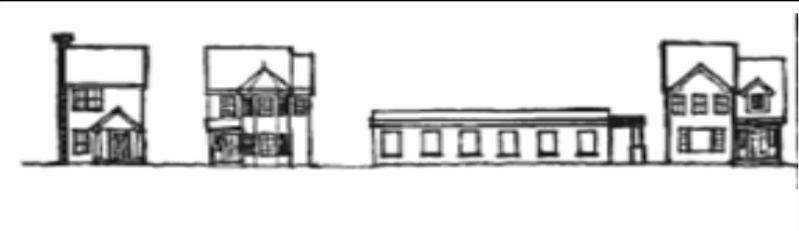
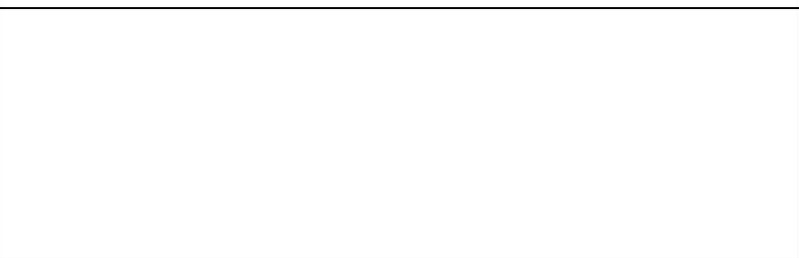
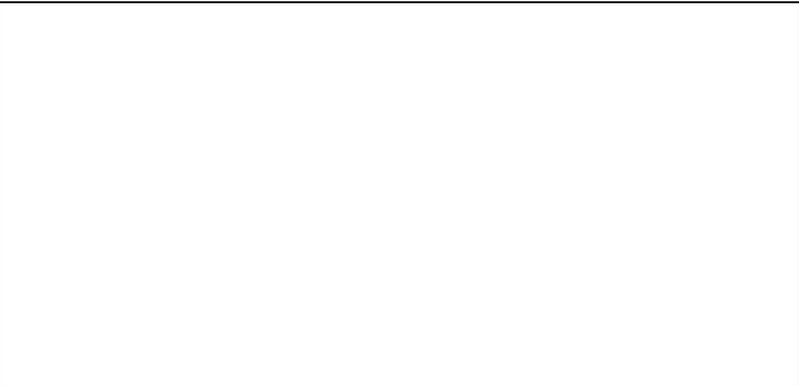
CONSIDER – Respecting the recurrent alternation of wall areas with door and window elements in the façade. Also consider the width to height ratio bays in the façade. The placement of openings with respect to the façade’s overall composition and symmetry should be carefully studied.

AVOID – Introducing incompatible façade patterns that upset the rhythm of openings established in surrounding structures. Glass walls and window and door shapes and locations shown in the example are disrespectful to the adjoining buildings.

SCALE – Scale is the relationship between architecture and man or between the architectural mass and the space which surrounds it. The scale of the Town Center should be intimate in nature. Any buildings built on a monumental scale will seem out of place.

CONSIDER – Relating the size and proportions of new structures to the scale of adjacent buildings. Although much larger than its neighbors in terms of square footage, the building shown maintains the same scale and rhythm as the existing buildings.

AVOID – Building that in height, width, or massing violate the existing scale of the area. The new building shown disrupts the scale and rhythm of the streetscape, although it might be appropriate in a different location..



V. SIGN DESIGN

(1/31/18) The provisions of Article 29 of the Calvert
(2/19/25) County Zoning Ordinance apply in the Price
Frederick Town Center.

Pages 27 through 32 intentionally removed.

VI DEVELOPMENT DISTRICTS

INTRODUCTION

1. Development District Boundaries Established

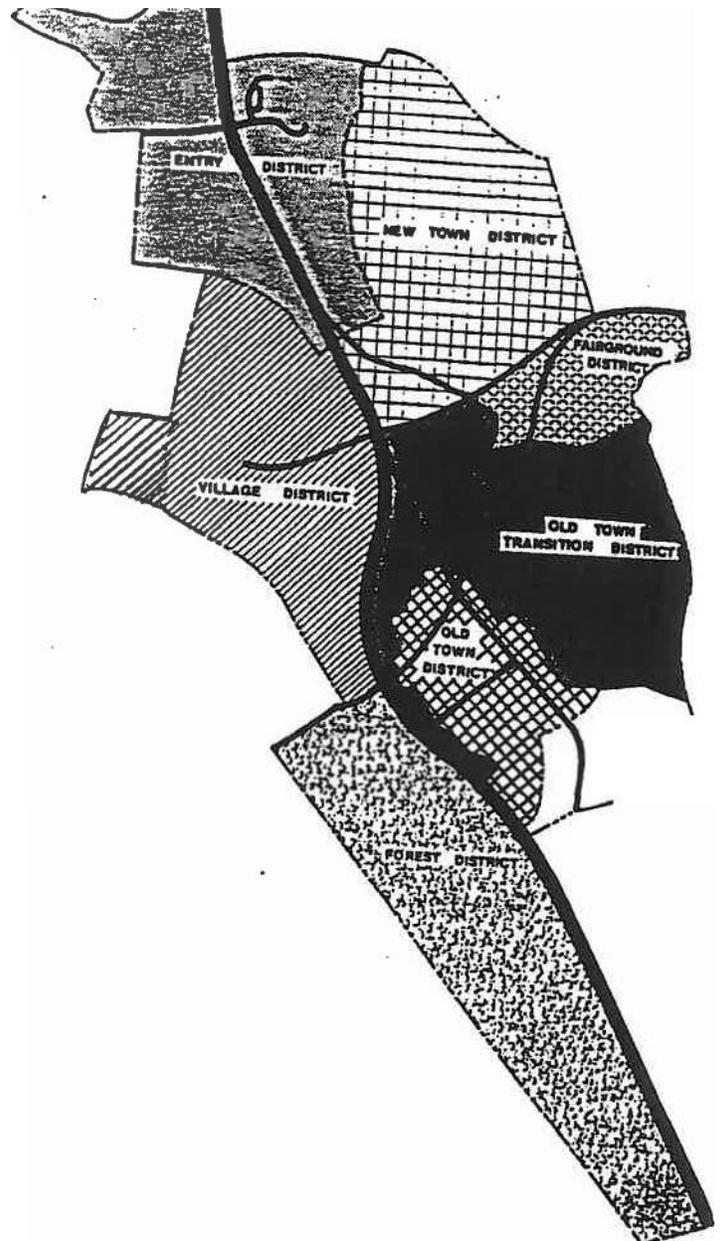
The locations and boundaries of the districts are established as shown on the maps entitled "Zoning Maps". The maps and all notations, dimensions, references and other data shown, as well as properly attested amendments, are incorporated as a part of this Ordinance. Maps reflecting the current status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

2. Interpretation of District Boundaries

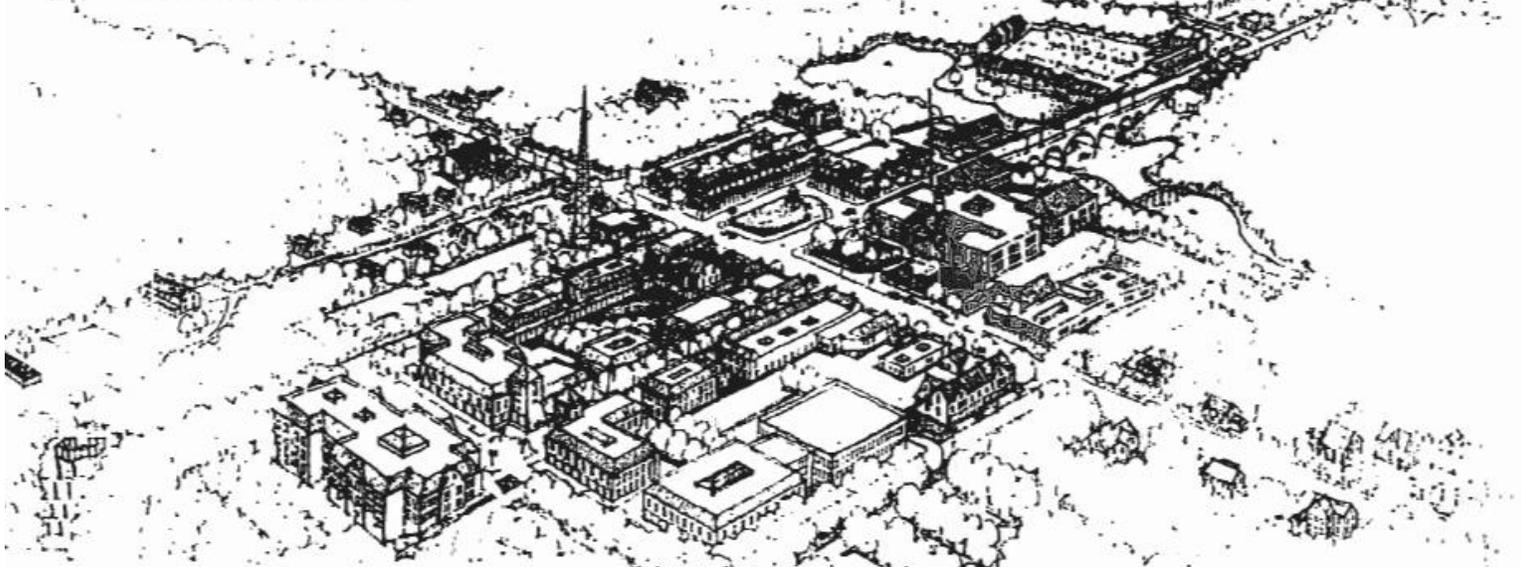
Where uncertainty exists with respect to the boundaries of the various districts as shown on the Zoning Map, the following conditions shall apply:

- 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 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 districts 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).

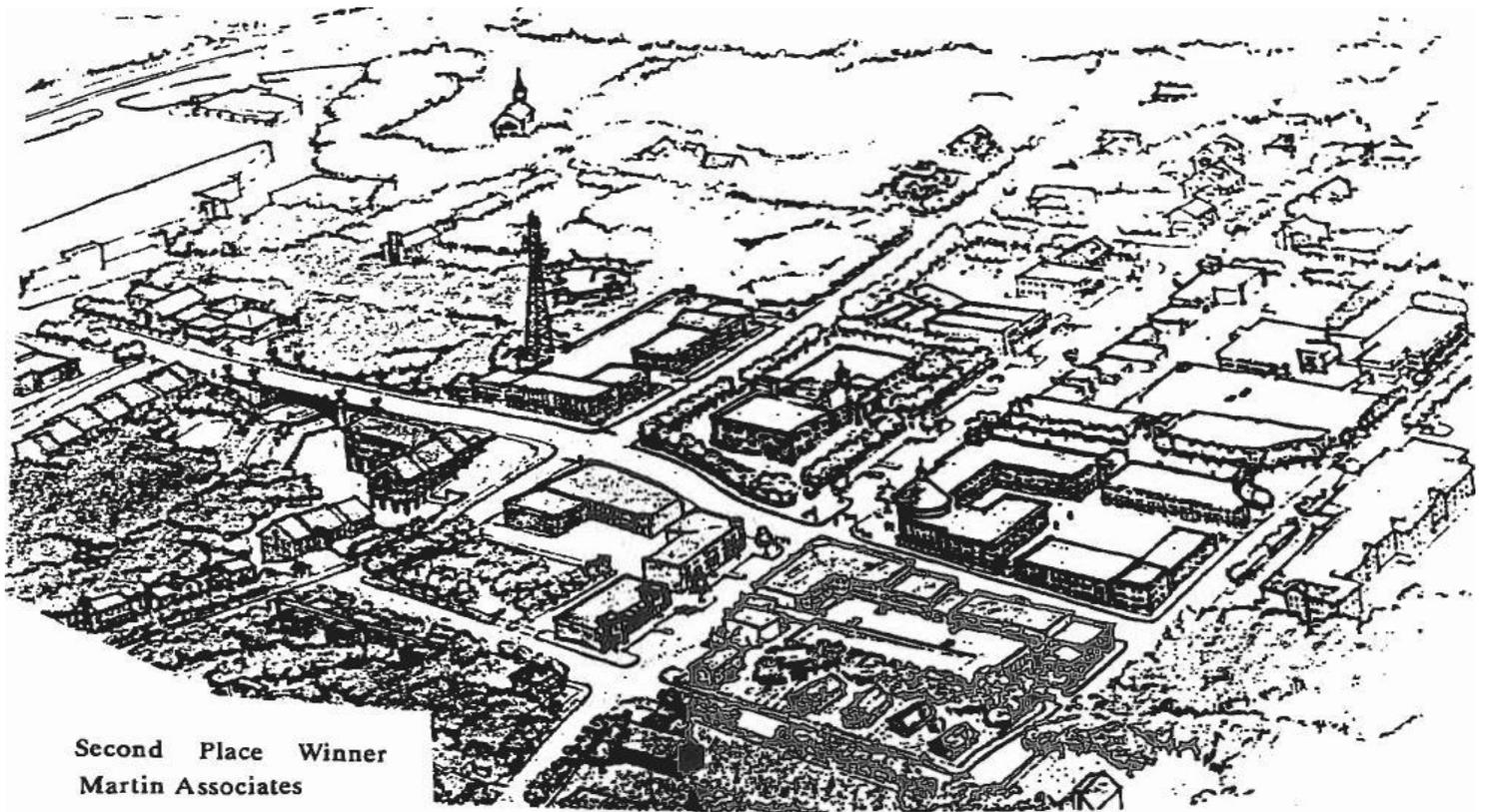


**1990 Prince Frederick
Town Design Competition**



1st Place Winner

**Graham Landscape Architects and Muse-
Wiedemann Architects**



Second Place Winner
Martin Associates

A. OLD TOWN DISTRICT

1. Existing Situation

The Old Town District is the heart of Prince Frederick. Its high concentration of government- related uses, its late 19th and early 20th century architecture and its old town pattern of closely spaced buildings and narrow, tree-lined streets are its dominant characteristics.

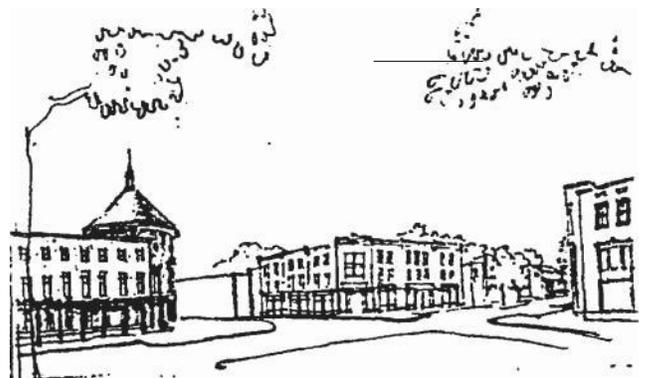
2. Guidelines for Future Development

This District is intended to remain the center of County government and will continue to be one of the primary employment centers in the County. It is a prime location for businesses that benefit from proximity to government agencies as well as businesses that can provide goods and services to office workers. The area has strong potential as a place for people to live who enjoy a comfortable, small-town environment. Substantial emphasis will be placed upon implementing the ideas and concepts that were identified in the 1990 Prince Frederick Design Competition.

3. Special Development Standards for the Old Town District

In addition to the general standards listed in this ordinance, the following provisions shall be met:

- a. Buildings shall be located in accordance with a traditional grid pattern of blocks and streets.
- b. Subject to Planning Commission approval, applicants may choose to pay fees-in-lieu of some or all required on- site parking spaces. The amount of the fee shall be based upon current parking lot land and construction costs as determined by the County Engineer and updated annually. Fees shall be used to construct public parking within the Old Town District.
- c. Buildings shall be designed to be compatible with the prevailing architectural style within the District and with reference to the adopted design concept for the Old Town District.
- d. Along Main Street, the ground floor level of non-residential buildings shall include display windows in order to help promote retail businesses.



B. OLD TOWN RESIDENTIAL DISTRICT

1. Existing Situation

The Old Town Residential District is an integral part of the old town. Its prevailing character is that of an established community of large old houses along a quiet, tree-lined street. Most of the houses are white painted clapboard or red brick. The majority are late Victorian in style.

2. Guidelines for Future Development

This District is intended to maintain its existing old town residential character, to provide for single-family residential development as well as low intensity office and service uses that are compatible with the residential character of the area.

3. Special Development Standards for the Old Town Residential District

In addition to the general standards listed in this Ordinance, the following provisions shall be met.

a. Buildings shall be designed to be compatible with the prevailing architectural style within this District and with reference to the adopted design concept for the Old Town District.

b. Roof pitch: min 6:12 (Flat roofs are not permitted within this district).

c. Siding materials are restricted to a) horizontal wood or wood appearance siding, preferably painted white or cream or b) brick in red tones.



C. OLD TOWN TRANSITION DISTRICT

1. Existing Situation

The Old Town Transition District currently contains a variety of uses within a comfortable, small town, neighborhood setting.

2. Guidelines for Future Development

This District is intended as a mixed-use (residential, commercial, office) area that will visually and functionally link the old and newer parts of town. A primary goal is to retain the existing small-town character of the area. Particular attention needs to be given to the problem of making new developments fit into the existing fabric of the community and to maintain and reinforce a sense of community. Safe and convenient pedestrian and bicycle access to the Old Town District from neighborhoods within this District will be needed.

3. Special Development Standards for the Old Town Transition District

Siding and roof pitch: same as Old Town District

D. FAIRGROUNDS DISTRICT

1. Existing Situation

The Fairgrounds District is a quiet residential area that together with portions of the Old Town Transition District provides a balanced mix of housing types within a comfortable, small town neighborhood setting. Architectural styles within the community are varied although they are all similar in terms of height, proportion, rhythm and scale.

2. Guidelines for Future Development

New development within the District will be primarily residential although certain commercial and office uses are permitted. The existing small town, residential character of this area shall be maintained. Particular attention needs to be given to the problem of making new developments fit into the existing fabric of the community and to maintain and reinforce a sense of community.

Safe and convenient pedestrian and bicycle access to the Old Town District from neighborhoods within this District will be needed.

In accordance with the Prince Frederick Transportation Plan, Fairgrounds Road will remain a residential street; through traffic is to be directed onto Armory Road. A section of Armory Road will be realigned.

3. Special Development Standards for the Fairgrounds District

a. Building Orientation and Streetscape

To help establish a sense of neighborhood with existing residences, buildings shall face existing buildings along the street and, where topography permits, be designed in accordance with a traditional grid pattern of blocks and streets.

b. Building Design

Buildings within this District are required to have a minimum roof pitch of 6:12. Flat roofs are not permitted.



E. ENTRY DISTRICT

1, Existing Situation

The area within the boundaries of the Entry District currently contains a small scattering of commercial and residential uses and a considerable amount of land that is currently being farmed. A shopping center is being constructed on the east side of Rte 2/4 within this District.

2. Future Development Guidelines

The Entry District is designed to accommodate a wide variety of uses ranging from large shopping centers and office corporations to small, independently owned businesses.

In accordance with the Prince Frederick Transportation Plan, a new road will be built to the west of Rte 2/4 which will eventually link Stoakley Road to Rte 231. The purpose of this road is to divert some of the local traffic from Rte 2/4 in order to reduce traffic volume on the highway, minimize conflicts between slower moving local traffic and faster moving through-traffic, and to promote efficient utilization of Town Center land.

Landscaping, signage and architectural requirements for developments along Rte 2/4 are designed to establish a strong, uncluttered, clearly defined entryway into the center of Prince Frederick.

Landscaping, signage and architectural requirements for developments that will front along a proposed future roadway running parallel to Rte 2/4 on the west side of the highway are designed to combine the visual and functional qualities of a typical, old town "Main Street" with the modern convenience of ample parking.

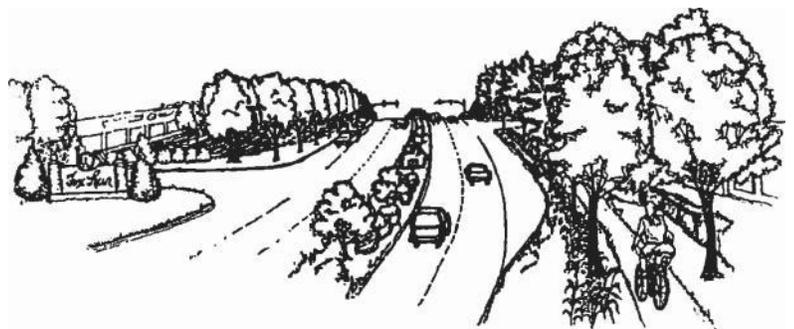
3. Special Design Standards for the Entry District

- a. In order to help facilitate the objectives of the adopted Transportation Plan and to maximize the amount of space available to businesses, the primary focus for new construction along the west side of Rte 2/4 shall be toward the proposed new road.

Exception:

Buildings on lots that front on Rte 2/4 may also be oriented toward the highway (dual frontage). However, they shall be designed to include provisions for access to the buildings from the secondary roadway as well.

- b. The number of entrances along both Rte 2/4 and the proposed new road shall be kept to a minimum by utilizing shared entrances and connected parking lots. The spacing between entrances along the proposed new road shall be no less than 400 feet. Spacing between entrances along Rte 2/4 is subject to State Highway Administration approval.



F. VILLAGE DISTRICT

1. Existing Situation

The Village District has stores, offices, service establishments, restaurants, a movie theater, the Senior Citizens Center and a number of residences. Almost all are built at a "pedestrian scale". However, the area does not function as a village or a business center at the present time. It is almost exclusively automobile oriented and there are few if any places to walk or ride bicycles safely. There is no recognizable Village Center.

2. Future Development Guidelines

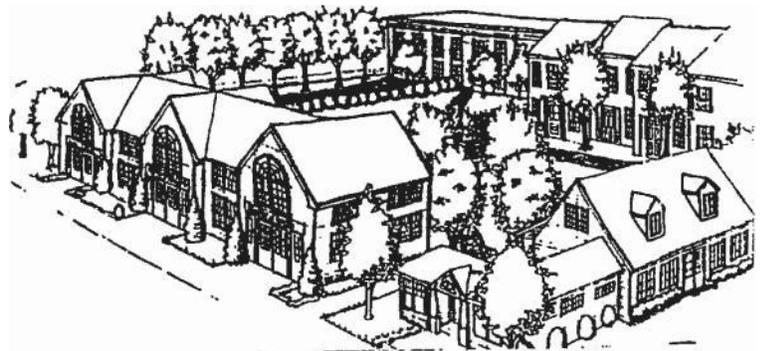
Major emphasis will be placed upon realizing the potential of this District to function as a pleasant, attractive village -similar to the Old Town District in terms of building orientation and scale but more contemporary in overall design.

New site designs will be expected to provide safe, convenient and attractive pedestrian and bicycle travel linkages as well as attractive outdoor activity areas. Mixed-use projects that combine retail, service, office and residential uses are strongly encouraged.

In accordance with the Prince Frederick Transportation Plan, a new road will be constructed west of Rt 2/4 which will eventually connect Stoakley Road to Dares Beach Road and Rt 231.

3. Special Development Standards for the Village District

- a. Buildings shall be oriented toward the proposed new road or perpendicular roads. Buildings on lots with frontage along Rt 2/4 may also be oriented toward the highway provided that access is provided to the proposed new road as well,
- b. The number of entrances along both Rt 2/4 and the proposed new road shall be kept to a minimum by utilizing shared entrances and connected parking lots. The spacing between entrances along the proposed new road shall be no less than 400 feet. Spacing between entrances along Rt 2/4 is subject to SHA approval.
- c. In mixed use projects, the applicant may, with approval of the Planning Commission, include public plazas, village greens and courtyards serving the general public as part of the recreational open space requirement for that project.
- d. Up to a 20% reduction in parking space requirements may be permitted provided that adequate parking is available within 400 feet of the proposed project.



G. NEW TOWN DISTRICT

1. The New Town District is largely undeveloped at the present time although Calvert High School, the Planetarium and the Calvert Auditorium are located here. A large tract within the New Town District is owned by the County. A segment of the old Baltimore & Drum Point railroad right-of-way is located within this district.

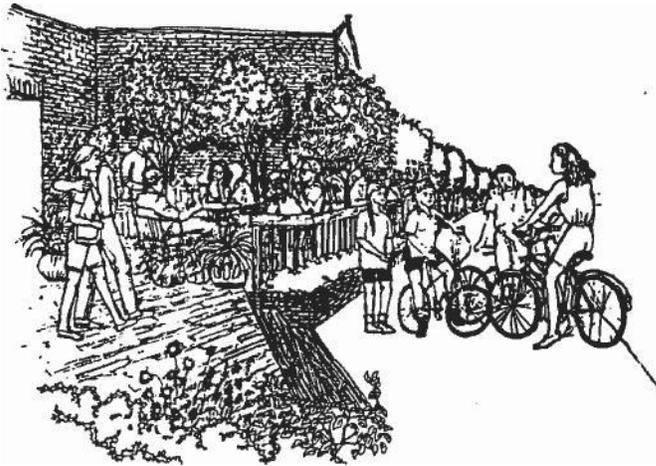
1. Future Development Guidelines

The New Town District offers a unique opportunity to create a comprehensively • designed, mixed - use, planned community at a key location within the Town Center. In order to encourage innovative design, Zoning Ordinance and Subdivision regulations governing density, site design and permitted uses will be waived provided the entire District is comprehensively designed. The final design will be subject to Planning Commission and County Commissioner approval. Participation is voluntary.

A road running parallel to Rte 2/4 will be constructed through the New Town District. The Road will be designed as a limited access boulevard with landscaped median.

2. Special Development Standards for the New Town District

If the New Town District is not comprehensively designed as a single parcel, or if owners of individual parcels do not participate in a comprehensively designed project, the provisions of the Village District shall apply.



H. FOREST District

1. Existing Situation

The New Town District is largely undeveloped at the present time although Calvert High School, the Planetarium and the Calvert Auditorium are located here. A large tract within the New Town District is owned by the County. A segment of the old Baltimore and Drum Point railroad right-of-way is located within this district

2. Future Development Guidelines

The New Town District offers a unique opportunity to create a comprehensively designed, mixed-use, planned community at a key location within the Town Center. In order to encourage innovative design Zoning Ordinance and Subdivision regulations governing density, site design and permitted uses will be waived provided the entire District is comprehensively designed. The final design will be subject to Planning Commission and County Commissioner approval Participation is voluntary.

A road running parallel to Rte 2/4 will be constructed through the New Town District. The Road will be designed as a limited access boulevard with landscaped median.

3. Special Development Standards for the New Town District

If the New Town District is not comprehensively designed as a single parcel, or if owners of individual parcels do not participate in a comprehensively designed project, the provisions of the Village District shall apply.



(02/19/25) VII. PERMITTED USES BY DISTRICT

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

VIII. ARCHITECTURAL REVIEW PROCEDURES

(02/19/25) A. PROJECTS REQUIRING ARCHITECTURAL REVIEW

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

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 office, commercial, industrial and buildings; institutional
- 3. Remodeling of existing office, commercial, industrial, and buildings; institutional
- 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 or proposed public roads and remodeling of existing residential buildings visible from public roads if they are located within the Old Town District, Old Town Residential District, Old Town Transition District or Fairgrounds District.

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.

(03/12/96) Exception:
(02/19/25)

Additions to existing structures which do not conform to the architectural standards listed in Chapter IV 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.

Pages 62-64 intentionally left blank.

A DESIGN CHECK LIST



The following checklist is based upon the design elements presented in this ordinance. As you begin to design your development project, consider the following questions. You will be asked to address these questions during the review process.

A. Does the project protect significant natural features? Does it incorporate existing topography and natural features into the subdivision or site design? Has grading and clearing been held to a minimum?

B. Does the project provide safe, convenient and attractive vehicular and pedestrian circulation on the site? Does it provide vehicular and pedestrian access to adjacent sites and nearby activity areas? Does it clearly identify and define entrances and exits?

C. How does the project acknowledge the unique characteristics of the District within which it is located?

D. How does the project relate to other buildings in the neighborhood or vicinity? Are buildings oriented on the site in such a way as to establish a clearly understandable and attractive relationship between adjacent buildings and between buildings and the street? Is the building design compatible in terms of height, proportion, rhythm and scale? Will it be a good neighbor? Does it respect the privacy of existing neighbors? Does it help ensure privacy for residents within the proposed community?

E. Does the project acknowledge the historic heritage and unique position of Prince Frederick as the County Seat through its architecture and site design?

