



Not to Scale

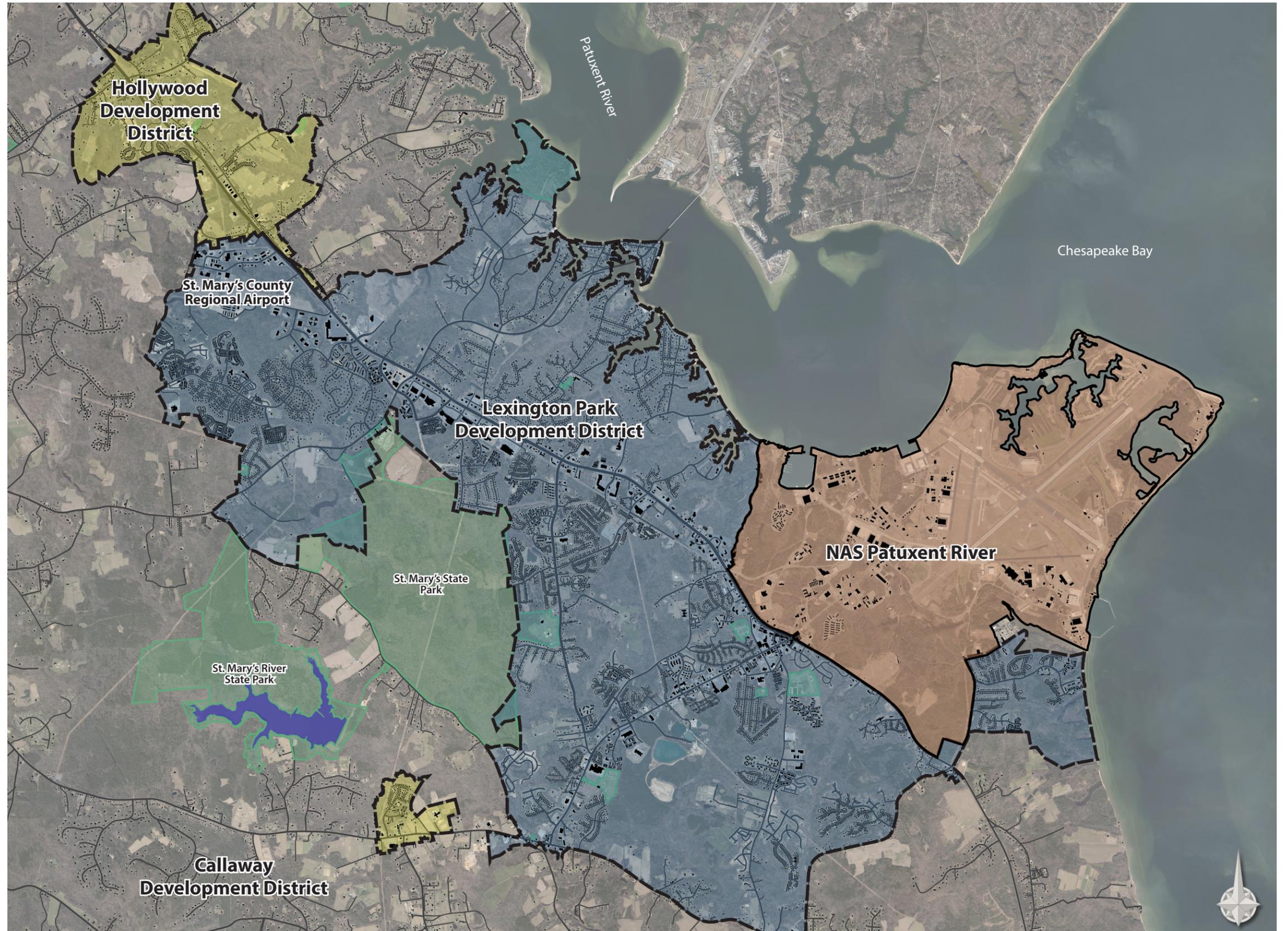
June 18, 2019

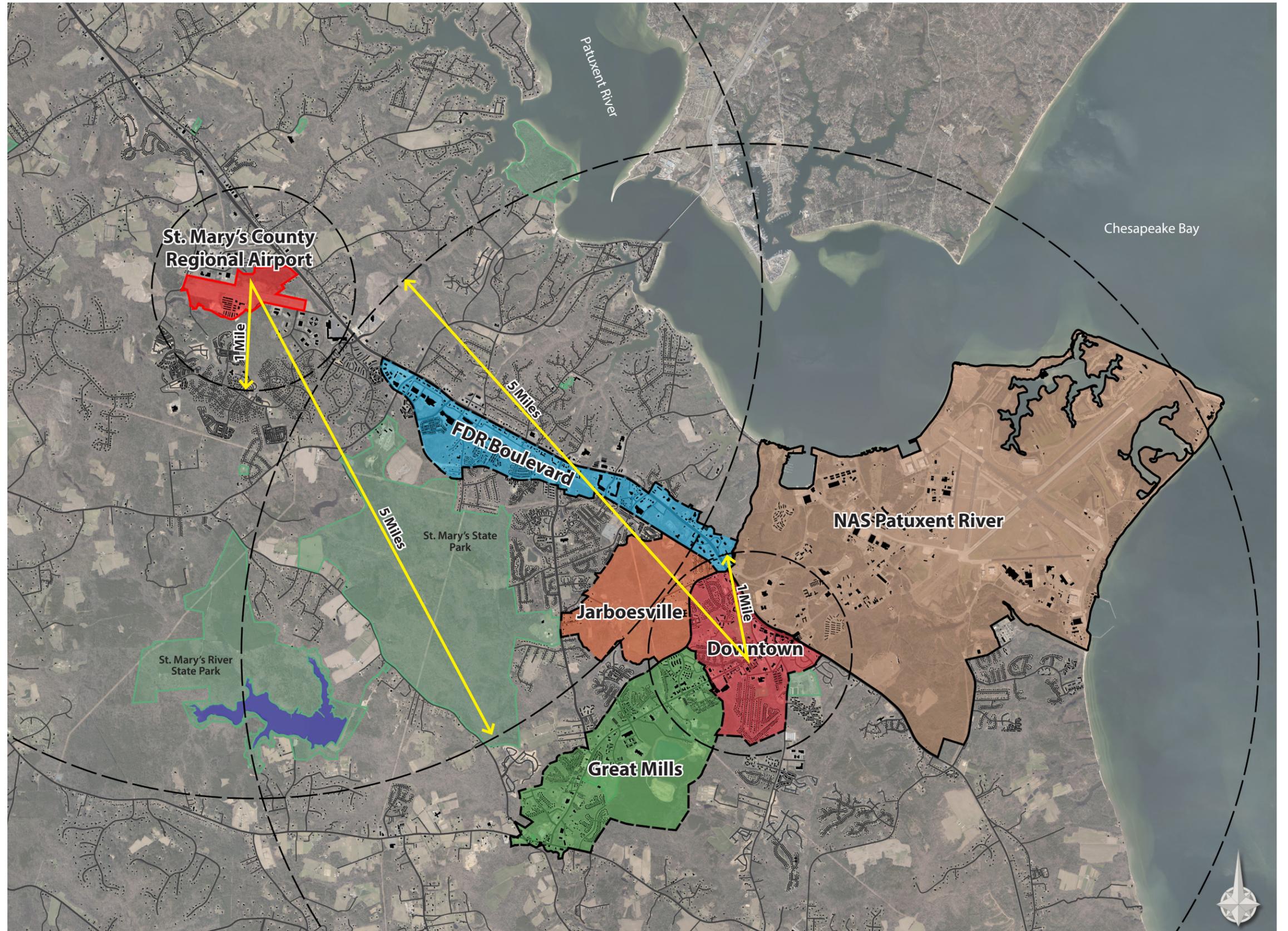
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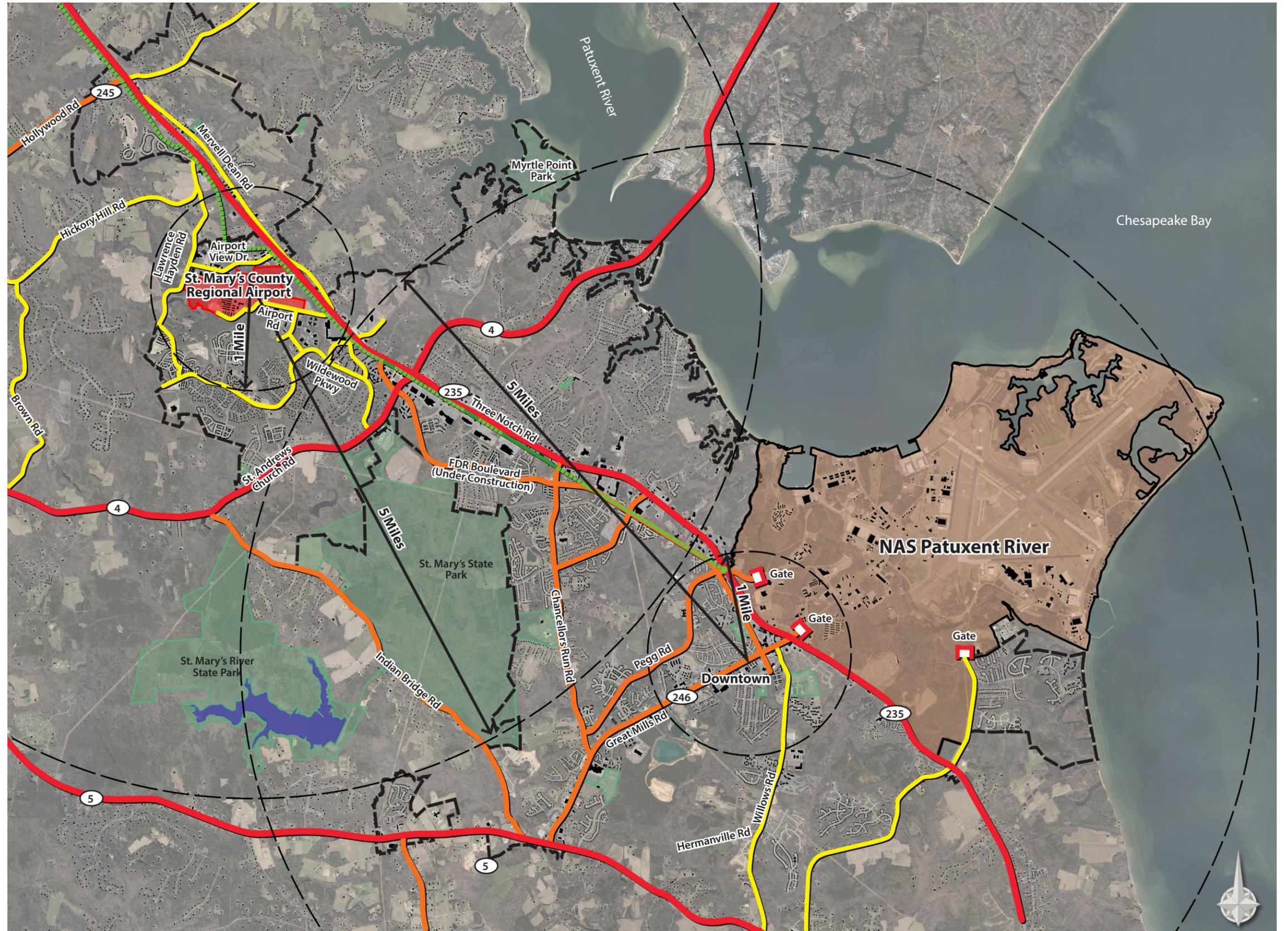


CALVERT-ST. MARY'S METROPOLITAN COMMISSION ORGANIZATION
ST. MARY'S COUNTY GOVERNMENT, DEPARTMENT OF ECONOMIC DEVELOPMENT

St. Mary's County Context
INNOVATION DISTRICT MASTER PLAN





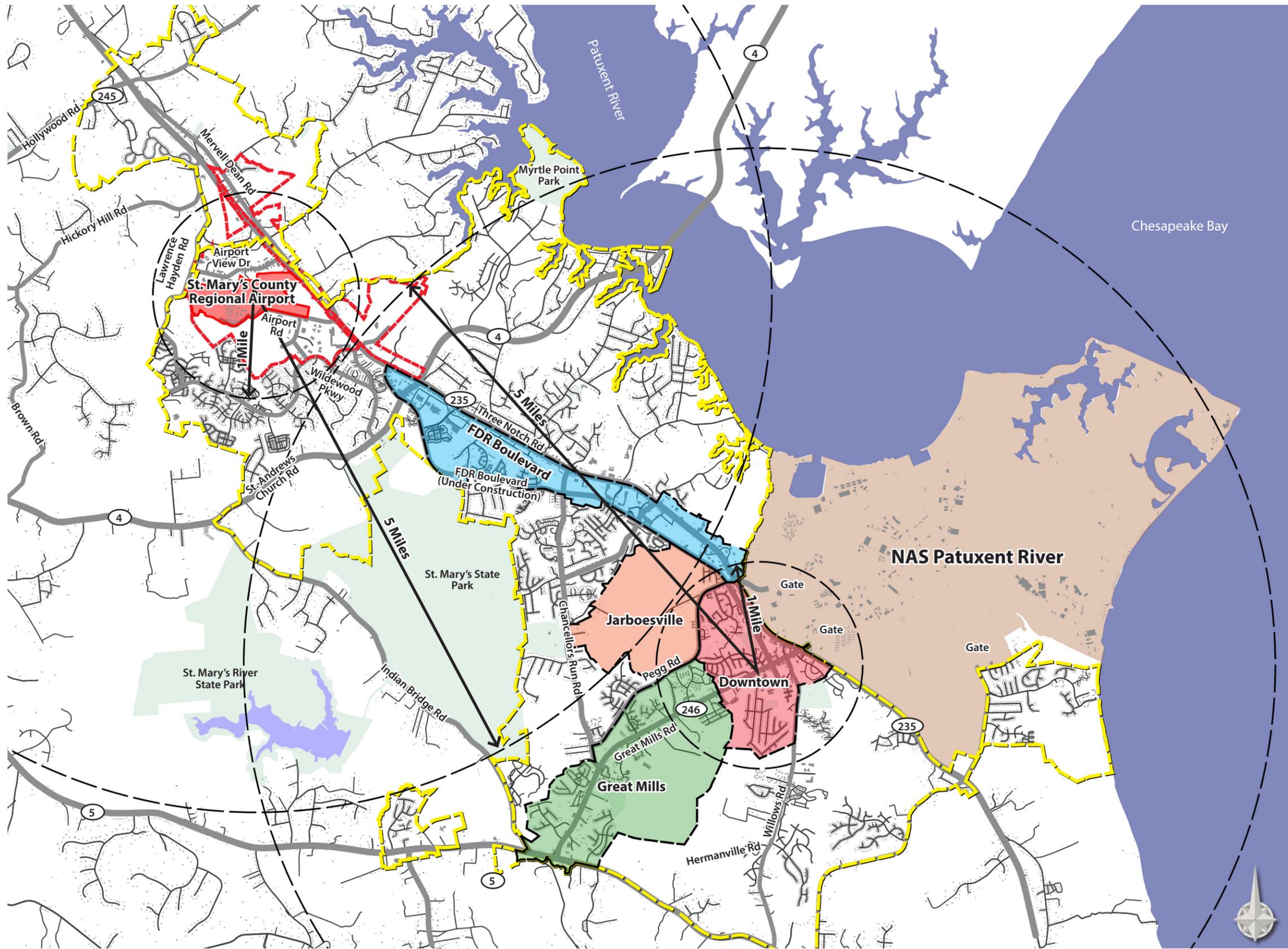


Street Network

- Primary Road
- Secondary Street
- Tertiary Street

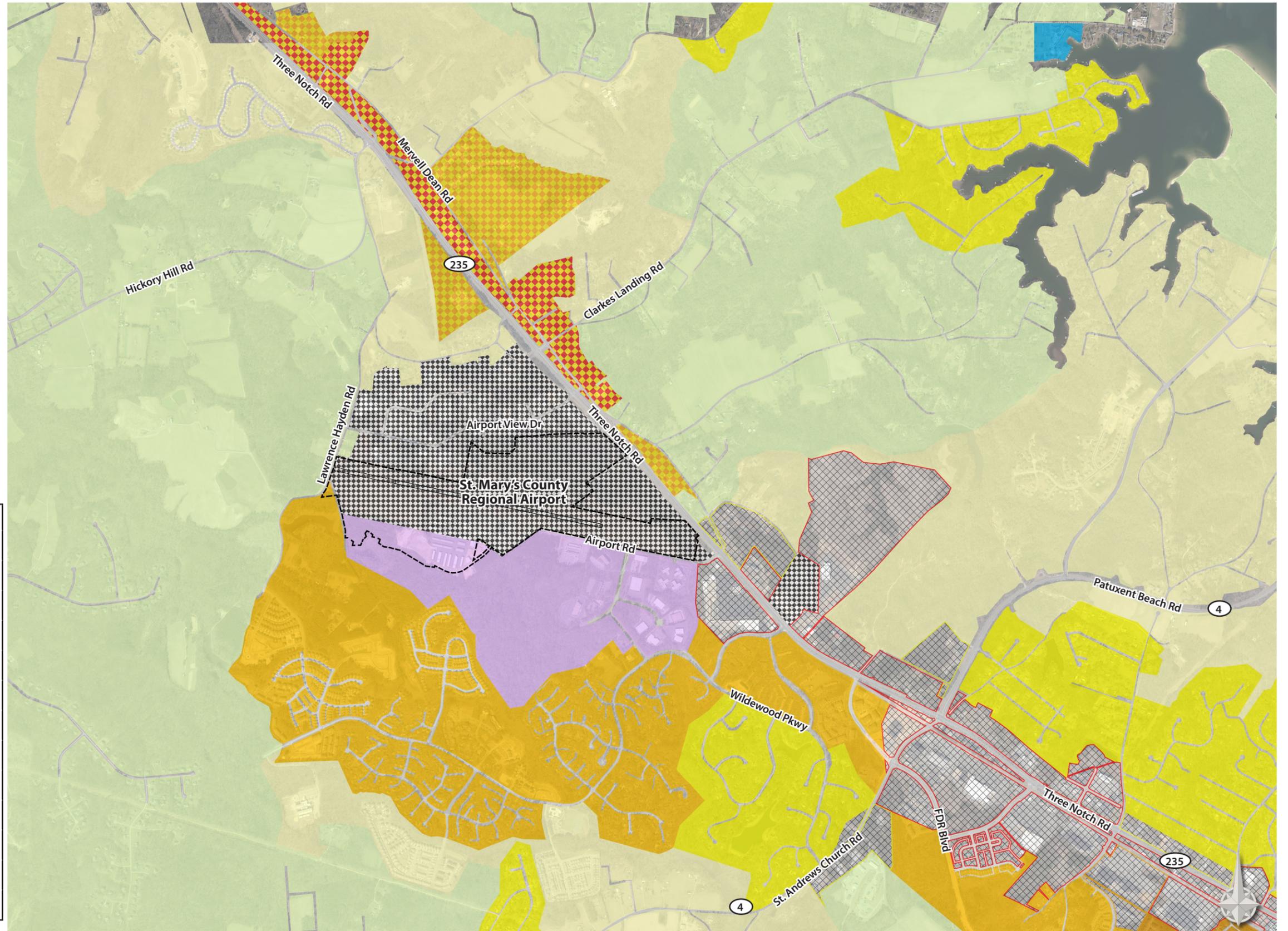
Three Notch Trail

- Completed
- - - Unbuilt/Planned



Legend

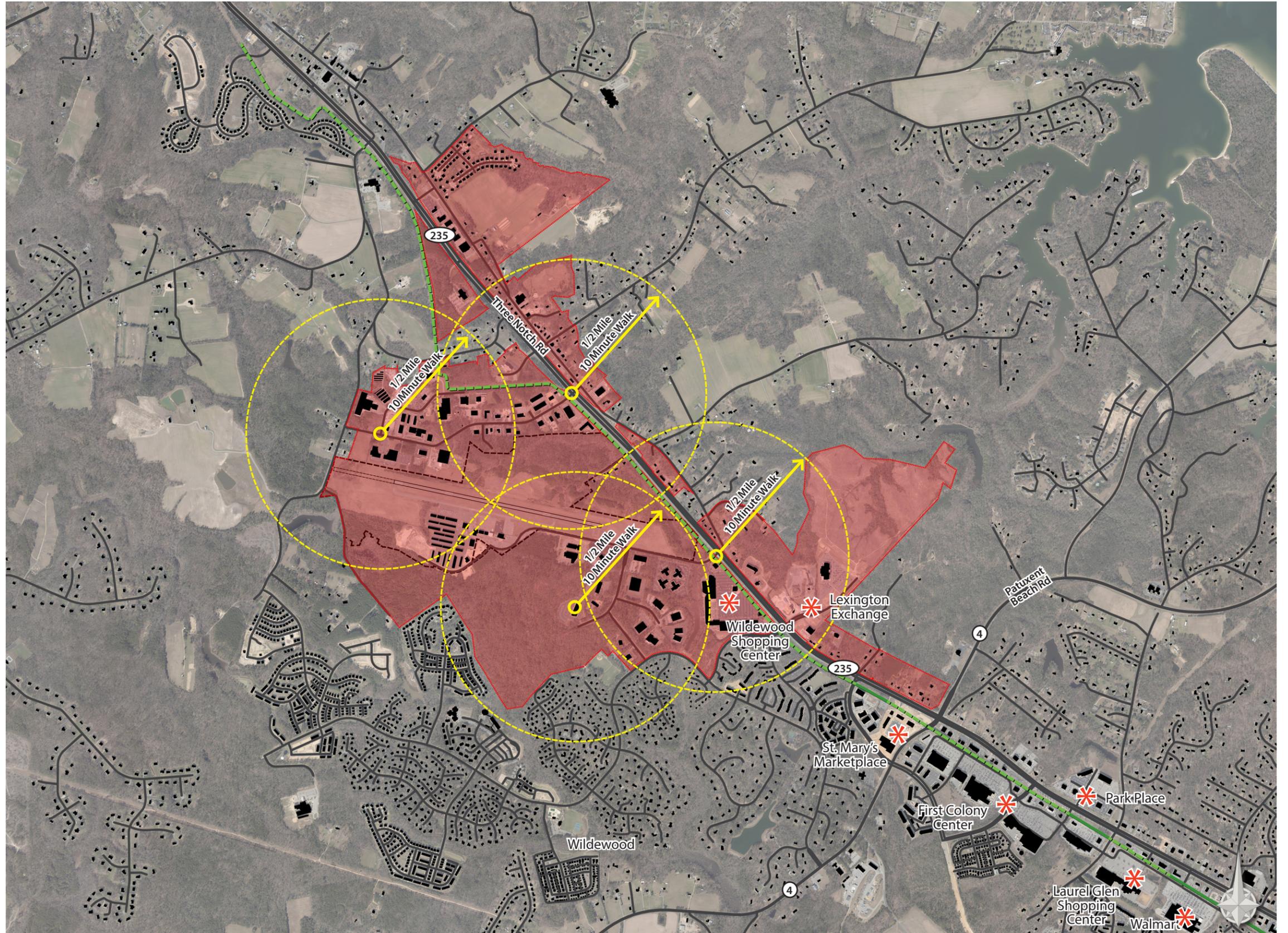
- Potential Innovation District Boundary
- Development District Boundary
- FDR Boulevard Focus Area
- Jarboesville Focus Area
- Downtown Focus Area
- Great Mills Focus Area
- Streets

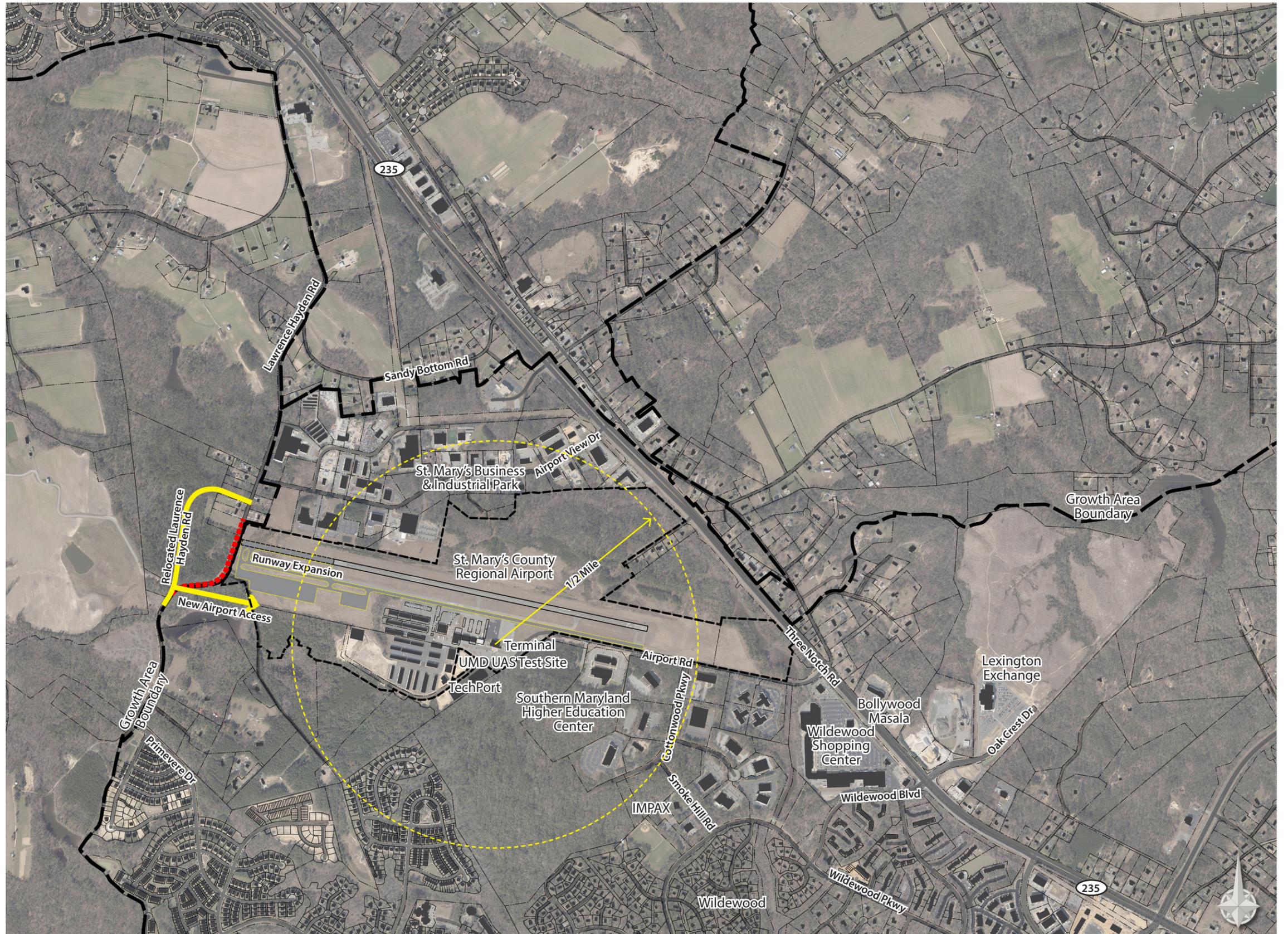


Proposed Land Use

	High Intensity Mixed-Use
	Medium Intensity Mixed-Use
	Low Intensity Mixed-Use
	Town Center Mixed Use
	Residential Mixed Use
	Industrial
	Office and Business Park
	Residential, High Density
	Residential, Medium Density
	Residential Neighborhood Conservation
	Residential, Low-Density
	Rural Commercial Limited
	Rural Preservation









Legend

- Wetlands
- Wetlands of Special State Concern
- Streams

Land Use Category	Compatibility		
	AREA 1 / 2*	AREA 3	AREA 4
RESIDENTIAL			
Residential-other than mobile home parks, transient lodgings	D / D	B	B
Mobile home parks / mobile homes	D / D	B	B
Transient lodgings, hotels, motels	D / D	B	B
PUBLIC USE AND TRANSPORTATION			
Places of public assembly (nursing homes, schools, hospitals, churches, auditoriums)	D / D	B	B
Government Buildings	D / D	B	B
Transportation (parking, highways, bus and rail terminals, aviation terminals)	D / B	B	A
COMMERCIAL AND RETAIL TRADE			
Offices-business and professional	D / D	B	B
Wholesale/Retail-materials, food, hardware and farm equipment	D / D	B	B
Retail trade-general, animal-related services (grooming etc)	D / D	B	B
Utilities	D / D	B	A
Communications (telephone, exchange stations, relay towers, transmission stations)	D / D	C	A
INDUSTRIAL AND MANUFACTURING			
Manufacturing - general	D / D	B	B
Agricultural (except livestock)	D / B	B	A
Livestock farming and breeding	D / B	B	A
Resource extraction (mining)	D / D	D	A
Forestry	D / D	B	A
RECREATIONAL			
Outdoor sports arenas	D / D	D	B
Nature exhibits, zoos	D / D	D	B
Amusement parks, resorts, camps	D / D	D	B

Source: Pennsylvania Land Use Compatibility Guidelines, Exhibit 9
Land Use Recommendations do not reflect an FAA standard or guideline; areas are based on FAR Part 77 and FAA Safety Zones.

KEY TO FIGURE 43.3.C

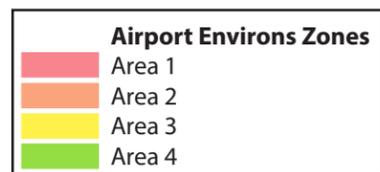
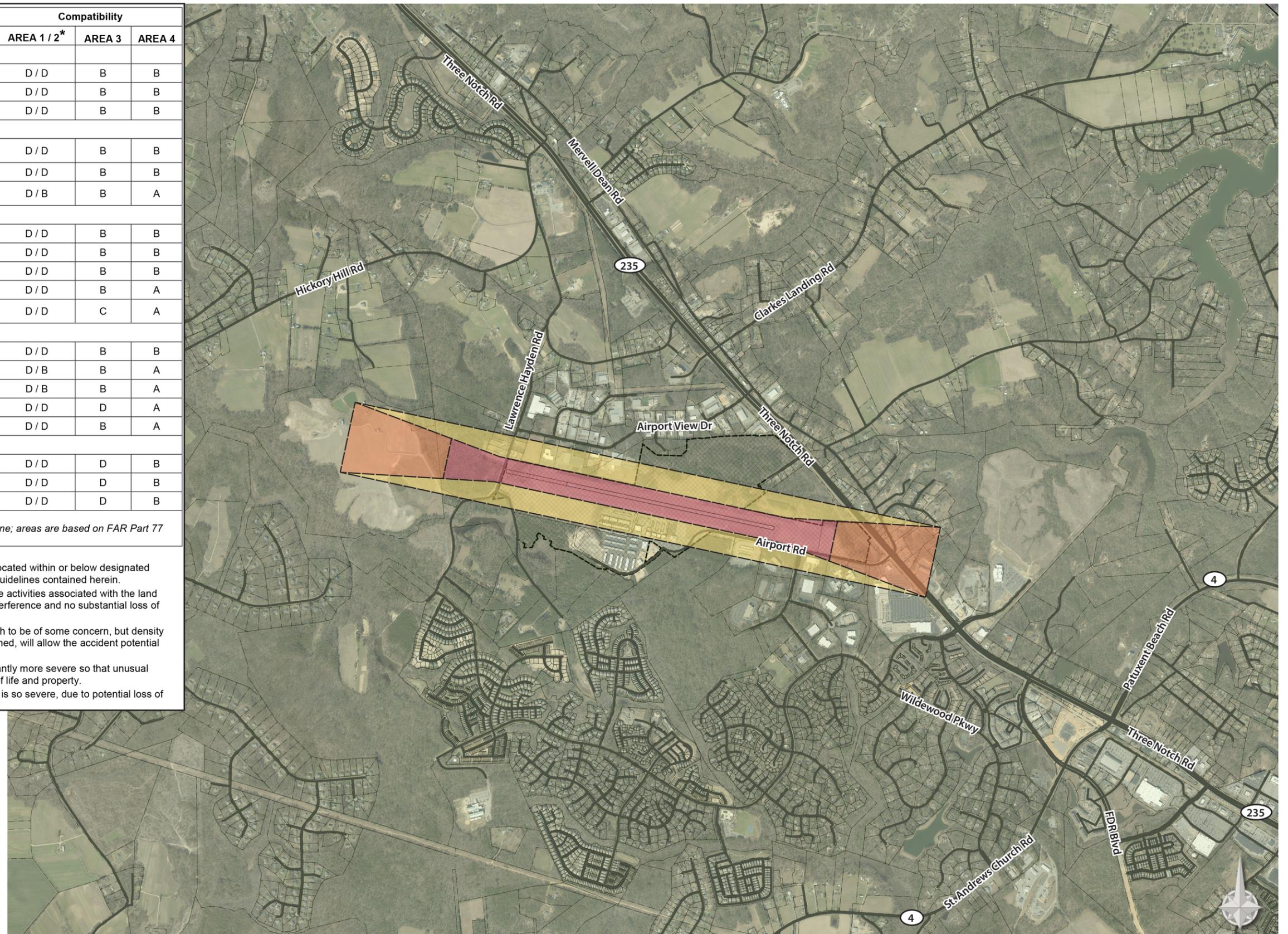
* A conditional use approval is required to be located within or below designated AREA 2, subject to Land Use Compatibility Guidelines contained herein.

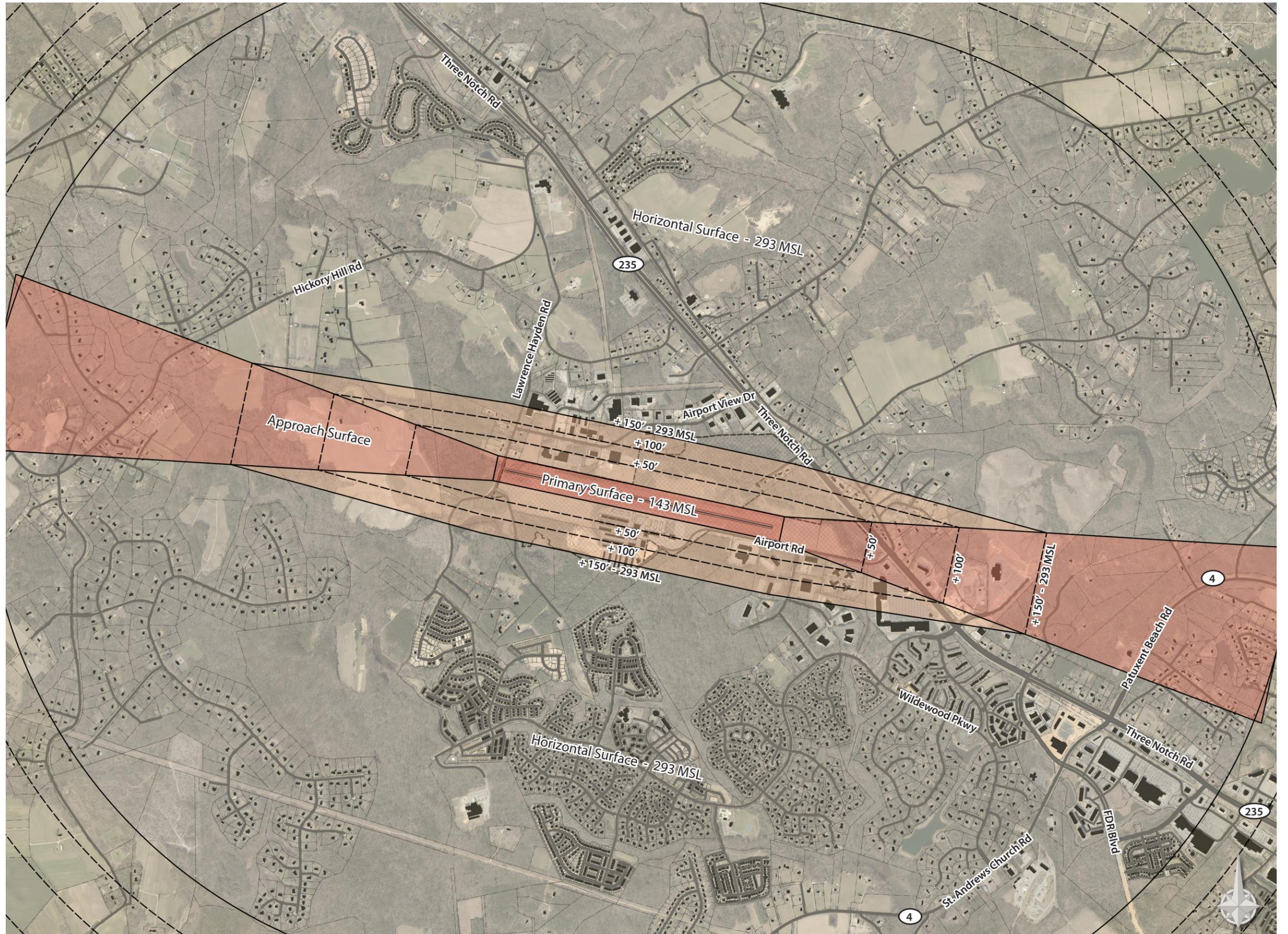
A: CLEARLY COMPATIBLE Exposure to accident potential is such that the activities associated with the land use may be carried out with essentially no interference and no substantial loss of life and property.

B: NORMALLY COMPATIBLE Exposure to accident potential is great enough to be of some concern, but density of people and structures, when property planned, will allow the accident potential environment to be acceptable.

C: NORMALLY INCOMPATIBLE The exposure to accident potential is significantly more severe so that unusual density restrictions are necessary for safety of life and property.

D: CLEARLY INCOMPATIBLE The exposure to accident potential at the site is so severe, due to potential loss of





Airport Environs Zones

- Approach Surface
- Transitional Surface
- Horizontal Surface

